

PROPOSED LEASE at 60 FULLERTON	ACTIVE LEASE AT 201 SAW MILL RIVER RD	DIFFERENCE	ACTIVE CITY LEASE #518156 at 60 FULLERTON Records Center & Print Shop
TRIPLE NET LEASE	TRIPLE NET LEASE	NONE	TRIPLE NET LEASE
22,638 SF WAREHOUSE SPACE	24,500 SF WAREHOUSE	ESSENTIALLY, NONE	25,000 WAREHOUSE & OFFICE
21,538 WAREHOUSE + 1,100 OFFICE	23,500 of WAREHOUSE + 1,000 SF of OFFICE	ESSENTIALLY, NONE	20,000 WAREHOUSE + 5,000SF OFFICE
10 YEAR TERM PLUS 5 YEAR OPTION	5 YEAR TERM		10 YEAR
\$13.25 PER SF	\$9.71 PER SF	INCREASE \$3.54 PER SF	\$13.78 PER SF
\$24,996.13 PER MONTH	\$19,815.42 PER MONTH (INC ELEVATOR MAINT)	INCREASE \$5,180.71 PER MONTH	\$28,717.14 PER MONTH
\$299,953.50 PER YEAR	\$237,785.00 PER YEAR	INCREASE \$62,168.50 PER YEAR	\$344,605.69 PER YEAR
ADD \$80,00 PER YEAR FOR FIT OUT, 5 YR TERM.	ADD \$400,000 FOR NEW WALK-INS	NEW WALK-INS ETC, NEEDED FOR EATHER OPTION	
3% INCREASE PER YEAR.	+10% FOR SECOND 5 YEAR TERM	INCREASE 1%	3% INCREASE PER YEAR.
DOES NOT INCLUDE GAS AND ELECTRIC	DOES NOT INCLUDE GAS AND ELECTRIC	NONE	DOES NOT INCLUDE GAS AND ELECTRIC

60 FULLERTON		201 SAW MILL RIVER RD	
PRO'S	CON'S	PRO'S	CON'S
GOOD CONDITION, NEW FACILITIES	\$3.54 MORE PER SF THAN 201 SMR	RENT IS ABOUT \$3.54 PER SQUARE FOOT LESS THAN 60 FULLERTON	NEEDS A COMPLETELY NEW LEASE. EXISTING IS NOT DESIRABLE. RATES WILL LIKELY INCREASE
NO ELEVATORS	NEW FIT OUT BY THE LANDLORD. COST TO BE BORNE IN THE LEASE AS ADDITIONAL RENT. FIT OUT HAS TO INCLUDE NEW FOOD STORAGE EQUIPMENT. 4 NEW WALK-IN REFRIGERATION UNITS. SAY \$400,000 OVER 60 MONTHS	NO NEED TO MOVE	NEW WALK-INS BY YPS OR LANDLORD REQUIRED. SAY \$400,000 FOR DEMO AND BIDDING. ADD 20% FOR CONSTRUCTION BY BOE.
ESSENTIALLY SAME FLOOR SPACE AS 201 SMR	HAVE TO MOVE, MOSTLY USING IN-HOUSE LABOR, SAY \$10,000		POOR WORKING CONDITIONS
FLOOR SPACE IS CONTIGUOUS, ALL ON SAME FLOOR			TROUBLESOME ELEVATOR IS PARTIALLY OUR LIABILTY. COULD BE EXPENSIVE
NEW LEASE			TWO FLOORS: 1ST AND 3RD
ADA ACCESSIBLE			VERMIN PROBLEM, RATS.
GOOD PARKING			NO AIR-CONDITIONING, HEATING IS LIMITED.
22,638 SF IS OK, MORE AVAILABLE			
COY IS ALREADY THERE (RECORDS & PRINT SHOP)			
AIR-CONDITIONED			