

Three Rivers Plaza

Retail Rental Terms

May 2006

Lease Term: 5 year minimum

Base Rent: \$16.00 per sq.ft. per year

Triple Net: Tenant pays proportionate share of:
- Real Estate Taxes
- Common Area Maintenance charges
- Building Insurance

Utilities: Tenant pays on leased space

Space: Minimum size: 825 sq.ft.

Uses: Retail/Office

Landlord Provides: - "white box condition" space (See attached definition)

Tenant Provides: - all necessary ductwork, electrical wiring, lighting, flooring, ceiling, interior walls, furnishings, anything else necessary to operate business

Current Tenants:

- Quizno's	- Rivers Run Wild
- Cottage Garden Floral	- Peaberry's coffee house
- Cost Cutters	

Location Benefits:

- Festival Foods grocery anchor tenant
- easy downtown La Crosse access
- high traffic volume (average daily count of 30,000+ vehicles)*
- traffic signal for easy customer ingress/egress
- 44 unit riverside condominium development on site

General Contractor: Borton Construction
3827 Creekside Lane
Holmen, Wisconsin 54636
Contact: Paul Borsheim 779-0400

Leasing Agent: Heritage Property Management, LLC
608.782.RENT (7368)
fax 608.782.7369
Jeremy@rentatheritage.com

• 2002 Wisconsin Department of Transportation Statistics

EXHIBIT B

LANDLORDS WORK:

1. Completed concrete floor, ready to receive finishes.
2. Six (6") steel stud demising wall with insulation and 5/8" drywall on each side, fire taped only.
3. Front and rear of store to be furred and dry walled, but fire taped only.
4. Rear service door and hardware to be installed.
5. Single aluminum entrance door, hardware and glazing.
6. Painting of rear service door and frame, restroom door and frame, and interior of restroom walls and ceiling.
7. Single ADA compliant restroom to be constructed, including:
 - a. 3-5/8" steel stud walls to 8'0" with insulation and 5/8" drywall on both sides.
 - b. 6" steel stud deck with insulation, 5/8" drywall on bottom side and 3/4" plywood on the top side.
 - c. Two (2) grab bars, toilet paper dispenser, and 2'x3' mirror.
 - d. Lower fire sprinkler head to 8', if applicable.
 - e. Plumbing, HVAC, and Electrical – see below.
8. Plumbing
 - a. Remote read water meter for each tenant.
 - b. Insulation as necessary.
 - c. Restroom plumbing, including:
 - i. One (1) tank style water closet
 - ii. One (1) wall hung lavatory
 - iii. One (1) floor mounted mop sink
 - iv. One (1) 20 gallon water heater with drip pan mounted on restroom ceiling.
 - v. One (1) floor drain
9. HVAC
 - a. One (1) ton of cooling per 400 sq.ft. If the Tenant's business requires additional HVAC needs, Tenant is responsible for those costs.
 - b. Individual rooftop unit with economizer, roof curb, smoke detector, and programmable thermostat.
 - c. Separate gas meters for each tenant.
 - d. Gas piping to roof top unit.
 - e. Restroom exhaust fan mounted on the roof with a curb.
 - f. Plenum drops only – no ductwork, diffusers or grilles.
 - g. No balancing or testing
10. Electrical
 - a. 200 amp, 3-Phase electrical panel
 - b. 70 Watt exterior wall packs at the rear door
 - c. One (1) exit/emergency light fixture

- d. Conduit and box for exterior tenant signage
- e. Wire rooftop unit and thermostat.
- f. Wire water heater
- g. Wire exhaust fan
- h. One (1) vanity light with switch and occupancy sensor
- i. One (1) GFCI receptacle
- j. One (1) 48" baseboard heater with thermostat
- k. Outlets per code (12' o.c. at the storefront, and 25' o.c. in demising walls)

TENANTS WORK:

- 1. Final taping and finishing of drywall, except the restroom interior
- 2. Window sills & sill treatments
- 3. Interior doors and walls
- 4. Painting not specifically mentioned above
- 5. HVAC ductwork, grilles, and diffusers
- 6. Floor finishes outside of restroom.