

RAPID SERVICE

Refrigeration & Air Conditioning - Gas Heating & Ventilation

18489 Davidson, Fraser Michigan 48026 - (586)-294-5959

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Terms of lease for the offices at 35064 Harper Ave, Clinton Twp, Michigan. The five offices are approx. 900 sq. ft. including the bath room.

Lease is for a minimum of 12 months. There after it is on a month to month.

\$700.00 per month due on the 1st of each month with no increases in rent for the 24

months.

First month rent is prorated to the number of days occupied and a security deposit of

\$ 750.00 due before moving in, and will be refunded upon moving out if offices are in

good and clean condition other than normal wear. Security deposit can not be applied to

rent at any time. A late fee of \$50.00 on rent payment will be charged after the 10th of

the month, after the 25th of the month the eviction process will start. Tenant will be

responsible for all Legal fees for eviction.

Rent includes water. It is the tenant responsibility to notify the owner of leakage.

Failure to do so will result in tenant being billed for excess water usage.

Electric is sub metered from owners service and will be billed each month to tenant in

addition to rent at 16.5 cents per kilowatt and will increase or decrease with Edison cost.

Gas will be the tenant responsibility. Offices have a separate meter serving tenant unit

only.

No modification of the rented space without owners consent.

It is the tenant responsibility for all interior maintenance lighting, paint, carpeting,

Heating cooling filters, and glass cleaning.

Owner maintains structure, mechanical and roof only.

Snow and cleaning of parking area and trash removal is tenant responsibility.

Tenant is to purchase their own insurance for liability and contents of rented space.

No cooking other than a coffee pot or microwave oven. (For the reason of fire safety)

No pets allowed on property.

No sub renting without owners consent.

Tenant will install no signs in any form to building without owners consent.

Detroit Tubs LLC

Tenant information on other side.

Owner: Dominic Cusumano

Date

7-16-12