

SUMMARY OF LEASE AGREEMENT KEY TERMS

Premises	The Premises consists of <u>904 square feet</u> with retail tenant improvements installed by Bike and Park.
Term	Lease Agreement is <u>five (5) years</u> commencing on the earlier of 60 days from completion of Landlord's work OR the day Tenant actually commences conducting business in the Metro Bike Hub Park facility currently under construction, and allowing for a <u>five (5)-year extension</u> for a total term of ten (10) years.
Rent	Bike and Park will pay Metro a base rent of <u>\$23,648.64</u> for the first year. Total rental income, including common area maintenance fees and annual escalations of 3% for each consecutive year, over the ten (10) year lease term is <u>\$478,787</u> . The percentage rent total over 10 years is estimated at <u>\$54,713</u> . Altogether, the full term income is estimated to be <u>\$533,499</u> .
Indemnification	Tenant will indemnify and hold Landlord and its agents harmless from all claims, liabilities and damages resulting from its use of the Premises.
Termination Clause	Terminable with <u>three (3) months' written notice</u> if required for Metro's transportation or master plan project purposes only.