

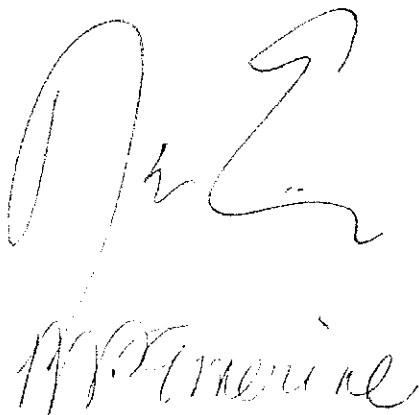
Carolina Dancesport Facility

Discussion of Lease Possibilities

1. If we lease their studio, the Emerines' indicated that they will pay all taxes and maintenance costs. This will include the inspection and maintenance contract on the Air Conditioner units.
2. They will also agree to pay all the taxes and insurance on the property.
3. They would like to continue teaching a limited amount of private lessons during the daytime hours (approximately 15 hours per week). As compensation for this they will agreed to pay for one half of the utilities.
- 4..They don't have any parties or other functions that would interfere with our activities and said they are normally not in the building after 7:00 pm (I believe this could be specified in the contract.)
5. There are two offices, two bathrooms and a kitchen as well as well as a large storage area available to us. The Emerines' would reserve a third bathroom for their use. They would clean out the storage are and remove any furniture in the studio that we don't want to use.
6. The cost to us would be \$2000 per month plus 1/2 of utilities. (1/2 of utilities are estimated at \$300-400 per month).
7. The lease can be as long or as short as we desire.
8. They have agreed to let us hold one of our Saturday parties at their studio without charge so that our members can see the facility. They would also agree to one or two month trial lease at the above rate if we desired.

The Facility

1. The total area available to us is about 2500Sq. ft, consisting of the dance area with a solid oak sprung floor, mirrors , and is attractively decorated (~1650 sq. ft.); a storage area (~400 sq. ft.); two offices and two restrooms (~320 sq. ft) and reception area and kitchen (~140 ft sq).
2. There is a good sound system with speakers in the ceiling. A laptop computer loaded with dance music will remain available for our use.



J. Emerine