

Exhibit A to Resolution No. 23-5346

BASIC LEASE TERMS FOR PREMISES

1. **PERMITTED USE.** The Premises may only be used and occupied solely for parking lot purposes to provide parking of automobiles that Tenant sells, leases, loans, or services as part of Tenant's car dealership business.
2. **LEASE DURATION:** The initial term of the Lease will be 4 years.
3. **EXTENSION RIGHTS:** Tenant will have the right to extend the Lease for five additional three-year periods by providing written notice to Metro prior to the expiration of the current term. However, Metro will have the right to reject any such extension by providing Tenant with written notice of its rejection. If Landlord rejects any extension, the Lease will thereafter expire at the end of the current term.
4. **BASE MONTHLY RENT.** The base monthly rent shall be \$21,000. Beginning on July 1, 2024, and on each succeeding July 1st thereafter during the initial term (including any extensions thereof), the Base Monthly Rent will increase 3% per annum over the rate charged for the immediately preceding twelve-month period.
5. **TENANT EARLY TERMINATION RIGHT.** If, during the first property tax year that property taxes are assessed against the Tenant's leasehold interest, the amount of such taxes exceeds \$69,600 (which equates to \$5,800 per month), Tenant will have the one-time right to terminate the Lease prior to the expiration of the initial 4-year term.
6. **SECURITY AND MAINTENANCE RESPONSIBILITIES FOR ENTIRE GARAGE.** Tenant will at its expense, maintain in good order, condition and repair both the Premises and the remaining one floor of the Irving Street Garage. Among other things, Tenant's responsibilities will include daily cleaning and refuse (including biohazardous materials) removal, graffiti removal, and providing consistent and regular (i.e., daily, if needed) janitorial services to the entire Irving Street Garage. Tenant will also be responsible for providing reasonable safety and security for the entire Irving Street Garage, which includes removing vandalism, securing access to all water and utility lines, addressing camping of individuals, loitering, and all other unauthorized uses.