

## ATTACHMENT B

### SUMMARY OF LEASE AGREEMENT KEY TERMS

Project	The Project is to design, develop, finance and operate a retail use that provides services and goods to patrons at the NOHO Train Depot.
Term	The term of the Lease Agreement is ten (10) years commencing on the date that the project is constructed and ready for operation.
Option to Extend Lease Term	Tenant has an option to extend the term for one (1) additional five-year (5-year) period.
Rent	Tenant will pay Metro Three Thousand Three Hundred Ninety-Five Dollars (\$3,395) per month rent or \$3.50 per square feet. The rental rate increases approximately two and one-half percent (2 ½ %) per year over the ten-year (10-year) lease term.
Rent Credits	Metro will credit Tenant \$74,030 toward the cost of tenant improvements amortized over the ten-year (10-year) term of the lease.
Reimbursement	Metro will reimburse the Tenant for the approved actual costs of any construction of improvements within the Bike Program exclusive space and the Bike Program's share of the costs of the common area improvements.