



MARY JANE BRUNEL
1250 WEST UNIVERSITY AVENUE SUITE A
GAINESVILLE FL 32601
352-281-1968

August 4, 2021

Dear City of Gainesville, thank you for Your Counter to "How Bazar Corp."
Here is the Amended Letter of Intent: WE AGREE TO ALL THE TERMS!

Net Lease Proposal for the "How Bazar" Boutique, Art and Venue

Tenant agrees to Lease 60 SW 2nd Street under the following Terms and Conditions:

1. Six Year Base Lease Term
2. Escalating NET Rent: Tenant pays Sales and Property Tax
3. Years One and Two: \$8.08/SF NET
4. Years 3-6: 11.16/SF Net increasing 2% annually throughout base term
5. ~~No TI~~ No Tenant Improvement Allowance
6. No free Rent
7. Two dedicated Parking Spaces
8. First Option to lease 4 more years at \$16.16/SF Net increasing 2% Annually
9. Tenant Lease Signing and Keys by September 1st, 2021
10. Tenant will pay 6% Commission on Base Rent (to be split between Tenant and Landlord Representatives) at Lease Signing
11. Lease Signing and Occupancy September 1st

Tenant signature

DocuSigned by:

8/13/2021
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Tenant agrees and understands that No Free Rent and No concession will be made as a result of Denial of the Tenant improvement allowance item or any other reason;

Tenant Signature:
Jose Peruyero

Date
8/4/2021

Landlord Signature

Date Aug 17, 2021

Tenant agrees that "This LOI is nonbinding on either party and is just for convenience purposes" inform 8/17/2021

DocuSigned by:

8/13/2021
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Tenant signature

Approved as to Form & Legality

City Attorney

6-year base term, one 4-year option

\$8.08/SF NET years 1&2
term

\$11.91/SF NET increasing 2% throughout base
\$16.16/SF NET during option period increasing by 2%

No TIA

No free rent

2 dedicated parking spaces