

EXHIBIT A
To be attached to and incorporated with
LETTER OF INTENT TO LEASE

TO: Lauralei LLC.

FROM:

RE: 4 Peabody Rd Annex Derry, NH 03038

- | | |
|--|---|
| 1. PROPERTY LOCATION: | 4 Peabody Rd Annex Derry, NH 03038 |
| 2. UNIT NUMBER: | UNITS 1, 2, 3, 4, 5, Reserved Unit desired |
| TOTAL AREA: | Approx. 24 x 54 1296 sq.ft foot print. Mezzanine approx. 16 x 24 at 384 ft. All measurements may change by Town |
| 3. DESIRED OCCUPANCY DATE: | April 2021 thru June 30 2021 to be built |
| 4. LEASE TERM: | _____ (minimum 2 years) |
| COMMENCEMENT DATE: | June 1, 2021 |
| 5. POSSESSION: | June 1 – 30 th 2021 |
| 6. MONTHLY RENT: | \$1650 Inside units \$1695 to \$1750 outside units |
| 7. UTILITIES: | By Lessee |
| 8. TAXES: | By Lessor |
| 9. COMMON AREA MAINTENANCE: | By Lessor |
| 10. RENT ADJUSTMENTS: | 5% annual (not nnn) owner pays bld. Tax, fire ins and cam |
| 11. ADDITIONAL TERMS AND CONDITIONS: | Land lord may at their desecration add in fit-up into term of lease for 3 – 5 year leases. |
| 12. USE OF PREMISES: | _____ |
| 13. OPTIONS: | _____ |
| 14. DUE UPON SIGNING OF LOI TO RESERVE: | \$1650 |
| 15. OTHER: | _____ |

I acknowledge the receipt of a copy of this intent to lease and represent that I am (we are) the sole Owner(s) of the business requesting the above terms from the Lessor.

Lessee

Date

EXHIBIT B

**List of required improvements to be attached to and incorporated with
LETTER OF INTENT TO LEASE**

Landlord will:

Lessee will provide a recent credit report.

Lessee

Dated

Lessor

Dated