

141 West Manor Way - NJ Treasury Department short term space

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Sent: Sunday, November 11, 2012 1:39 PM

To: Bruch, Craig

Cc: cbruch [REDACTED]

Craig:

As per this morning's conversation regarding 141 West Manor Way, Robbinsville, NJ, ownership would agree to the following terms and conditions:

- Address: 141 West Manor Way, Robbinsville, NJ - Suite 300
- Landlord: SanMar Corporation
- Tenant: State of New Jersey
- Rate: \$4.00 full gross including base rent, operating expenses, and utilities
- Size: 100,000 square feet 120K
- Expansion: Tenant shall have the right, with prior written notice, to expand into adjacent vacant space, should it be available.
- Term: Three (3) months; month-to-month thereafter with 30 day written cancellation notice by either party
- Security: 1 Month Gross Rent - out
- Bathrooms:

-Tenant shall have access to Suite 300 (middle unit) bathrooms when available.

-Repair of existing bathrooms to start on November 12, 2012. Repair timeline can be made available on November 12, 2012.

-Per above referenced [TBD] interim time period, Tenant, at Tenant's cost, may choose to rent temporary bathrooms to accommodate Tenant needs.

Please advise on the above and let me know, at your convenience, how you'd like to proceed.

Thanks,

Adam

Adam D. Citron