

# **SITE & LEASE PROPOSAL**

for

**ALAN GOOD  
President  
Henge, Inc.**



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# FACILITY OPTIONS

## OPTION A:

RED BUILDING – SQUARE FOOTAGE BUILD-OUT AS NEEDED. CAPACITY OF AT LEAST 8,000 SQ.FT. POTENTIAL FOR EXPANSION. AREAS WOULD BE HEATED AND COOLED AS NEEDED. ANNUAL RENT OF \$6.00/SQ.FT. EXTERIOR COMMON AREA MAINTENANCE BY LESSOR.

## OPTION B:

PEARL ROAD BUILDING – WHERE HENGE PRODUCTION CURRENTLY TAKES PLACE. APPROX. 7,800 SQ.FT. OPTION TO PURCHASE ENTIRE BUILDING. BUILDING IS CURRENTLY OCCUPIED WITH THE EXCEPTION OF ONE UNIT. ALL LEASES ARE MONTH-TO-MONTH (\$15,900 ANNUAL INCOME). BUILDING HAS NEW STEEL SIDING AND NEW INSULATED DURO-LAST ROOFING MEMBRANE WITH 15-YEAR WARRANTY. APPROXIMATELY 4,000 SQ.FT. IS HEATED SPACE. PURCHASE PRICE: \$189,000.

## OPTION C:

FRONT RETAIL BUILDING – NORTH/SOUTH ROOMS AVAILABLE. SOUTH ROOM (WHERE HENGE VIDEO SHOOT RESIDED) – APPROX. 8,000 SQ.FT. NORTH ROOM APPROX. 6,500 SQ.FT. ANNUAL LEASE OF \$6.50/SQ.FT. COMMON AREA MAINTENANCE BY LESSOR. INCLUDES TIME ON ELECTRONIC SIGN 365/24/7. INCLUDES COMPANY NAME ON PORTION OF THE 16'X8' INTERIOR LIT STATIC SIGN.

## OPTION D:

MONTH-TO-MONTH STORAGE SPACE AND LIGHT-DUTY FINISHING AREA FOR COMPLETED PRODUCTS IN A HEATED AREA. \$4/SQ.FT. . MINIMUM 2,000 SQ.FT. AND CAN ADD 1,000 SQ.FT. AT A TIME.

COLD STORAGE ONLY FOR \$500/MONTH (NO PRODUCTION OF ANY TYPE)



## OPTION "A" RED BUILDING



**8,000 Sq.Ft. Building** - could be separated into a smaller area for Showroom in front with Production and Storage areas defined as needed. Overhead door could be added.





# OPTION "B"

## PEARL ROAD BUILDING





# OPTION "C" FRONT BUILDING

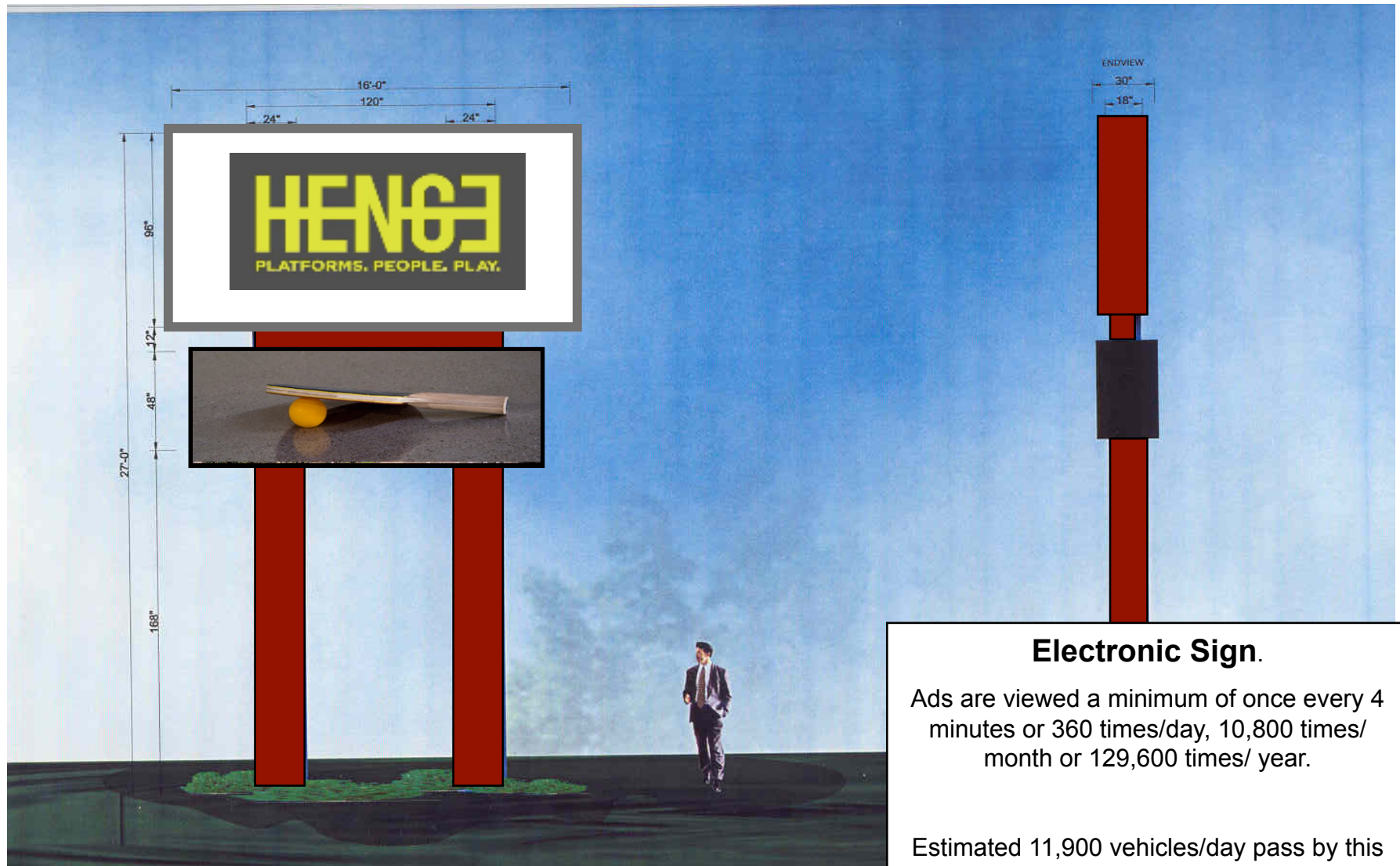
SOUTH ROOM: 7,400 SF.

OUTDOOR CANOPIES (FRONT/REAR/SIDE): 1,400 SF





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