

May 11, 2009

272 Highway # 18 North East Brunswick, NJ 08816

All bills payed to Property Management 1465 Rt 31 Annanadale Nj 08801  
Formally Dial A Mattress Operating corp.

Prime store 2822 Sq.ft. at \$16.00 sq ft. \$45,152.00 TRIPLE NET NNN  
asking rent monthly \$3,762.66 5 year wirq 2½ increase each year. 5 year option  
HVAC tenants responsiblity ofter take over.

Real Estate Property Tx Shared by 6 units two month security

20% of total \$10,088.00 2008 year \$50.442.09 = \$10.088.42 Pays 8 months

\$1,261.05

Insurance 20% \$12,686.00 = \$2,537.20

snow removal Gabowitz call in snow plower person plows the lot front and rear,  
and driveway. share the cost Feb 09 \$250.27

Mar 09 \$216.67

Water quarterly approx. \$36.14 share the cost by 6 units

Sewer same as water

Yearly inspection building ( fire Dept)

sprinkler monthly Jan 56.75 Feb 10.00 Mar 56.75 April 47.08

Monthly verizon sprinçler connection \$5.85

Signs on building and Pole

use the signs that have 1 800 Mattress on them must get permit from  
township and co