

KEY LEASE TERMS

New DQ Grill & Chill

213 Chase Avenue – Waterbury, CT

Use:	DQ Grill & Chill
Property Address:	213 Chase Avenue, Waterbury, CT
Site / Building:	1.10 +/- acres / 1,886 +/- square feet
Annual Starting Rent:	\$120,000 – rent shall increase 10% every five years, including increases throughout Tenant Option Period(s)
Initial Lease term:	Twenty Years and Five Months
Lease options:	Four – 5-year Options following initial twenty-year term
Lease Type:	NNN
Guaranty:	Five-year personal Guaranty
Lease Execution Date:	April 16, 2019
Effective Date:	April 16, 2019
Commencement Date:	On or about April 1, 2020
Rent Commencement Date:	On or about September 1, 2020
Asking Price:	\$2,285,715.00 (5.25% CAP Rate)