

O'Malley's-Lease Synopsis

Tenant: PJM Inc. (11/25/96) assigned to PVF Holding, LLC (09/13/05) d/b/a O'Malley's
Size: 2,800 square foot of building
Term: Lease commenced March 1, 1997-February 28, 2007
Rental Rate: Rental rate below includes base year taxes (1997 S/C/T, 1996 School and 1997 Village-about \$13,000 per annum absorbed by Landlord). Current five year lease period is below-

3/1/18-2/28/19	\$93,768 per annum/\$7,814 per month
3/1/19-2/29/20	\$96,576 per annum/\$8,048 per month
3/1/20-2/28/21	\$99,469 per annum/\$8,289 per month
3/1/21-2/28/22	\$102,456 per annum/\$8,538 per month

First Option

3/1/22-2/28/23	\$105,530 per annum/\$8,794 per month
3/1/23-2/28/24	\$108,696 per annum/\$9,058 per month
3/1/24-2/28/25	\$111,957 per annum/\$9,330 per month
3/1/25-2/28/26	\$115,316 per annum/\$9,610 per month
3/1/26-2/28/27	\$118,775 per annum/\$8,794 per month

Second Option

3/1/27-2/28/28	\$122,338 per annum/\$10,195 per month
3/1/28-2/28/29	\$126,008 per annum/\$10,501 per month
3/1/29-2/28/30	\$129,788 per annum/\$10,816 per month
3/1/30-2/28/31	\$133,682 per annum/\$11,140 per month
3/1/31-2/28/32	\$137,692 per annum/\$11,474 per month

Third Option

3/1/32-2/28/33	\$141,823 per annum/\$11,819 per month
3/1/33-2/28/34	\$146,078 per annum/\$12,173 per month
3/1/34-2/28/35	\$150,460 per annum/\$12,538 per month
3/1/35-2/28/36	\$154,974 per annum/\$12,915 per month
3/1/36-2/28/37	\$159,623 per annum/\$13,302 per month

**Landlord pays about \$13,000 towards Tenant's taxes therefore effective about \$4.64 per square foot less*

**Tenant has the right of First Refusal in the sale of the property.*

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