

# **A Collector's Eye LLC.**

## **Tenant requirements for lease negotiations.**

- One year lease for the first floor and basement with a guaranteed option to renew for one year at Tenant's first refusal with a 60-day review period.
- Lease amount to be at the current market rate for the first year with a maximum of 4% increase for the optional second year.
- Exclusive use of the first floor including window displays and sign bracket.
- Shared use of the covered entry for landlord's access to the apartment.
- Selective use of the entry door to access the display window.
- Exclusive use of the basement.
- Selective access to the basement by the landlord for inspections and repairs with adequate notice to ACE.
- Exclusive use of the rear entry and pad for deliveries and mechanical equipment.

## **Tenant responsibility:**

- Maintenance and repair of first floor furnace, air conditioning and hot water equipment and systems including annual inspections.
- Maintenance and repair of the building alarm system including the inspections.
- ACE will be responsible for 80% of the annual costs for the alarm system monitoring and maintenance fees for the duration of the lease.
- Maintenance and repair of the first floor and basement lighting fixtures including the exterior vestibule lights and rear door light.
- Payment for first floor and basement utilities and services such as gas, electric, telephone, internet, point of sale and security.
- ACE will be responsible for 20% of the annual City water tax for the duration of the lease.

## **Landlord responsibility:**

- Clear the sidewalk of snow and/or ice from edge to edge of the building façade and from vestibule to curb as per city ordinance.
- Clear the sidewalk and vestibule of leaves and debris during the fall season.
- Clean and repair any graffiti from the building façade in a timely manner.