

COMPARABLE LEASE TRANSACTION

146 POND STREET, BILLERICA, MA



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| ADDRESS: | 146 POND STREET, BILLERICA, MA |
| LANDLORD: | POND STREET JV, LLC |
| TENANT: | INDEPENDENT ELECTRICAL SUPPLY |
| SIZE: | 86,721 SF |
| COMMENCEMENT DATE: | UPON COMPLETION |
| LEASE TERM: | TWELVE (12) YEARS |
| RENTAL RATE: | YEAR 1: \$9.75/SF |
| ESCALATIONS: | 2% ANNUAL INCREASES |
| TENANT IMPROVEMENTS: | N/A |
| OPTIONS: | ONE (1) EIGHT (8) YEAR TERM |



FOR FURTHER INFORMATION PLEASE CONTACT:
THE STUBBLEBINE COMPANY/CORFAC INTERNATIONAL
781-862-6168 www.stubblebinecompany.com