

LOGAN'S ROADHOUSE—LAND LEASE

351 South Perry Road
Plainfield, Indiana 46168

\$1,275,000

Outlot Located at Entrance to Metropolis Lifestyle Center



- Outlot of Plainfield Commons shopping center with Kohl's and Target as anchor tenants
- 7,161 square foot leasehold improvement (restaurant) built in 2006
- Parcel of land 1.96 acres (85,378 sf) and net of right-of-ways 1.60 acres (69,696 sf)
- Zoned GC—General Commercial
- Lessee: Logan's Roadhouse, Inc.—Nationally recognized casual dining restaurant chain based in Nashville, Tennessee
- Across from entrance to Metropolis Lifestyle Center, a 550,000 square foot retail center

Currently in year three of fifteen year lease with three five-year renewal options:

Years 1-5	(10/15/06—10/14/11)	\$100,000/year	\$ 8,333.33/month
Years 6-10	(10/15/11—10/14/16)	\$110,000/year	\$ 9,166.67/month
Years 11-15	(10/15/16—10/14/21)	\$121,000/year	\$10,083.33/month
Years 16-20	(First Renewal Term)	\$133,100/year	\$11,091.67/month
Years 21-25	(Second Renewal Term)	\$146,410/year	\$12,200.83/month
Years 26-30	(Third Renewal Term)	\$161,051/year	\$13,420.92/month



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