

EXHIBIT "B"

Tenant: GRM Enterprises, Inc.

Location: 2 Duval St.

Contact: Scott Saunders

Term 10 years effective 6/1/2022

	Period Beginning	Base Rent	Sales Tax	Total Rent With Tax	TOTAL RENT	Percentage Rent Base Amount
YEAR #		Monthly	Monthly	Monthly	ANNUAL	
1	June 1, 2022	\$13,186.29	\$923.04	\$14,109.33	\$169,311.96	\$2,637,258.00
2	June 1, 2023		\$0.00	\$0.00	\$0.00	\$0.00
3	May 31, 2024		\$0.00	\$0.00	\$0.00	\$0.00
4	May 31, 2025		\$0.00	\$0.00	\$0.00	\$0.00
5	June 1, 2026		\$0.00	\$0.00	\$0.00	\$0.00
6	June 1, 2027		\$0.00	\$0.00	\$0.00	\$0.00
7	May 31, 2028		\$0.00	\$0.00	\$0.00	\$0.00
8	May 31, 2029		\$0.00	\$0.00	\$0.00	\$0.00
9	June 1, 2030		\$0.00	\$0.00	\$0.00	\$0.00
10	June 1, 2031		\$0.00	\$0.00	\$0.00	\$0.00

Annual increases will be based on CPI of anniversary date