

December 2, 2025

Public Restrooms  
7 Strawberry Street  
Lease Terms

1. Ten-year lease beginning June 1, 2026.
2. Extension to be negotiated between Landlord and Tenant.
3. Approximately 950 square feet in front of building.
4. Base Rent of \$1,500/month, escalated by 3%/year:

2026	1,500.00
2027	1,545.00
2028	1,591.00
2029	1,639.00
2030	1,688.00
2031	1,738.00
2032	1,790.00
2033	1,843.00
2034	1,898.00
2035	1,954.00

5. Additional Rent equal to 10-year amortization of construction costs for improvements agreed to by Landlord and Tenant. Examples:

\$200,000	\$1,667
\$250,000	\$2,083
\$300,000	\$2,500

6. In addition to the Base Rent, the Tenant is responsible for paying:
  - a. Electricity.
  - b. Water and sewer.
  - c. Supplies and cleaning of the space.
7. The Landlord is responsible for paying:
  - a. All insurance relating to the building.
  - b. Repairs and replacements to the building and any component of the building.
  - c. Provision, repair, replacement of heating, cooling, ventilation and air conditioning equipment throughout the building;
  - d. All outdoor maintenance including landscaping

We have provided the owner the plans prepared by HBA for restroom fixtures and finishes to use as a baseline for pricing out construction costs. This can be adjusted upward or downward by increasing or decreasing the scope of work.

We have also provided the owner the lease for the Interim Town Hall space to use as a baseline for preparing the proposed lease for public restrooms. The basic provisions of this lease have been reviewed and approved by the Town Attorney.