



Griffin Properties of Fort Smith, LLC

Quality property for lease.

610 Towson Avenue
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**St. Charles Place
19 North 5th
Fort Smith, AR 72901**

Lease Terms

1. **Floor Plan:** See Exhibit One
2. **Lease Term:** 5 years
3. **Rent:** \$12,500 per month due on the first day of each month.
4. **Security Deposit:** \$12,500 to be paid by Tenant upon lease signing. Non interest bearing.
5. **Maintenance:** Landlord maintains the landscaping, exterior walls and roof, and parking area.
6. **Parking:** Lease includes 14 parking spaces within 2 blocks of the building.
7. **Other Terms:**
 - a. **Utilities:** Tenant is responsible to pay all utilities and required utility deposits. First floor utilities are metered separately. Tenant shall be responsible for janitorial cleaning service and trash disposal.
 - b. **Dumpster:** Landlord to provide dumpster area and Tenant to pay pro rate share to Landlord.
 - c. **Janitorial:** Tenant is responsible to pay contract for cleaning services for the building.
 - d. **Tenant Insurance:** Tenant shall maintain professional and comprehensive general liability insurance, insuring against loss, damage or liability for injury to or death of persons and loss or damage to property occurring from the cause whatsoever in, upon or about the leased premises. Such liability insurance shall be an amount of not less than \$1,000,000 combined single limit. Tenant shall cause the name of the Landlord to be endorsed on said policy as an additional named insured and shall furnish and maintain a current, valid certificate of such insurance to Landlord.
 - e. **Signage:** Tenant is required to place a sign in the exterior monument sign located near the building entrance. Tenant shall be allowed to place a sign in the lobby. All signage is subject to the prior approval of Landlord.

Sincerely,

Jana Jetton
Property Manager