

## Commercial proposal for vacant premises in Eurasia Business Center

<b>Business Center, address</b>	Eurasia BC, 75 Zhylyanska str.
<b>Lessor</b>	Property Management Solutions One LLC
<b>Object of lease</b>	5 floor Usable area – 167.21 sqm Leasable area – 194.35 sqm Coefficient of common areas - 1.1623
<b>Lease term</b>	35 months
<b>Base rent</b>	\$20 for sqm per month + VAT Negotiable
<b>Operational expenses</b>	\$6 for sqm per month + VAT OPEX does not include maintenance of engineering systems installed in the tenant's premises. Everything that is on the territory of the tenant is maintained by the tenant at his own resources and expense. The agreement will indicate the demarcation of the responsibility area of the tenant and the lessor
<b>Parking</b>	Outdoor: \$150 for space per month + VAT Underground: \$250 for space per month + VAT
<b>Indexation</b>	Yearly increase of payments for 5% starting from the second year of rent, applicable to base rate, OPEX and parking
<b>Payments</b>	All payment according to the agreement shall be paid monthly basis in advance not later than 10 (ten) calendar days before the beginning of the month, for which the payments shall be paid
<b>Condition of the premises leased</b>	The premises are transferred to the tenant in the current condition ("as is"). The tenant performs fit out works at his own cost, if necessary.
<b>Rent free period</b>	Negotiable, if necessary
<b>Utility payments</b>	Paid by the tenant separately (electricity, gas supply, water supply and drainage, snow removal, garbage removal): - costs of the tenant according to the meters or in proportion to the area of the office (heating, gas, water). - reimbursement of utility costs for common areas in proportion to the area occupied
<b>Security deposit</b>	2 months of lease fee (base rent, OPEX, parking) counted for the last year of lease with indexation. Returns after the end of the agreement.