

Tideworks Technology, Inc. Seven-year Lease Harbor Marina Corporate Center at Terminal 102

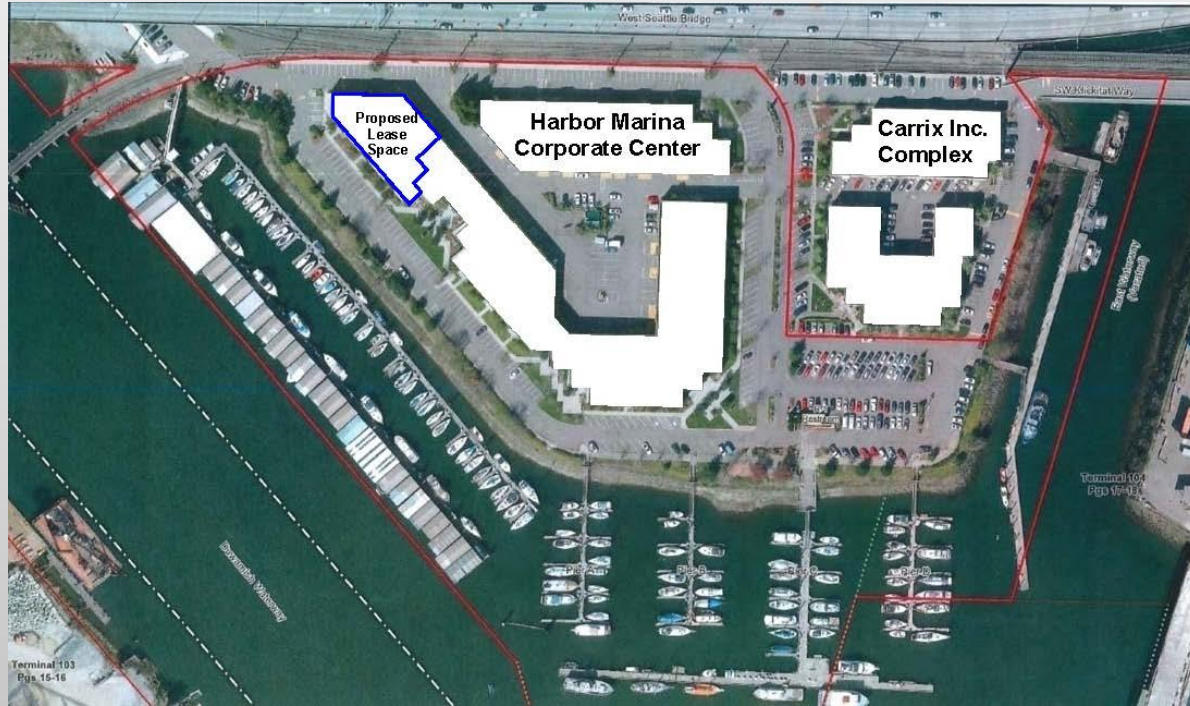
September 13, 2016

Location



Terminal 102

Harbor Marina Corporate Center Site Plan



Proposed Space for Tideworks Technology, Inc.

Lease Terms

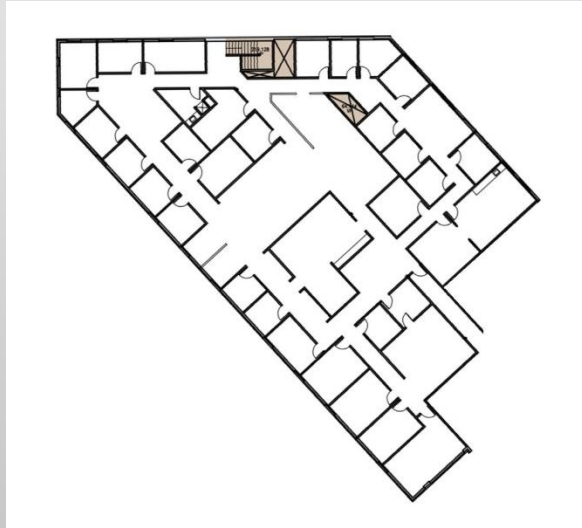
- Term: Seven (7) years - Earlier of substantial completion of tenant improvements or April 1, 2017
- Early occupancy: Upon fully executed lease to construct build-out.
- Rent Abatement: Four (4) months
- Option to Extend one five (5) year at market rate.
- Premises: Approximately 11,510 rentable square feet

Lease Terms

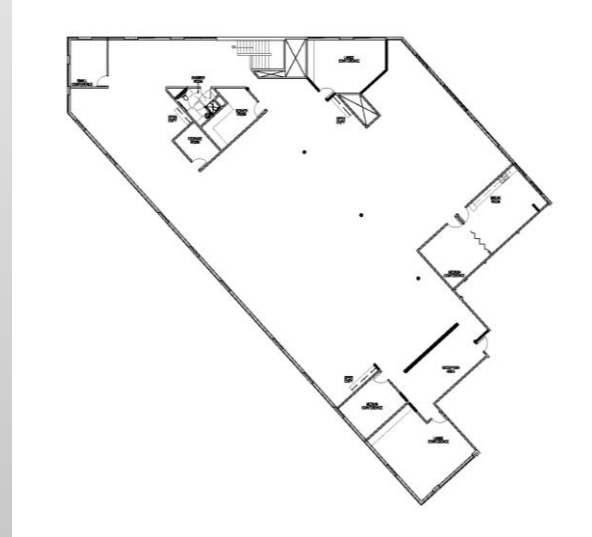
- Base rent: \$16.50/SF with annual \$.50/SF increase
- Rent Commences: February 2017
- Repairs and Maintenance: Tenant responsible for all repairs and maintenance to Premises and
- Common Area Maintenance: \$3.07/SF
- Port investment: \$460,400 (\$40/SF) toward Tenant Improvements
- Broker Fee: \$110,136.
- Security Deposit: \$112,220 – Policy compliant six-months base rent.

Tideworks Leased Space

Current Build-Out



Proposed Build-Out



Improvements