



BANK HILL L.L.C.

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Jeffrey Larkin
Manager

September 8, 2021

Pall Spera Company LLC
9 South Main Street
Waterbury, VT 0576

Dear Pall,

I would be willing to rent the 3152 sq ft of office space for \$3500 month plus utilities. The previous tenant had approximately \$180 a month electric bill and used 400 gallons of propane annually for the HVAC system. Water/sewer, rubbish/recycling and property taxes would be included in the rent.

A 5 year lease with two additional 5 year terms would work for me.

Let me know your thoughts.

Sincerely,

Jeffrey Larkin, Manager
BANK HILL L.L.C.