

IT Space Lease Summary

FY26	Months	Rate	Total
October to March	6	\$ 6,750.00	\$ 40,500.00
April to Sept	6	\$ 6,953.00	\$ 41,718.00
FY26 Total	12		\$ 82,218.00

SECTION 4. RENT

LESSEE's base monthly rent shall be per the schedule notated below due on the commencement date, plus the amortized cost of improvements for the initial twelve (12) months. Each subsequent installment of Rent shall be due and payable monthly without prior demand on the first (1st) day of each succeeding calendar month. Rent shall be paid to LESSOR at the address set forth in the Notice Section, or such other address as LESSOR may, from time to time, designate in writing to LESSEE or by ACH Payment.

Base Monthly Rental Rate Schedule for 18 S. Main Street

Year	Months	Year	5,786 SF Monthly Base Rent
1	April thru March *	2025 - 2026	\$6,750.00
2	April thru March	2026 - 2027	\$6,953.00
3	April thru March	2027- 2028	\$7,162.00
4	April thru March	2028 - 2029	\$7,377.00
5	April thru March	2029 - 2030	\$7,598.00
6	April thru March	2030 - 2031	\$7,825.00
7	April thru March	2031- 2032	\$8,060.00

* Plus, the Amortized Improvement Reimbursement Schedule, to be agreed upon by the parties at a later date and set forth in Exhibit A, and then attached hereto and incorporated herein by reference as of the effective date.