

**Cannabis Craft Grow/Infusion - Proposed Lease Terms**

The following is an outline of the major business points Landlord is offering to a potential Cannabis user (“Tenant”) at 2017 Mendell:

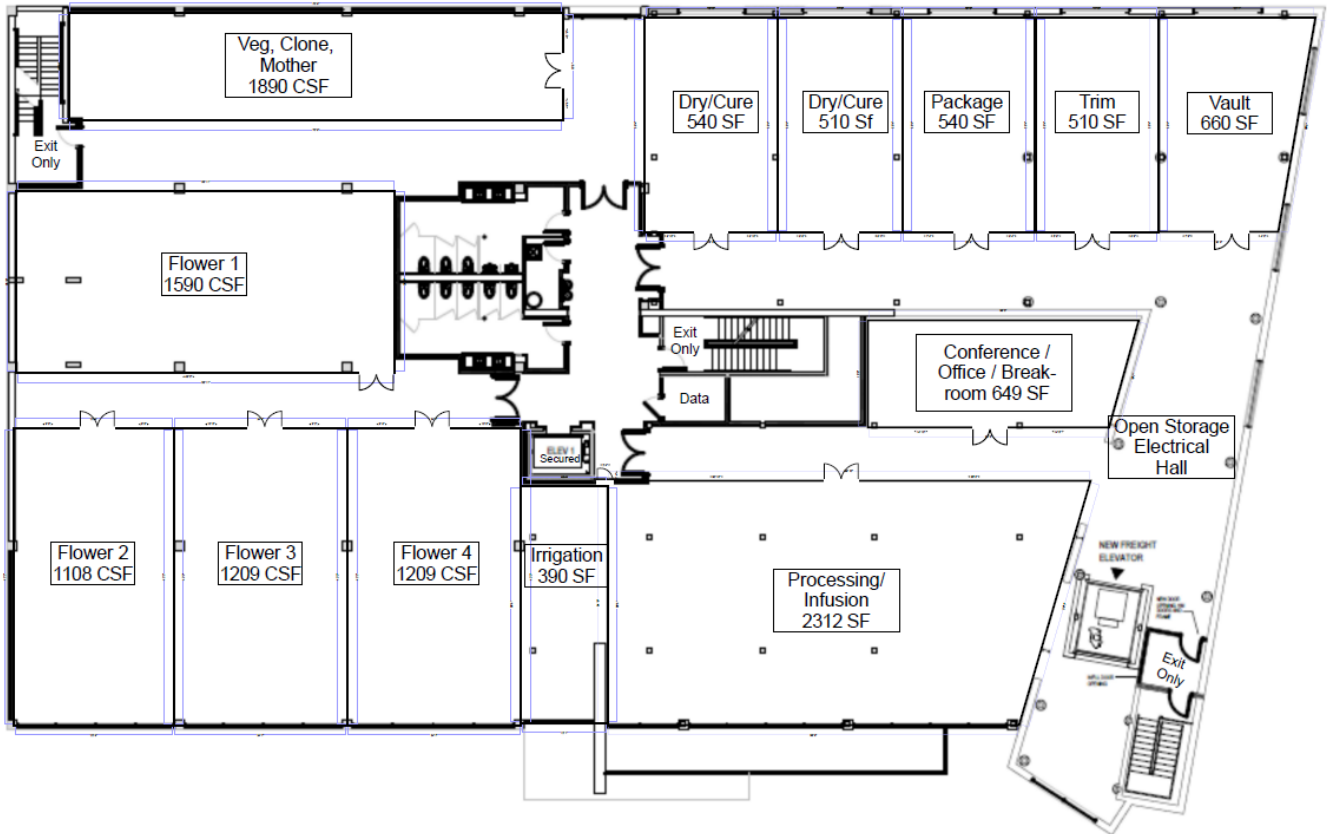
<b>Building:</b>	2017 Mendell, Chicago, IL (“Building”).
<b>Landlord:</b>	Baker Development Corporation (as Manager for 2017 Mendell Baker, LLC)
<b>Tenant:</b>	Entity approved by Landlord and Lender.
<b>Cannabis Use:</b>	Tenant represents that it has/will have the proper license(s) to operate a cannabis craft grow/infusion facility at the Building (“Uses”).
<b>Zoning:</b>	Landlord represents that the Uses are permitted and approved by Lender. Landlord to submit for Special Use permit upon lease signing.
<b>Initial Premises:</b>	Approximately 17,561 rentable square feet (“RSF”) on the 3rd floor.
<b>Expansion Premises:</b>	Approximately 17,242 rentable square feet (“RSF”) on the 2nd floor. Approximately 8,387 rentable square feet (“RSF”) on the 4th floor.
<b>Lease Commencement Date:</b>	Upon substantial completion of Landlord's improvements.
<b>Term:</b>	Ten (10) years, ten (7) months.
<b>Base Rent:</b>	\$35.00/sf modified gross with three percent (3%) annual escalations
<b>CAM/RET:</b>	The Lease will be Modified Gross. Tenant will be responsible for its prorata share of any real Property Taxes and Operating Expenses over the 2022 Base Year.
<b>Free Rent/Concessions:</b>	Landlord shall abate the gross rent for the first seven (7) months of the Lease Term. Additionally, Landlord will allow the Tenant two (2) months of beneficial occupancy for purposes of installing FF&E.
<b>Space Planning:</b>	At no cost to Tenant, Landlord and Tenant will work together with Landlord’s in-house architect to prepare a mutually agreeable Floor Plan. See Exhibit A for representative Floor Plan.
<b>Landlord’s Work:</b>	Landlord will deliver the Premises turn-key based on a mutually agreed upon plans and specifications. See Exhibit B for example Construction Specs.

## **Landlord Construction**

<b>Timeline:</b>	Landlord will deliver the Premises within ninety (90) days after receipt of building permits or within six (6) months of lease signing.
<b>Electrical:</b>	Building contains 480v power and will deliver the amounts necessary for the Uses. Tenant electric will be separately metered.
<b>Sewer/Water:</b>	Tenant water to be separately sub-metered. Location of drain/water supply per plan.
<b>Security:</b>	Landlord will deliver the Premises fully secured from the other floors of the Building including key-fob elevator access and exit only stairwells. Landlord will work with Tenant to accommodate any additional Security requests.
<b>HVAC:</b>	State-of-the-Art Variable Air Volume (VAV) Rooftop and Medium Pressure distribution system featuring Global Plasma Solutions photo ionization filtration for Covid mitigation. Separate clean room-type ventilation provided.
<b>Fiber:</b>	High-speed fiber optics are available on site and pulled into the meter rooms.
<b>Signage:</b>	Tenant shall have non-exclusive exterior signage on the 'blade' sign at Tenant's sole cost. Tenant shall have interior lobby and suite signage as part of its turn-key delivery. Landlord is open to additional signage should Tenant have additional thoughts.
<b>Janitorial Services:</b>	Included in operating expenses. See Exhibit C.
<b>Option to Expand:</b>	Tenant shall have a Right-of-First-Offer for Expansion Premises. Terms and conditions to be further defined in the lease.
<b>Parking:</b>	Landlord shall provide one space per 1,000 sf leased on site to Tenant free of charge during the term of the lease and any renewal periods.
<b>Roof Deck:</b>	Included as part of the common areas.

This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length.

**Exhibit A**  
Example Craft Grow/Infusion Floor Plan



**Exhibit B**

Landlord Construction Specifications

<b>Electric</b>	Separately metered 3-phase electric service. Distribution per approved plan.
<b>Mechanical, Plumbing</b>	Tenant thermostatically controlled with exposed spiral duct air distribution and VAV fan boxes. Separate mechanical system for Clean Room ventilation. All plumbing per approved plan.
<b>Partition Type</b>	Gypsum over metal framing; window openings; 8' tall frameless clear glass partitions and doors. 7' tall wood doors in hollow metal frames; 7' tall exterior doors. Brushed chrome hardware. Rubber cove base. All per plan.
<b>Wall Finishes</b>	Gypsum with Tenant-selected white or off-white paint. FRP mold resistant paneled walls in Clean Room.
<b>Ceiling</b>	North side: Exposed/painted concrete structure with FRP mold resistant suspended ceiling in Clean Room. South side: exposed structural steel ceiling painted or drop ceiling where necessary. All per plan.
<b>Flooring</b>	Clear epoxy coat over finished concrete floor.
<b>Lighting</b>	LED pendant lighting with motion sensors; lay-in troffers w/flat lens in Clean Room. Cannabis specific lighting to be provided by Tenant.
<b>Security</b>	Landlord will deliver the Premises fully secured from the other floors of the Building including key-fob elevator access and exit only stairwells.
<b>Freight Elevator</b>	To be installed at Landlord's cost.
<b>Fiber Optics/Low Volt</b>	Access to main entry intercom system; Conduit provided to main building Fiber Optics feed; ISP by Tenant.
<b>Kitchenette</b>	Premium laminate cabinetry; quartz countertop; stainless steel sink and chrome faucet. Stainless steel dishwasher, refrigerator & microwave appliances.

**Exhibit C**  
Janitorial Services

<b>Tenant Office Areas (Production area janitorial by Tenant)</b>	<b>Frequency</b>
Vacuum floors	3x week
Mop floors	1x week
Spot Clean Floors	3x week
Empty all waste receptables and recycling containers	3x week
Remove trash and recyclable paper to designated area	3x week
Spot clean all horizontal and vertical surfaces	3x week
Damp wipe and dust kitchenette	3x week
Spot clean all partition glass	1x week
Dust high & low areas (duct work, sprinkler piping, etc.)	1x week
<b>Common Areas</b>	<b>Frequency</b>
Vacuum floors	3x week
Mop floors	1x week
<b>Restrooms</b>	<b>Frequency</b>
Refill all dispensers, empty trash, clean and sanitize all restroom fixtures, wipe all counters, clean mirrors, wipe chrome, spot wipe partitions, sweep and damp mop floors using a germicidal cleaner	3x week
Wash all restroom partitions	1x week
Dust & clean air vents	Monthly
Wash walls	Quarterly