



PINNACLE PHYSICAL THERAPY

reach new heights

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TO: Pall Spera Company Realtors, LLC

RE: Gale Farm Center units

Dear Pall:

I would like to pursue fitting up and renting one of the two available spaces at the Gale Farm Center. The following is a list of expected finishing and offer for one of the two available units. This offer is for the 'left' unit as viewed from the entry side.

At Owner's cost

1. Install new ceiling tiles in all damaged areas to an 'as new' condition
2. Rehab the existing bathroom to an 'as new' condition
3. Paint all interior walls with designated color by Leasee
4. Replace existing flooring with washable surfaces, Leasee to designate flooring type
5. Disposal of construction waste
6. Reestablish partition adjoining space
7. Install outlets and signal wires in Leasee designated locations

At Leasee's cost

1. Construct partitions and office cubicles in desired areas
2. Install a shower for use by staff only

Additions

1. This is a request for a Right of First Refusal on the adjoining space which, if exercised, would be rented for the same base amount agreed to here plus any escalations in the base rent as described in your note.
2. Base Rent of \$1500
3. A copy of the proposed lease is requested reflecting the above noted Base Rent, including an initial term of 5 years with 'option to extend' for an additional 5 years, and evidence of expected cost obligation for those items described in section 3.2.

Sincerely,