

8 ROCKWELL

Hidalgo Drive, Rockwell Center, Makati City
General Term Sheet
As of June 1, 2016



1. Office Area	Typical Floor (single tenant): Approximately 1,800 sqm <ul style="list-style-type: none"> Floor and unit assignments subject to availability and contract.
2. Lease Term	Five (5) Years
3. Rental Rate	Office: Php1,200.00 per square meter per month (plus VAT) <ul style="list-style-type: none"> Escalation: 5% annually, beginning on the second (2nd) year Parking: Php4,000.00 per slot per month (plus VAT) <ul style="list-style-type: none"> <i>Allocation of 1 basement parking slot for every 70 square meters leased</i>
4. Space Handover Condition	<ul style="list-style-type: none"> 100% Back-up Power Open ceiling: 3.8 m floor to floor height <ul style="list-style-type: none"> Achievable 2.7 m clear ceiling height; VRF air-conditioning system (cassette-type) Floors ready to receive topping & finish Tapping provisions for all utilities within tenant space
5. 8 Rockwell Association Dues	Php 125.00 per square meter of the Gross Leasable Area per month (plus VAT) <ul style="list-style-type: none"> Indicative and subject to adjustment Lessee must pay Association Dues directly to 8 Rockwell Condominium Corporation*, who reserves the right to adjust depending on prevailing rates.
6. Air-Conditioning Charges	Php 75.00 per square meter of the Gross Leasable Area per month (plus VAT) (Cost will include the purchase, installation, repairs, maintenance, and replacement of any parts of the air-conditioning system)
7. Financial Terms	Security Deposit: Equivalent to three (3) months of office and parking rental Advance Rental: Equivalent to three (3) months of office and parking rental, plus VAT, to be applied to the last three (3) months of the lease term Utilities: Billed as consumed via sub-meters within tenant space
8. Fit-out	Two (2) months rent-free fit-out period
9. Handover	3Q 2015

10. Disclaimer	The data mentioned in this term sheet is being issued for exploratory purposes and shall not serve to bind either party to each other until a formal agreement is reached and covered by the appropriate lease documents.
11. Offer & Reservation	<p>For issuance of a formal Lease Offer, you may reach the Commercial Leasing team via:</p> <p>Commercial Leasing Daniel Labudahon Email: DanielL@rockwell.com.ph Or Camille Valencia Email: CamilleV@rockwell.com.ph</p> <p>Office: (632) 793-0088 Mobile: (63) 917-857-8308</p> <p>To reserve a space, a reservation deposit equivalent to one (1) month's rent is required, payable upon signing of the formal Lease Offer. The reservation deposit will subsequently be credited to the security deposit.</p>