

TERM SHEET

13,000 SF – Unit I-1
New Midland Plaza

PREMISES: Approx. 13,000 SF Unit “I-1” identified on attached Exhibit A

TENANT: Blount County Government

TENANT DBA: Blount County Government – Elections Office

TERM: Ten (10) Years

RENT: \$73,500 (\$5.65 PSF) per year for years 1, increasing by 3.5% for Years 2, 3, 4 & 5, and increasing 5.5% for each successive year.

RENT COMMENCEMENT DATE: T.B.D Estimated July 1, 2021

SECURITY DEPOSIT: N/A

TAXES, INSURANCE AND CAM: Included in Rent

ELECTRIC, WATER AND OTHER UTILITIES: By Tenant.

DELIVERY: Premises to be delivered “as-is”.

HVAC: Landlord’s responsibility for maintenance, repair & replacement

POSSESSION DATE: Upon Execution of Lease Agreement

USE: County Office(s) & County Public Meeting Space

SIGNAGE: By Tenant; subject to Landlords prior approval.

EXHIBIT A

