

Health Department Leases with CHS  
PCM, CC4C, and HIV Case Management

Location	Floor/Suite	Program	Term	Rentable Square Footage	Base Rent	Operating Expense/Square Foot	Total Rent Rate	Monthly Rent	Increase Date: Base Rent	Services Provided to all locations	Excluded Services all locations
<b>1801 Rozzelles Ferry Road Charlotte, NC</b>											
	1st Floor	PCM	1 Year with the option to renew for 1 year terms with 90 days written notice. Mutual termination right with 90 days written notice after Year 1.	115	\$17.01	\$8.45	\$25.46	\$243.99	3% ea. Jan. 1st	All utilities and maintenance of building systems, janitorial, interior and exterior maintenance, biohazard waste removal. Full Service to the Tenant.	Personal property and equipment, phone and internet, interior landscaping (plants)
<b>251 Eastway Drive Charlotte, NC</b>	1st Floor- Office 140	PCM & CC4C	1 Year with the option to renew for 1 year terms with 90 days written notice. Mutual termination right with 90 days written notice after Year 1.	263	\$9.40	\$7.10	\$16.50	\$361.61	6 % Increases at inception of: Yrs 1-3, Yrs 4-7 and Yrs 8-10	All utilities and maintenance of building systems, janitorial, interior and exterior maintenance, biohazard waste removal. Full Service to the Tenant.	Personal property and equipment, phone and internet, interior landscaping (plants)
	1st Floor - Misc area.	HIV Case Management	1 Year with the option to renew for 1 year terms with 90 days written notice. Mutual termination right with 90 days written notice after Year 1.	1,044			\$124.01				
<b>1350 S. Kings Drive Charlotte, NC</b>											
	2nd Floor	PCM/CC4C	1 Year with the option to renew for 1 year terms with 90 days written notice. Mutual termination right with 90 days written notice after Year 1.	151	\$15.27	\$10.19	\$25.46	\$320.42	3% ea. Jan. 1st	All utilities and maintenance of building systems, janitorial, interior and exterior maintenance, biohazard waste removal. Full Service to the Tenant.	Personal property and equipment, phone and internet, interior landscaping (plants)
	3rd Floor	HIV Case Management	1 Year with the option to renew for 1 year terms with 90 days written notice. Mutual termination right with 90 days written notice after Year 1.	229	\$15.27	\$10.19	\$25.46	\$485.94	3% ea. Jan. 1st		
<b>2001 Vail Avenue Charlotte, NC</b>	5th Floor	PCM/CC4C	1 Year with the option to renew for 1 year terms with 90 days written notice. Mutual termination right with 90 days written notice after Year 1.	69	\$21.14	\$7.22	\$28.36	\$163.07	3% ea. Jan. 1st	All utilities and maintenance of building systems, janitorial, interior and exterior maintenance, biohazard waste removal. Full Service to the Tenant.	Personal property and equipment, phone and internet, interior landscaping (plants)