

1000-D Vann Drive
Jackson, TN 38305

Lease Term = Minimum of 5 Years

Renter to Provide Landlord with proof of \$ 1Mil General Liability Policy

First & Last Months Rent to be paid prior to occupancy

	Lease Amount \$/SF	Leasable Space (SF)	Lease Amount /Year	Lease Amount /Month
Base Rent	15.25	3600	54,900	4,575
CAM	2.50		9,000	750
County Taxes	1.00		3,600	300
City Taxes	0.84		3,024	252
Insurance	0.27		972	81
Total \$/SF	19.86		71,496	5,958