

EXHIBIT 10

First Lease Proposal Draft-Offer
by Robson Affiliates' Broker
Scott Ellsworth



hanna nilsson <hannaarizona@gmail.com>

LOI Draft - Hanna's Place - 9542 East Riggs Rd | Sun Lakes, AZ

1 message

Scott Ellsworth <Scott.Ellsworth@srsre.com>

Mon, Nov 26, 2018 at 4:03 PM

To: hanna nilsson <hannaarizona@gmail.com>

Cc: Alan Houston <Alan.Houston@srsre.com>, Scott Ellsworth <Scott.Ellsworth@srsre.com>

Hanna,

Exhibit 10 First Lease Proposal p_1

Please review the attached Lease Proposal DRAFT based upon the conversations we've had over the last few weeks. Feel free to email over any modifications or anything I missed so we can submit to Robson Communities (Landlord).

Here is summary of deal:

Building gets delivered to you by January 1st with Landlord's Work completed (we need to see if Robson willing to handle all that work).

Assuming we deliver building to you on January 1st, the NNN's will be due once you open for business (i.e. February 1st, March 1st, etc) or no later than 90 days following January 1st.

Base Rent Starts 8 months following the date you open for business or the 90 days, whichever is first. If you open March 1st then you would pay the NNN charges and Utilities ONLY until November 2019 when your Base Rent starts.

In order to hit the January 1st date or get close to it we will want to get a lease signed soon.

Lastly, your financials will be a big part of what the Landlord will agree to do (whether be Landlord Work, free rent, etc) so I've attached a simple Personal Financial Statement form that needs to be filled out and signed. This basically gives the landlord a snapshot of your assets/liabilities "Net worth" and cash situation.

We look forward to buttoning up this proposal soon!

Thank you,

Scott Ellsworth**Vice President**

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Exhibit 10 First Lease Proposal p_2

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2 attachments



LOI_Hanna's Place_Riggs_Dobson_NWC_112618.docx
108K



PERSONAL FINANCIAL STATEMENT FORM.doc
61K



Exhibit 10 First Lease Proposal p_3

November 26, 2018

Mike Robson
Robson Communities
9532 East Riggs Road
Sun Lakes, AZ 85248

RE: Letter of Intent – Hanna’s Place – 9542 East Riggs Rd | Sun Lakes, AZ

Dear Mike,

The following proposal outlines the terms and conditions under which **TENANT ENTITY HERE**, dba Hanna’s Place (Tenant) would be willing to pursue a Lease with RNS Center LP (Landlord).

Tenant: _____ LLC, dba Hanna’s Place

Landlord: RNS Center LP

Term: 10 years

Option to Extend: Tenant shall have the right to extend the term of the lease for two (2) five (5) year terms.

Premises: Approx. 3,300 sf. (Former KFC)

Use: Tenant shall operate a “fast-casual” style European Kitchen (to be further defined).

Delivery of Premises: Within five (5) days of mutual lease execution and completion of Landlord’s Work (“Delivery Conditions”), estimated to be January 1, 2019.

Lease/Rent Commencement: Earlier of (a) Ninety (90) days following the Delivery of Premises date or (b) Opening for business.

Base Rental Rate: Year 1: \$16/SF + NNN + Rental Tax
Year 2-10: Three Percent (3.00%) annual increases

NNN Fees: Tenant will pay its pro rata share of the Real Estate Taxes, Common Area Maintenance, and Insurance (“Net Charges”). All taxes and expenses are estimated at \$8.15 per square foot or \$2,241.25 per month. Common Area Maintenance expenses shall include but not be limited to: trash removal and landscaping.

Rent Abatement: Tenant shall receive 100% Rent Abatement for Months 1-8. Tenant shall be responsible for paying Net Charges during this Rent Abatement period.