

110 Mays	Lease Summaries
Round Rock Texas	
Tenant	The Inspired Studio/ Nycia Emerson
Property Owner:	MDJD, LLC. 3628 Sandy Brook Round Rock, Tx 78665
Property:	110 South Mays Street Round Rock, Texas
Type of Property:	Retail, Bakery and Motivational Classes
Term:	1/1/19- 3/31/24
Option to Renew:	5 years at 3% annual increases
Size	4,071 square feet
Security Deposit:	\$6,554.31
Monthly Rent:	\$5,767.25 with 3% annual increases
Late Fees:	10% after 5 days, \$50 returned check fee
Escrow	\$2.40 per square foot per year for taxes, insurance and CAM
Tenant Obligations:	All interior maintenance and utilities
Landlord Obligations:	Foundation, roof, exterior walls, grounds, parking lot
Tenant	Cesar Perez and Mohammed Hasan dba Armada Towing
Property Owner:	MDJD, LLC
Property:	102 S. Mays St. - Back Building-Round Rock, Texas Williamson County
Type of Property:	Private single business
Term:	2/1/2015-1/31/2019
Option to Renew:	5 more years at TBD rate
Size	3,444 square feet
Security Deposit:	\$1,400.00
Monthly Rent:	\$1,400 per month
Late on:	3rd
Late Fees:	\$10 per day , \$50 for returned check, eviction after 60 days
Escrow for Taxes	Landlord pays for taxes and insurance on building
Tenant Obligations:	All Utilities, plumbing, a/c, electrical, gas and exterior appearance
Go dark clause:	Yes
Tenant	Cesar Perez and Mohammed Hasan dba Galaxy Automotive
Property Owner:	MDJD, LLC
Property:	108 S. Mays St. Round Rock, Texas Williamson County
Type of Property:	Private single business
Term:	1/1/2015-12/31/2019
Option to Renew:	5 more years at TBD rate
Size	3,819 square feet
Security Deposit:	\$4,500 per month
Monthly Rent:	\$4,500 per month
Late on:	3rd
Late Fees:	\$10 per day , \$50 for returned check, eviction after 60 days
Escrow for Taxes	Landlord pays taxes
Tenant Obligations:	All Utilities, plumbing, a/c, electrical, gas and exterior appearance
Go dark clause:	Yes

