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<b><u>Agreement Type:</u></b>	Permit Right of Entry
<b><u>Term:</u></b>	One (1) year
<b><u>Effective Date:</u></b>	Date both parties sign the Permit
<b><u>Commencement Date:</u></b>	First day open for business
<b><u>Termination Date:</u></b>	One year from Commencement Date
<b><u>Percentage Rent:</u></b>	Ten (10%) percent of Permittee's gross revenues
<b><u>Storage Rent:</u></b>	Included with rent, pre-security
<b><u>Premises:</u></b>	One of two designated spaces: <ul style="list-style-type: none"><li>• North space - 536 square feet</li><li>• South space - 520 square feet</li><li>• Storage space 1 - 266 square feet</li><li>• Storage space 2 – 253 square feet</li></ul>
<b><u>Port Improvements:</u></b>	Premises will be move in ready. Port to provide: casework with various attachments; cash wrap with cash drawer, tablet dock and receipt printer; electrical service; lighting; one (1) digital display monitor, up to two (2) small reach-in refrigerators; and metal enclosure curtain
<b><u>Permittee Improvements:</u></b>	Permittee allowed to install and place its own fixtures, furniture, and equipment with the Port's prior written approval
<b><u>Signage:</u></b>	Permittee signage and branding must comply with program standards and be approved through permittee improvement process prior to fabrication and installation. Signage must be placed only in locations approved and designated by the Port
<b><u>Security Deposit:</u></b>	\$3,000 flat fee, payable in full prior to the Commencement Date or in equal payments over the three (3) months immediately after the Commencement Date
<b><u>Maintenance of Premises:</u></b>	Port maintains permanent elements; see maintenance matrix
<b><u>Janitorial:</u></b>	Tenant responsible for daily janitorial, including cleaning floors and countertops, Port responsible for deep cleaning. See maintenance matrix
<b><u>Utilities Included in Rent:</u></b>	Electrical service heating and air conditioning, water and sewer
<b><u>Marketing Fee:</u></b>	Waived
<b><u>CRDC Fee:</u></b>	Waived
<b><u>Workplace Initiative Fee:</u></b>	Waived
<b><u>Insurance:</u></b>	Permittee to maintain general liability insurance policies. Policy limits must not be less than \$1M
<b><u>Parking:</u></b>	Employee parking for \$35/per employee per month. Two (2) Short Term Parking Garage parking spaces for \$80/per space per month