

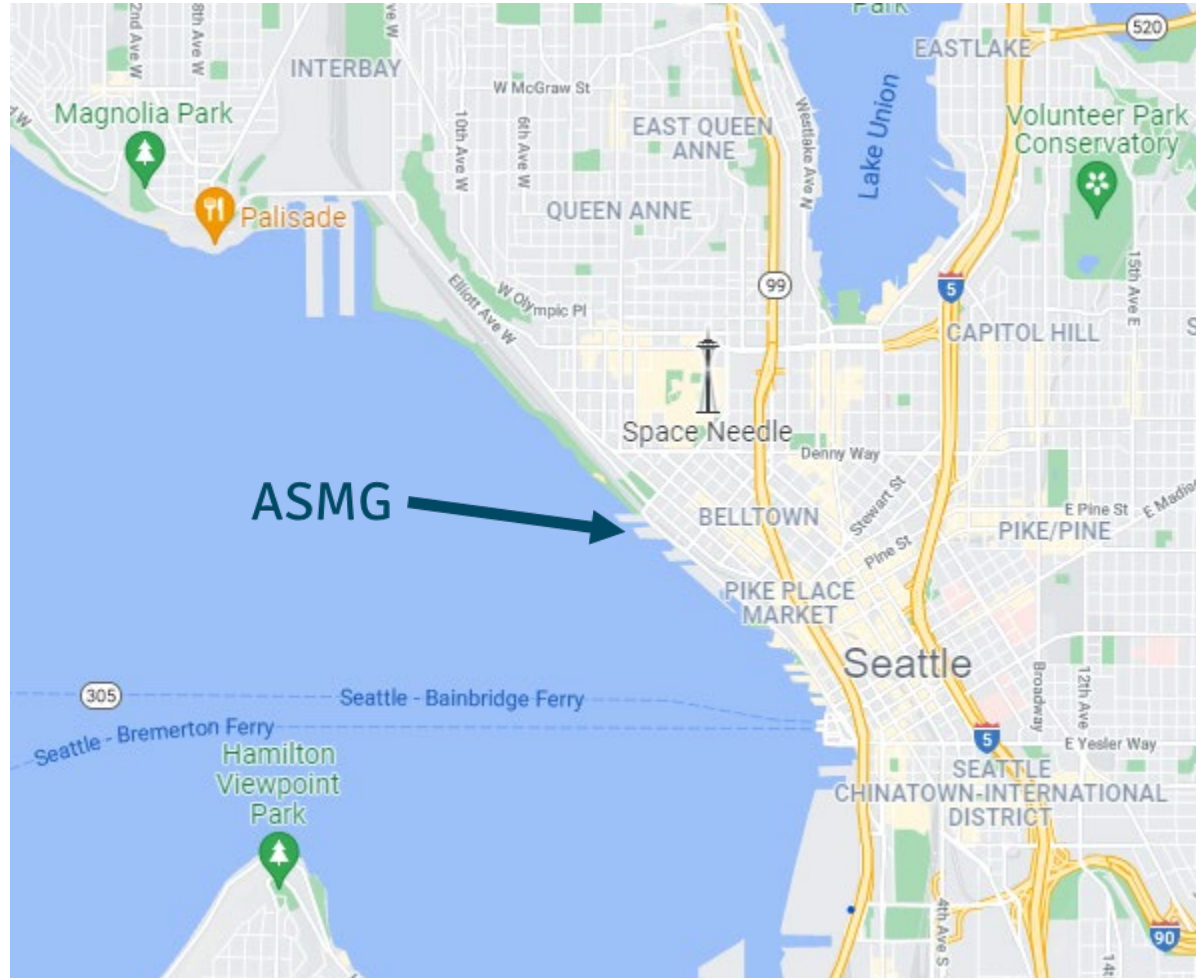
Item No.	8g supp
Date of Meeting	May 10, 2022

New 5-Year Lease with Arctic Storm Management Group LLC

at Pier 69

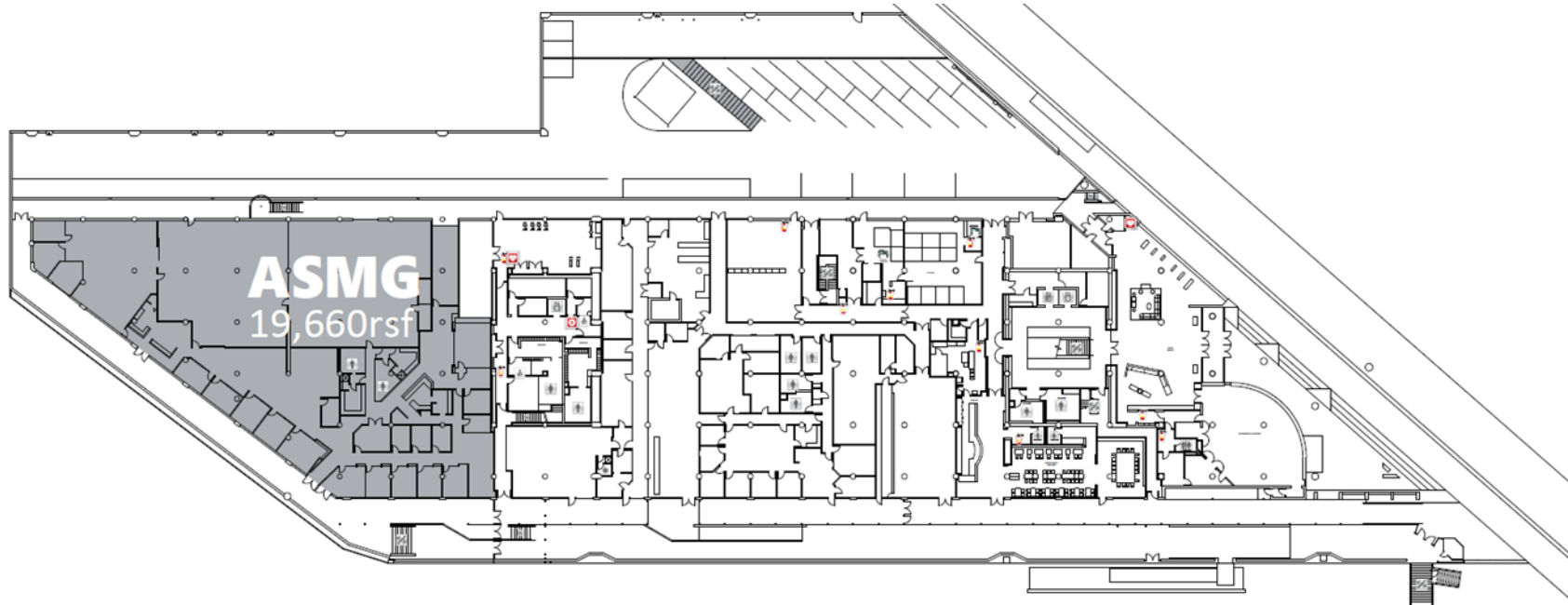


ASMG Location Map



ASMG Premises

Pier 69 Floor 1



ASMG Lease

Key Terms

Occupancy Status		Renewal
Premises square feet		19,660
Warehouse	10,230	
Office	9,430	
Commencement date		June 1, 2022
Initial Term		60 months
# of Extension Options	1	
Option period	60 months	
Base Rent - 1st Year Blended (\$/sf/yr)		\$14.45
Annual Rent Escalation		3.0%
Abatement		None
Port Funded Expenses		\$216,894
Tenant Improvements	\$141,450	
Tenant Broker Fees	\$75,444	
Security Deposit		\$75,004
RE-2 Calculation	\$79,957	
Security Shortfall	(\$4,953)	