

Additional Rents and Miscellaneous Charges

90 Newfield Avenue
68,813 Sq. Ft.
2026

<u>Additional Rents and Miscellaneous Charges</u>	<u>P.S.F.</u>
HVAC Maintenance	\$ 0.21
Insurance	\$ 0.18
Real Estate Taxes	\$ 1.27
Paving Maintenance	\$ 0.05
Roof Maintenance	\$ 0.05
<u>Operating Expenses</u> (which include the below items)	
· Landscaping (incl. Raritan Center Main Road Landscaping)	\$ 0.16
· Sewer	\$ 0.04
· Water	\$ 0.05
· Fire Protection	\$ 0.14
· Sprinkler Alarm Monitoring & Inspections	\$ 0.03
· Exterior Electrical Systems	\$ 0.04
· Exterior Grounds, Roof Repairs & Building Main (incl. Raritan Center Main Roads)	\$ 0.03
Total	\$ 2.25

Snow removal charges, where applicable, will be billed by occurrence by the Landlord.
(Snow removal includes Raritan Center Main Road Snow)

Tenant pays own gas and electric charges, to be paid directly to utility provider.

A 3% Management Fee of Basic Rent and Additional Rent is charged in connection with the management of the property.

The calculations provided are based on past costs and are meant only to serve as estimates.
These costs are not fixed and are subject to change.