

RENTER'S Q&A, and lease type

1. **Property Taxes** – Will the tenant be responsible for paying property taxes directly or reimbursing them as part of a triple-net (NNN) structure?

No, not responsible for paying taxes. This is not an NNN lease.

2. **Insurance** – Will the tenant contribute to the property insurance premium, or will you include that cost in the rent?

Property Insurance premium is separate from what the tenants are required to have of their own.

Tenants shall hold the following insurance policies-

Tenant's Liability Insurance.

Tenant's Property Insurance.

Tenant's Plate Glass Insurance.

Tenant's Worker's Compensation Insurance.

Common Area Maintenance (CAM) – If applicable, will there be a CAM fee, and what does it include (landscaping, parking lot maintenance, exterior lighting, etc.)?

Cleanliness and Waste is the responsibility of the tenant.

3. **Utilities** – Will utilities (electric, water, trash, internet) be separately metered and paid by the tenant, or shared based on square footage?

Tenants are responsible for all utilities. They are separately metered.

4. **Repairs and Maintenance** – Who will handle and pay for general repairs (plumbing, HVAC, electrical) versus structural repairs (roof, foundation, exterior walls)?

General repairs are the responsibility of the tenant. Tenant is not responsible for structural repairs.

5. **Lease Type Clarification** – Would you classify this lease as **Triple Net (NNN)**, **Modified Gross**, or **Full-Service Gross**?

Modified Gross Lease.

6. **Estimated Monthly Costs** – Could you please provide an estimated monthly or annual breakdown of any additional costs beyond the base rent (taxes, insurance, CAM, etc.)?

Toro's monthly/ annual additional costs are inclusive of the entire complex, under an NNN lease. For the purposes of these two (2) listings, they cannot be broken down.

Which of these best describes your lease type:

Lease Type Explanation

When confirming the lease structure to tenant, here's what the three main types mean:

1. **Triple Net (NNN)**

- The **tenant pays the base rent plus** their share of property taxes, property insurance, and common area maintenance (CAM).
- This means the tenant covers most of the property's operating expenses.
- Common for **warehouses, industrial, and retail spaces** in Broward County.

2. **Modified Gross Lease**

- The **landlord pays** property taxes, insurance, and maintenance for the first year ("base year").
- In future years, the **tenant pays any increases** in those expenses.
- Utilities are often separate.
- Common for **office and flex spaces**.

3. **Full-Service Gross Lease**

- The **landlord pays all major property expenses**, including taxes, insurance, maintenance, and utilities.
- The tenant pays one all-inclusive rent amount.
- Most common in **executive office suites or medical buildings**, rare for warehouses.