

•R6342 182 Essex St., Mlbrn. \$2000.MO. Comm. •

NO PHOTO. RENTAL.

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Lot 18 Blk 702

Bus 70,N.Y.,Lakeland. Tpke/Pkwy Rt.24.

Total flr. area 2500 sq.ft. 1 story,good condition.

Suitable uses: retail,no food,no liquor. Gas heating.

A/C,sprinkler. Tenant is required to pay three month's security & one month's rent in advance. Key w/L.R.

Bldg.has red w/w carpet 1 yr.old. Dropped ceiling, 2 lavs. & burglar alarm system. Access to rear through

next door receiving dock,9:30 AM to 6 PM. Adjacent tenants in bldg. are Babyland,Dave's Liquors,Cobblestone Cheese Shop. Next door is Midlantic Bank. Landlord must approve any major renovations such as interior constr. Flooring is at expense of Tenant. Sign on exterior to conform w/other tenants. Tenant to pay for snow removal,cleaning of sidewalk,all utilities & inside repairs. Landlord will pay for ext. repairs incl. heating & A/C fans on ext. (CONTINUED OVER)

*Rate is CB - 3% of 1st yr's rental,payable on signing of lease. After 1st yr,CB 3% is payable at the end of every qtr. after signing of lease,only on rent collected. Comm. pyt. applicable to 1st term of lease only,not on any renewable options beyond orig. 3-5 yrs.

LR:BTCO. 379-1661 80019001/20018002 *(CB 3 - \$10)

Owner: William Fern,(Trustee),c/o L.R.

Comm. 182 Essex St., Mlbrn.

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9/2/81 WITHDRAWN NO CBL. TO LR

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ADDITIONAL INFORMATION:

All tenants in bldg. share water meter. If there is an increase in the tax, after the first year, tenant must pay 24% of amount of increase. Subject to errors & omissions.