

JPB Enterprises Inc. ~ JPB Realty, Inc.
49-65 Van Dam St. Long Island City, NY 11101

Terms for Commercial Lease

Building: 49-65 Van Dam Street,
Long Island City, NY 11101

Premises: Ground Floor - 4500 s.f. pprox.
Basement - 4500 s.f. approx.

Annual Base Rent: \$300,000 per year
(\$25,000 per month)

Lease Term: Five (5) years from Rent
commencement date

Rent Escalations: 3% every year

Rent Abatement: Three (3) Months

Taxes: 100 % of Real Estate Tax

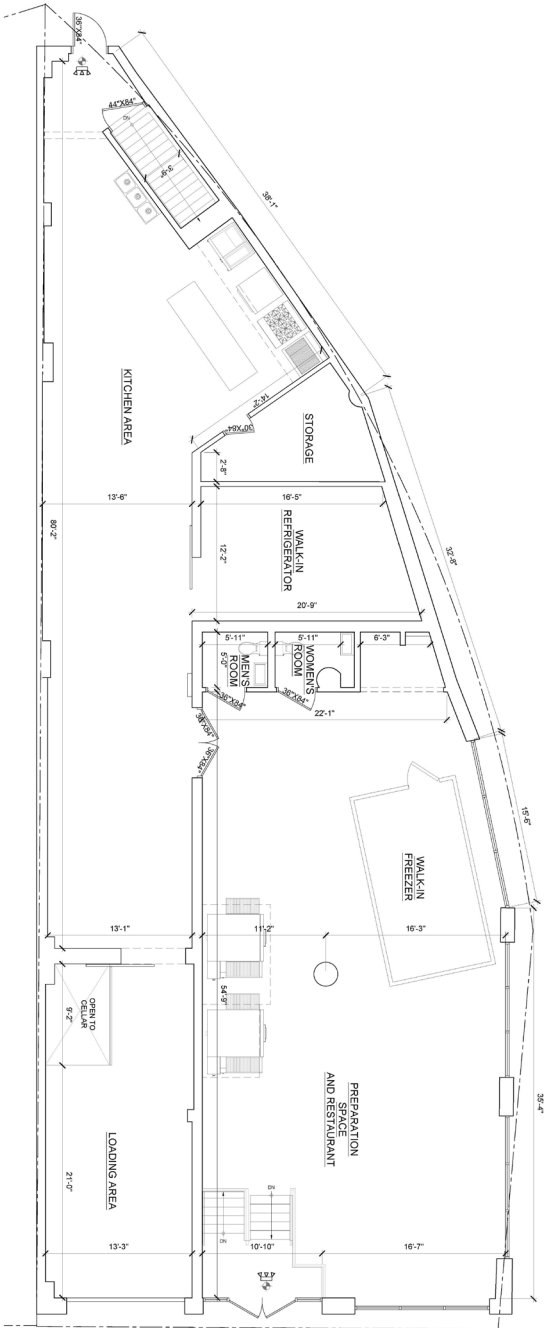
Security Deposit: Six (6) Months Security
Deposit

Certificate of Occupancy: Tenant to represent that space
shall be legal for intended use

Steven M. Bari, Vice President ~ Office: 718-361-9300*106
Mobile: 917-682-0092 ~ stevenmbari@gmail.com

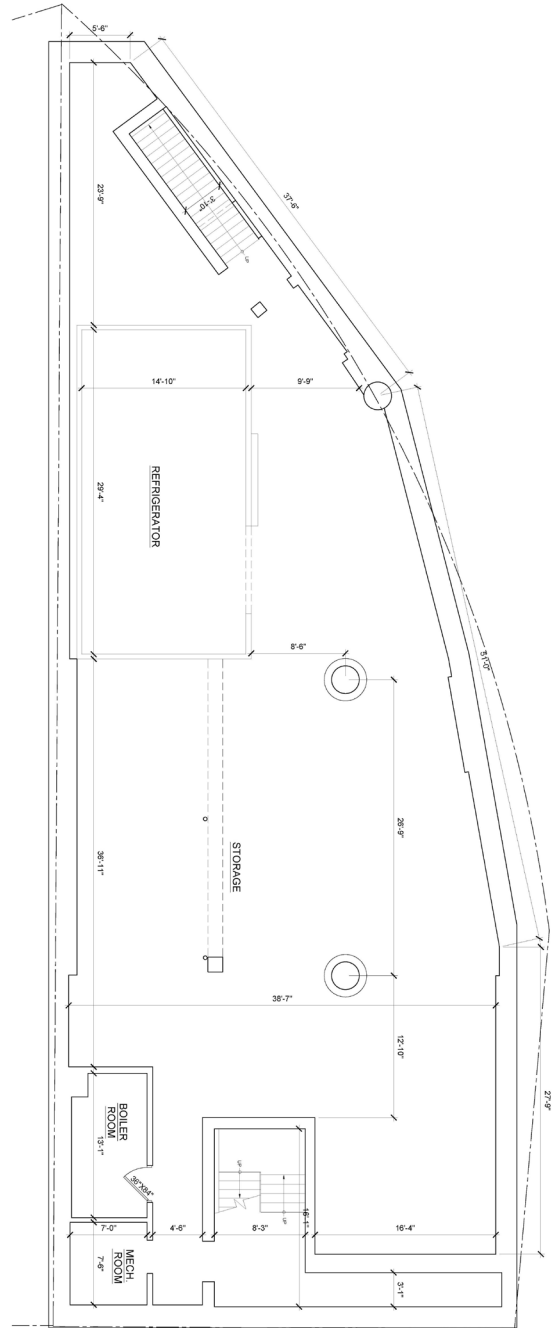
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2 EXISTING FIRST FLOOR PLAN - CORNER LOT
 A102 SCALE: 3/8" = 1'-0"



VAN DAM STREET

1 EXISTING CELLAR PLAN - CORNER LOT
 A102 SCALE: 3/8" = 1'-0"



QUEENS MIDTOWN EXPRESSWAY

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