

Basic Heads of Terms

RE: PART 1ST FLOOR, ULYSSES HOUSE, FOLEY STREET, DUBLIN 1

Accommodation: The part first floor accommodation extends to approximately 248.80m² (2,678 sq.ft).

Car Parking: There is the possibility of 1 or 2 designated on-site car parking spaces.

Lease: 4 - 10 year full repairing and insuring lease.

Break Option: Available on 10 year lease

Rent: It is listed at €25 per sq.ft. ex VAT together with 1 car parking space at €2,500 per annum ex VAT. The rent will be payable quarterly in advance by standing order.

Rent Review: There will be an upwards/downwards rent review to the then open market at the expiration of year 5 of the lease.

Specification: The property will be handed over "as seen" and include the following specification:

- Raised access floors
- Carpet throughout
- Floor boxes wired for power and data
- Suspended ceilings with recessed lighting
- Air conditioning and heating
- Kitchenette facility
- Boardroom
- 3 x cellular offices

Insurance: In the usual manner the Tenant will be responsible for a pro rata contribution towards insurance. The cost of insurance is included in the service charge. Contents Insurance should be obtained separately by the tenant.

Service Charge: The above property will be managed by RF Property Management. In the usual manner the Tenant will be responsible for a pro-rata contribution towards the maintenance and upkeep of the common areas of the property. The service charge budget for 2017 equates to approximately 44.02 per sqm (€4.09 per sq.ft.) per annum exclusive of VAT.

Rates: In the usual manner the Tenant will be responsible for a pro-rata contribution towards rates arising on the part first floor. The current rates liability for the part first floor for 2017 equates to €6,398.80 per annum at present.

Signage: The Tenant will be permitted company signage in the reception area on the ground floor and on the 1st floor lobby area.

Access: The Tenant will have 24/7 access 365 days a year.