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November 17, 2023 (Revised 11/28/2023)

Tom Skobo
tds47@verizon.net

RE: REVISED Lease Proposal for Echo Executive Plaza

Dear Tom:

Pursuant to your request, enclosed please find the revised proposal for Union County Educational Services Commission to lease the subject premises at the Echo Executive Plaza.

Property: Echo Executive Plaza
899 Mountain Avenue, Unit 3B
Springfield, NJ 07081

Landlord: Springfield Plaza Associates, LLC.

Use of Premises: **General Office.** Subject to terms, conditions and covenants of a fully executed Lease Agreement.

Demised Premises: Approximately 3,293+/- rentable square feet.

Term of Lease: Three (3) Years and Seven (1) Months
Commencement Date: January 1, 2024
Termination Date: December 31, 2026

Rental Rate: Monthly Gross Rent: based on 3,293 Sq. Ft.

Lease Term	Rate PSF	Monthly
01/01/2024 thru 07/31/2024	\$23.50	\$6,448.79
08/01/2024 thru 07/31/2025	\$24.00	\$6,586.00
08/01/2025 thru 12/31/2026	\$24.50	\$6,723.21

Security Deposit and Prepaid Rent:

Two (2) Month's Security Deposit \$12,897.58
Less Existing Security Deposit \$ 8,072.24

Total Due at Lease Signing \$ 4,825.34

Work Letter: To be Discussed.

Comments: All terms, conditions and covenants shall also be subject to the provisions of a fully executed Lease Agreement.

The above terms and conditions are intended to be a proposal to Lease, not a lease and shall not be construed as a binding lease between subject parties. This proposal to lease the above referenced premises shall expire in ten (10) days. Raider Realty and/or the Landlord reserves the right to revoke this proposal herein at any time, in which event this proposal shall become null and void and have no force or effect on either party.

Thank you for your immediate attention.

Sincerely,

Victor Kelly,
For Raider Realty