

**Specifications on 703 Giddings Avenue, Suite U-3  
as confirmed by  
Owner/Landlord/Manager Virginia “Ginny” Jones**

...\$1300/month including electric service with an annual 3.0% (CPI) increase.

...size of the 3 rooms...200 SF+/-...100 SF+/-...200SF +/-

...the condominium's Common Area Management (CAM) fee and the real estate taxes are built into the rent and not separate, add-on charges!

...payments for internet/telephone service and intra-suite janitorial are the responsibilities of the tenant.

...the U3 space only goes only as a one 3-room suite and cannot be broken up.

...use of the conference room, the two bathrooms, the kitchen niche and the hallways are inclusive.

...interior suite improvements/repairs are subject to the Landlord's pre-approval to assure code compliance.

...both the cost and placement of the signage are the tenant's responsibility and subject to the pre-approval by the Landlord.

...a two-year minimum term is preferred yet an extended term is certainly acceptable

With your decision to proceed, the Landlord will prepare and present a Lease for your review and ratification.

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