

A low-angle, upward-looking photograph of several modern skyscrapers with glass and metal facades, creating a sense of height and urban density. The sky is a pale, overcast grey.

TREADSTONE

SOCIAL MEDIA SCHEDULE

TREADSTONE PROPERTIES

COMMERCIAL REAL ESTATE LEASE PROPOSAL

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Executive Summary

We at Treadstone Properties are proposing a commercial lease for a 1,500 square-foot space, which you need to kick-off the operations for your restaurant, Senor Gus' Deli, in Albuquerque. The lease covers the use of state-of-the-art facilities, maintenance, and security services, for a monthly rental of \$48,150.00.

About Us

Treadstone Properties has been in the real estate industry since 1994, headquartered in Northeast Albuquerque, New Mexico. For more than 20 years, the company has been developing high-quality commercial real estate properties not just in New Mexico but all throughout the country. It aims to be among the top real estate companies in the USA.

Scope of Work

Lease Term and Premises

We are proposing a 1,500 square-foot lease space in one of our commercial properties in Albuquerque, New Mexico. The lease will commence on November 1, 2020, and will terminate on November 1, 2022. As our tenant, you are expected to abide by the terms and conditions of the lease, which will be drafted in a two-year official agreement.

Available Facilities and Benefits

We assure your restaurant with the availability of the following facilities:

- Exceptional HVAC, insulation, and refrigeration units.
- Good plumbing fixtures and fittings, and electrical wiring.
- Minimalist tabletop counter and a spacious area for tables and chairs.
- Decent restrooms for both men and women.
- Parking spaces for both customers and employees.

Pricing

Sub Total : \$60,700.00				
Product Name	Quantity	Price	Unit	Total
Monthly Lease	2,000.00	\$ 15.00	0.00	\$ 30,000.00
Maintenance and Security	1,570.00	\$ 10.00	0.00	\$ 15,700.00
Deposit		\$ 10.00	0.00	\$ 15,000.00
				\$ 0
TAXES			12 %	
Discount (%)			05 %	
				Total : USD\$60,700.00

Terms & Conditions

1. Sublease

A tenant is not allowed to sublease the property to a third party without the expressed consent of the company.

2. Permits & Licenses

The tenant is solely responsible for acquiring and securing the needed permits, licenses, clearances, and other documentary requirements to run their business. The company will not take responsibility for claims arising from the tenant's failure to secure the necessary documentation for their business operations.

3. Taxes

The company remains responsible for the payment of property taxes of the leased property. The tenant will, however, be solely responsible for the payment of taxes and other dues related to their business.

4. Insurance

Tenants will only be responsible for the acquisition and maintenance of general liability insurance and business personal property insurance. The company will procure and maintain insurances related to the fire, calamities, and public liability coverage for contingencies or mishaps that might occur within the whole property, including the leased property.

5. Damage & Loss

The company is relieved of any responsibility for any loss or damage to property incurred within the leased premises, but the company will shoulder the maintenance and repairs of the assets inside the leased property. Additional charges apply for damages incurred by the tenant.

6. Termination

The tenant may terminate the lease upon submission of a written request or expression of termination, 15 days before the lease period expires.

Appendix

- **Drafted Commercial Lease Agreement**

You can look into this drafted lease agreement on our website. Clauses indicated as 'negotiable' can be changed after our discussion on your preferred lease.

- **Treadstone Properties Listings**

You can look into our available buy and sell listings on our website through this link.