

NORTHEAST BUSINESS CENTER QUALIFYING LEASE TERMS FOR LEASING INCENTIVE

Qualifying lease terms for three year car rental

- 1. 10,000 square feet or more.**
- 2. five year term**
- 3. minimum \$9.00 average net rent**
- 4. full operating**
- 5. good credit tenant/personal guaranty**
- 6. tenant improvements up to \$25.00 psf**
- 7. no previous prospect contact/no existing tenants**
- 8. commencement date no later than April 1, 2012**

Alternate qualifying lease terms for three year car rental

- 1. 15,000 square feet or more**
- 2. three year term**
- 3. minimum average \$9.00 net rent**
- 4. full operating**
- 5. good credit tenant/personal guaranty**
- 6. tenant improvements up to \$15.00 psf**
- 7. no previous prospect contact/no existing tenants**
- 8. commencement date no later than April 1, 2012**

Qualifying terms for vacation

- 1. 5000 square feet or more**
- 2. five year term**
- 3. minimum average rent \$9.00**
- 4. full operating**
- 5. good credit tenant/personal guaranty**
- 6. tenant improvements up to \$20 psf**
- 7. no previous prospect contact/no existing tenants**
- 8. commencement date no later than April 1, 2012**

Alternate qualifying terms for vacation

- 1. 6500 square feet or more**
- 2. three year term**
- 3. minimum average rent \$9.00 psf**
- 4. full operating**
- 5. good credit tenant/personal guaranty**
- 6. tenant improvements up to \$15 psf**
- 7. no previous prospect contact/no existing tenants**
- 8. commencement date no later than April 1, 2012**

Commissions of up to \$1.00 psf, per year, with five years the maximum term paid on.

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