

**Lease Options for Permanent Restrooms Downtown**

	<b>11 Peach St. Option 1</b>	<b>11 Peach St. Option 2</b>	<b>7 Strawberry St. Option 1a</b>	<b>7 Strawberry St. Option 1b</b>	<b>7 Strawberry St. Option 2</b>
<b>Monthly Rent</b>	\$3,450	\$3,100	Base Rent (\$1500pm) plus build-out costs= \$3600	Base Rent (\$1500pm) plus build-out costs= \$4000	\$1,500
<b>10-Year Lease</b>	Yes	Yes	Yes	Yes	Yes
<b>Annual Monthly Increase</b>	3%	3%	3%	3%	3%
<b>Rent includes total build-out</b>	Yes based on \$250K	Yes based on \$250K	Yes based on \$250K	Yes based on \$300K	No...Town reimburse build-out costs (\$250K)
<b>Total Restrooms</b>	4	4	4	4	4
<b>Total ADA Restrooms</b>	2	2	4	4	4
<b>Total Square Feet</b>	297	297	945	945	945
<b>Price per Square Feet</b>	\$11.60	\$10.43	\$3.80	\$4.23	\$1.50
<b>Includes a lounge area</b>	No	No	Yes	Yes	Yes
<b>ADA Entrance/Ramp</b>	Yes	Yes	NA	NA	NA
<b>Landscaping &amp; Exterior</b>	Yes	Yes	NA	NA	NA
<b>Maintenance &amp; Repairs</b>					
<b>Plumbing Contract</b>	Yes	No	No	No	No
<b>Total investment year 1</b>	\$41,400	\$37,200	\$43,200	\$48,000	\$18,000 + \$250K
<b>Total investment year 2</b>	\$82,800	\$74,400	\$86,400	\$96,000	\$36,000 + \$250K
<b>Total investment year 3</b>	\$124,200	\$111,600	\$129,600	\$144,000	\$54,000 + \$250K
<b>Total investment year 4</b>	\$165,600	\$148,800	\$172,800	\$192,000	\$72,000 + \$250K
<b>Total investment year 5</b>	\$207,000	\$186,000	\$216,000	\$240,000	\$90,000 + \$250K
<b>Total investment year 6</b>	\$248,400	\$223,200	\$259,200	\$288,000	\$108,000 + \$250K
<b>Total investment year 7</b>	\$289,800	\$260,400	\$302,400	\$336,000	\$126,000 + \$250K
<b>Total investment year 8</b>	\$331,200	\$297,600	\$345,600	\$384,000	\$144,000 + \$250K
<b>Total investment year 9</b>	\$372,600	\$334,800	\$388,800	\$432,000	\$162,000 + \$250K
<b>Total investment year 10</b>	\$414,000	\$372,000	\$432,000	\$480,000	\$180,000 + \$250K