6/22/22

Peter Belsito

Strategic Retail Advisors

pbelsito@sraretail.com

Re: Lease Proposal for T-MOBILE

Freeport, ME; Freeport Crossing

Dear Peter:

Following are proposed key business terms with respect to the above-referenced property:

**Shopping Center**: Freeport Crossing

**Landlord:** W/S Freeport Properties LLC

**Tenant Entity**: Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

State of Incorporation: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tax ID#: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Trade Name**: T-MOBILE

**Permitted Use**: Tenant agrees to continuously operate during the term of the lease as a first class, high quality, T-MOBILE store, for the sale at retail of typical T-Mobile products and services and for no other purpose or purposes whatsoever.

**Leased Premises**: Approximately 2,368 s.f.

**Suite ID**: A145 (New)

**Condition Upon**

**Delivery**: Landlord shall deliver the premises in As-Is condition.

**Tenant's Work**: To fully construct, furnish, fixture and operate a T-MOBILE location per plans prepared by Tenant and previously approved by Landlord. Tenant shall obtain all required governmental permits and approvals required for use and construction of its premises as a first-class T-MOBILE store, including water and sewer connection fees, if any, and shall perform all construction at Tenant's sole cost and expense.

**Term**: 10 Years

**Rent Commencement**

**Date**: The Commencement Date shall be upon the earlier of Tenant opening for business or 180 days after delivery of the premises to Tenant.

**Minimum Rent**: Initial Rent: $45.00 p.s.f. with 3% annual increases

**Common Area**

**Maintenance and**

**Insurance**: In addition to the Minimum Rent, Tenant shall pay its Pro rata share of Common Area Maintenance; escrowed monthly, adjusted annually.

Initial estimate: $2.33 p.s.f.

**Taxes**: In addition to the Minimum Rent, Tenant shall pay its Pro rata share of Real Estate Taxes; escrowed monthly, adjusted annually.

Initial estimate: $1.48 p.s.f.

**Utilities**: Premises shall be separately metered or sub-metered by Landlord. Tenant shall pay for its consumption of all utilities direct to the utility company including, but not limited to, electricity, water, sewer, gas and trash.

**Security Deposit**: Tenant shall tender a Security Deposit in the amount of 2 months’ rent.

**Sign Criteria:** Tenant shall install its exterior fascia identification sign in accordance with the standard Shopping Center sign criteria after first obtaining written approval of Landlord as well as permits and approvals required by any governing authority.

**Radius**: Tenant shall not operate another store within a radius of 10 miles.

**Documentation**: Landlord lease form.

**Broker**: Strategic Retail Advisors and W/S Development, to be paid by Landlord pursuant to terms specified in a separate agreement.

**Approval:** This proposal requires the approval of the Landlord’s Committee and all terms contained herein are subject to the Landlord’s comment and review.

**Non-Binding**: **This is not an offer. This letter serves as an outline of the proposed basic business terms and conditions and is non-binding on either party. Neither party shall be legally bound unless and until a formal lease document shall be executed and delivered by both parties. Landlord and Tenant each acknowledge and agree that each party is proceeding with negotiations relating to the proposed lease at its sole cost and expense and that either party may terminate negotiations at any time and for any reason without any liability or obligation whatsoever.**

If the above terms meet with your approval, kindly signify your acceptance by signing and returning a copy of this letter to me.

Very truly yours,

Nick Margitza

Director of Leasing

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**T-MOBILE**

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Its: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Contact Information Page**

**To be filled out by** T-MOBILE**:**

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| **Center:** | Freeport Crossing  Freeport, ME |
| **Tenant Trade Name:** | T-MOBILE |

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| Tenant Leasing | |
| **Leasing Representative:** |  |
| **Company:** |  |
| **Address:** |  |
| **Business Phone:** |  |
| **Cell Phone:** |  |
| **Fax:** |  |
| **Email:** |  |

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| --- | --- |
| Tenant Construction | |
| **Tenant Coordinator:** |  |
| **Company:** |  |
| **Address:** |  |
| **Business Phone:** |  |
| **Cell Phone:** |  |
| **Fax:** |  |
| **Email:** |  |

|  |  |
| --- | --- |
| Tenant Legal | |
| **Attorney:** |  |
| **Firm:** |  |
| **Address:** |  |
| **Business Phone:** |  |
| **Cell Phone:** |  |
| **Fax:** |  |
| **Email:** |  |

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| --- | --- |
| Tenant Marketing | |
| **Marketing Representative:** |  |
| **Company:** |  |
| **Address:** |  |
| **Business Phone:** |  |
| **Cell Phone:** |  |
| **Fax:** |  |
| **Email:** |  |

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| --- | --- |
| Landlord Leasing | |
| **Leasing Representative:** | Nick Margitza |
| **Company:** | WS Development |
| **Address:** | 33 Boylston St  Suite 3000  Chestnut Hill, MA 02467 |
| **Business Phone:** | 617-646-3174 |
| **Cell Phone:** | +1 2076602114 |
| **Fax:** |  |
| **Email:** | nicolas.margitza@wsdevelopment.com |

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| --- | --- |
| Landlord Construction | |
| **Tenant Coordinator:** | Mark Wagner |
| **Company:** | WS Development |
| **Address:** | 33 BOYLSTON ST STE 3000  CHESTNUT HILL, MA - Massachusetts 024671731 |
| **Business Phone:** | (617) 232-8900 |
| **Cell Phone:** |  |
| **Fax:** |  |
| **Email:** | mark.wagner@wsdevelopment.com |

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| --- | --- |
| Landlord Legal | |
| **Attorney:** |  |
| **Firm:** |  |
| **Address:** |  |
| **Phone:** |  |
| **Fax:** |  |
| **Email:** |  |

|  |  |
| --- | --- |
| Landlord Marketing | |
| **Marketing Representative:** |  |
| **Company:** |  |
| **Address:** |  |
| **Business Phone:** |  |
| **Cell Phone:** |  |
| **Fax:** |  |
| **Email:** |  |