

**VIA ELECTRONIC MAIL**

June 7, 2017

39-01 Main St.

Flushing, NY 11354

**RE: 39-01 Main St. (retail, current Taipan Bakery)**

To PRINICPLE

We have been authorized by TENANT to submit the following proposal:

**Building:** ADDRESS

**Landlord:** NAME

**Tenant:** TBD Inc. (Bubble Tea / Snack shop, owner currently operates 4 Japanese restaurants spread across the region)

**Premise and Area:** A portion of the retail space consisting of 547 sq ft. ground floor + 460 q ft. mezzanine.

**Term: 5** years with 5 year option

**Base rent:** $14,000/month

**Escalations:** Fixed 3% increase per annum on the base rent

**Lease type:** Tenant has own meters and pays utilities + NO CAM + 0% of taxes

**Use:** The premises shall be used as a high end drink / snack shop. The business will have a Starbucks style bar with many different machines for the different drinks.

**Lease Commencement:** Upon mutual execution and delivery of Lease Documents. Contingent upon premises delivered vacant.

**Rent Commencement:** 1st month rent will be 3 months after originally delivery date for build out of space.

**Landlord’s Work:** n/a

**Sublease & Assignments:** Tenant shall have the right at any time to assign the Lease or to sublease all or a portion of Tenant’s premises for all or a portion of the remaining lease term, to any unrelated entities with Landlord’s consent, which shall not be unreasonably withheld or delayed.

**Building Services & Access:** Tenant shall have 24/7 access to its Premises.

**Building Access:** Tenant shall have access to the Building and the Premises on a 24-hour per day, 7 days a week basis.

**Security: 2** Months

**Financial Reference:** In e-mail

**Violations:** Landlord is expected to correct any violations on the property before tenant begins possession of the property.

**Brokerage:** Politan Real Estate, LLC is the only broker involved in this transaction and neither the Seller nor the Buyer has engaged any other brokers. The Seller will be responsible for the payment of all brokers’ commissions in accordance with a separate commission agreement.

This proposal is for discussion purposes only and as a result may be subject to changes, corrections, omission or withdrawal without notice, and shall not be considered an offer and shall not bind either the Landlord or Tenant in any way unless and until a mutually satisfactory Lease Agreement is executed and delivered between all parties.

We look forward to your prompt and favorable response.

Very truly yours,

Michael Wang  
Partner  
Politan Real Estate