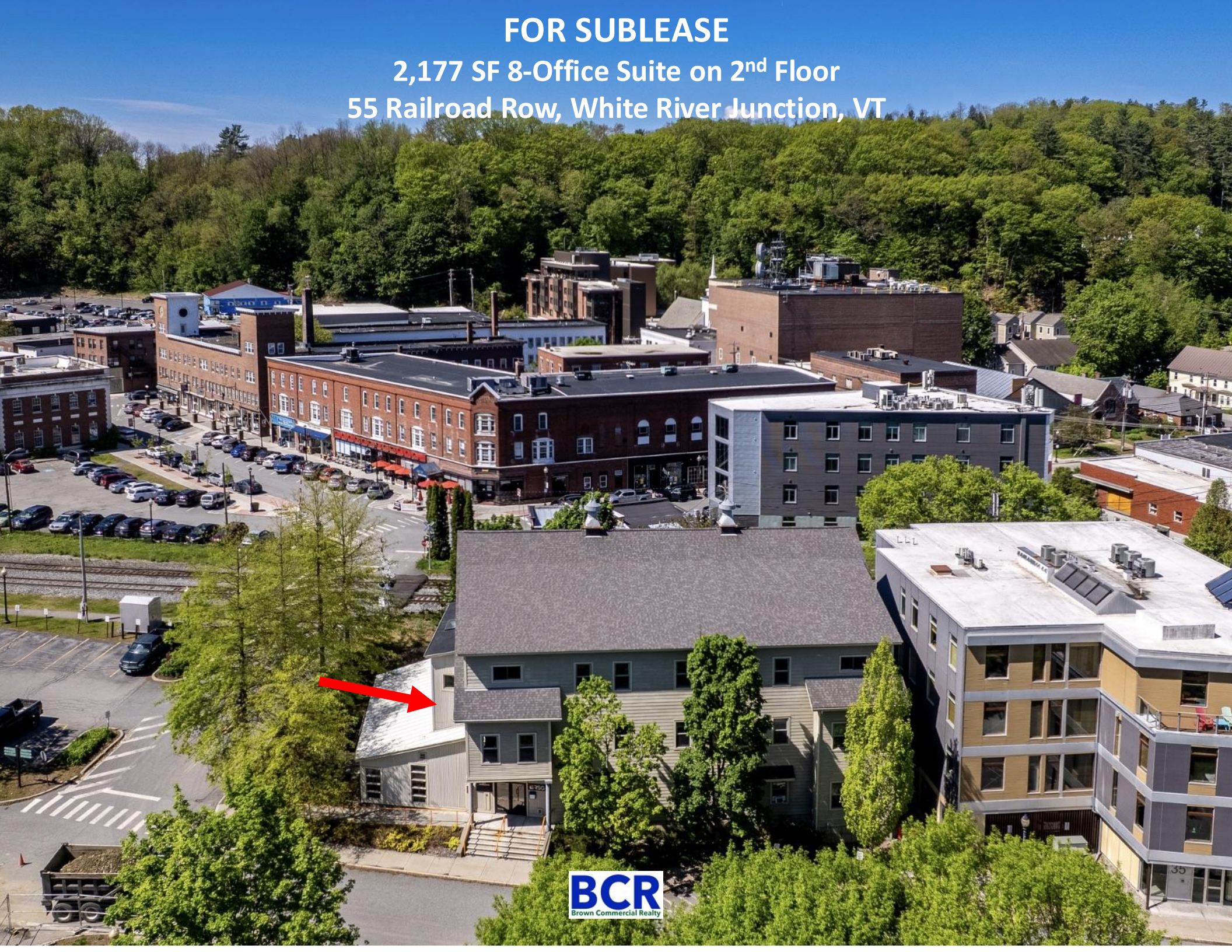
FOR SUBLEASE

2,177 SF 8-Office Suite on 2nd Floor

55 Railroad Row, White River Junction, VT



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Chip Brown Principal Broker BCR. 44 S. Main Street, #10, Hanover, NH. 03755. chip@browncr.com C: 917-375-0746 T: 603-652-1499. www.browncr.com

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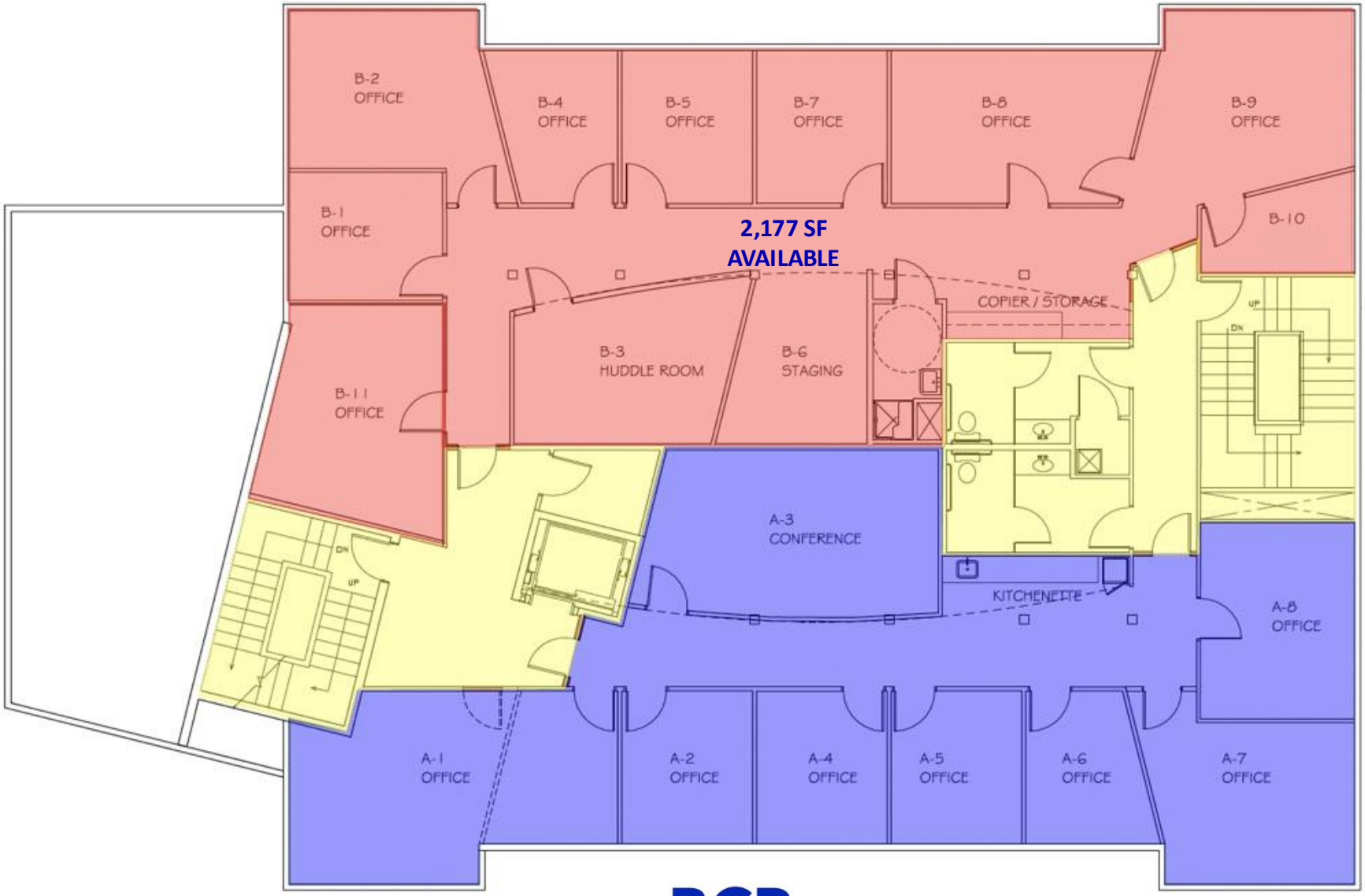
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2,177 SF Sublease Area (IN PINK SHADE)
To be Delivered Demised As Shown



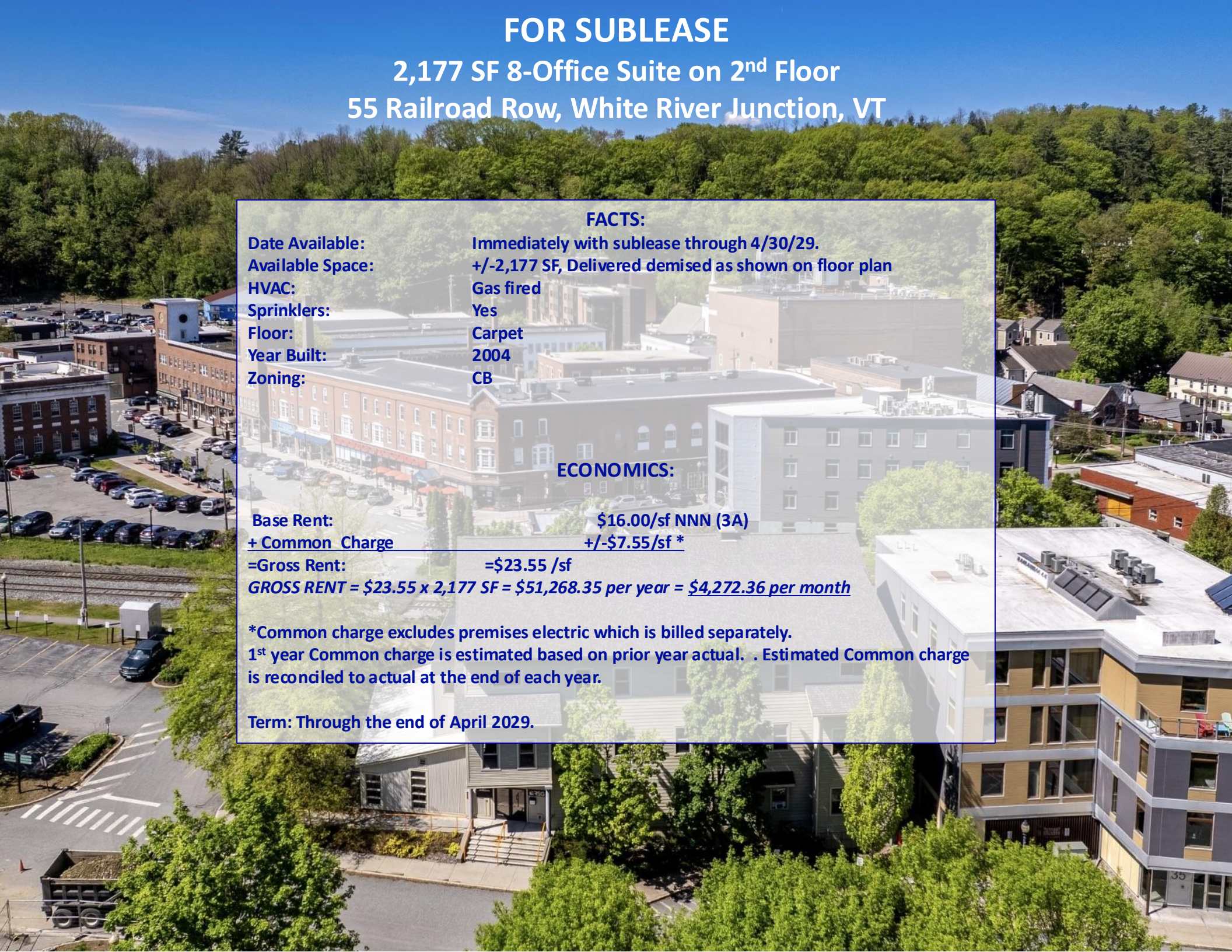
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FACTS:

Date Available:	Immediately with sublease through 4/30/29.
Available Space:	+/-2,177 SF, Delivered demised as shown on floor plan
HVAC:	Gas fired
Sprinklers:	Yes
Floor:	Carpet
Year Built:	2004
Zoning:	CB

ECONOMICS:

Base Rent:	$16.00/sf NNN (3A)
+ Common Charge	+/-$7.55/sf *
=Gross Rent:	=$23.55 /sf

GROSS RENT = $23.55 x 2,177 SF = $51,268.35 per year = $4,272.36 per month

*Common charge excludes premises electric which is billed separately.
1st year Common charge is estimated based on prior year actual. . Estimated Common charge is reconciled to actual at the end of each year.

Term: Through the end of April 2029.

BCR is engaged as RSG's Agent for this property. BCR's only client for this offering is the RSG.

Vermont Real Estate Commission
Mandatory Consumer Disclosure

[This document is not a contract.]
This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer
NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES
NON-DESIGNATED AGENCY

I / We Acknowledge
Receipt of This Disclosure

_____
Printed Name of Consumer

_____
Signature of Consumer Date

[ ] *Declined to sign*

_____
Printed Name of Consumer

_____
Signature of Consumer Date

[ ] *Declined to sign*

This form has been presented to you by:

_____
Printed Name of Real Estate Brokerage Firm

_____
Printed Name of Agent Signing Below

_____
Signature of Agent of the Brokerage Firm Date