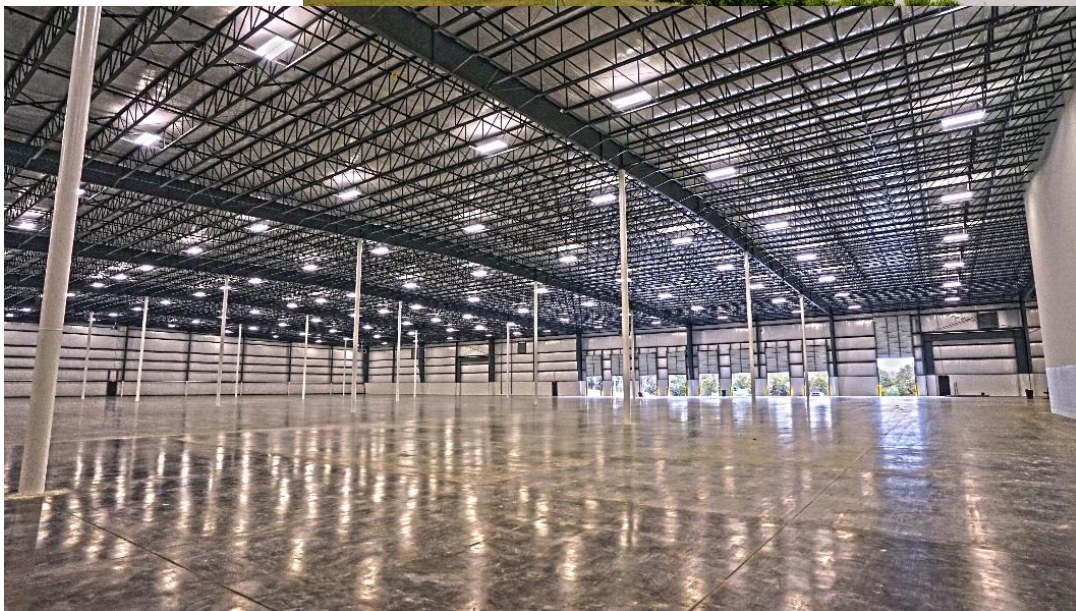




ALDORA BUILD-TO-SUIT, CLASS A MANUFACTURING FACILITY



Lot 14 Hardware Drive
Prince George County,
Virginia



October 14, 2020

Leon Silverstein
President/CEO
Aldora
4250 Coral Ridge Drive, Suite 101
Coral Gables, FL

ALABAMA

**RE: Build to Suit Industrial Facility
SouthPoint Business Park, Prince George, Virginia**

GEORGIA

Dear Leon:

This proposal is in response to your inquiry for a 109,120 SF glass fabricating facility to be located in the Mid-Atlantic region of the United States. Aldora's business model is a good fit with the other industrial tenants located in the SouthPoint Business Park, Virginia. The park is well located along the I-95 and I-85 corridors and is within a one-day transit time throughout the Northeastern and Midwestern region of the United States. The industrial park in Prince George located just south of Richmond, VA provides close proximity to educational institutions, water, rail, and road transportation; yet provides a stable workforce and favorable government support only found in locations outside of major metropolitan areas.

NORTH CAROLINA

TENNESSEE

We have carefully selected our business park locations throughout the Southeastern states to provide a competitive work environment for our clients. The key considerations for our park are close proximity to a major highway, availability of well trained and competitively priced non-union labor, located close to, but not in, a major metropolitan area. Other considerations include reliable utility services, high speed Wi-Fi, strong community support, and competitive tax rates to name just a few criteria.

VIRGINIA

*TWO CENTRE PLAZA
CLINTON, TN 37716*

865-457-3701 PHONE

865-457-5476 FAX

The proposed facility would be a Build-to-Suit project for a Class A, Steel and Masonry building of 109,120 SF sited on 32.3 acres. Our industrial facilities are designed to provide long term flexibility for high growth, industrial operations with wide 60' x 60' column spacing and a minimum interior clear height of 32'. This wide-open volume allows for a great degree of freedom for the placement of fabrication and distribution equipment. We also include efficient LED high output lighting and ESFR automatic fire sprinkler protection to further enhance the long-term utility and value of the facility.

*the one stop for every industrial need
www.hollingsworthcos.com*



For us, the most important part of this transaction is to build a relationship between our companies. We select clients that are in a leadership position within their respective market. We strive to be more than a landlord because we are betting millions of dollars on the long-term success of your company's business. Our long-term interests are best served by helping our clients' businesses grow and be successful. As your business expands, so will ours. We talked about offering a purchase option for this facility, but we have recently sold a number of our leased facilities and can not offer a purchase option at this time. We would be able to offer a First Right of Refusal so you would know we would never sell your Lease to a REIT.

ALABAMA

The Hollingsworth Companies is 100% focused on Industrial Real Estate development, design, and construction. Our industrial real estate footprint spans 18 states in the Southeast and Midwest including 124 separate industrial clients. The SouthPoint Industrial Park, Virginia was founded in 1997 and stands as a testament to our commitment to the Prince George business community. SouthPoint Business Park Virginia has won a national award for the best Public/Private Partnership for industrial parks.

GEORGIA

We have provided additional information regarding The Hollingsworth Companies at the following hyperlink. After a short introductory video, you will be able to download additional information regarding this project and The Hollingsworth Companies:

<https://hollingsworthcos.com/view-proposal/5f875e8394ecd>

NORTH CAROLINA

The Hollingsworth Companies have been engaged in industrial construction and development for 35 years and have never delivered a project late. We look forward to providing the optimum facility for your rapidly growing business.

TENNESSEE

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Mann".

Tom Mann
Senior Vice President of Industrial Real Estate

VIRGINIA

Cc: Joe Hollingsworth CEO
Tom Wortham Sr. Vice President of Architecture and Business Development

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Industrial Building Program

SOUTHERN ADVANTAGE

VP-153 SOUTHPOINT BUSINESS PARK, PRINCE GEORGE, VIRGINIA

Client: Aldora

Landlord: Hollingsworth, GP

Building Area: 109,120 SF (Includes 1,120 SF of office, breakroom, and toilet facilities)

Premises: Lot 1, Hardware Drive, Prince George, VA 23875
32.3 Acres

Firm BTS Agreement: October 30, 2020 signing, Occupancy November 1, 2021

Rental Rate: **Fifteen (15) Year Term, Triple Net**
Lease Rate for base building
\$6.52/SF/YR + Annual CPI adjustment (min. 3%)

Fifteen (15) Year Term, Triple Net
Lease Rate for Building Upfits
\$1.18/SF/YR + Annual CPI adjustment (min. 3%)

(Facility is subject to availability. Only a fully executed and delivered Lease shall bind any party to perform as agreed therein. All offers stated herein are subject to the assumed bankable credit of the tenant entity. All offers are only valid until October 30, 2020.)

Estimated Triple Net Expenses

RE Taxes Est.	\$0.31/SF/YR
Insurance	\$0.11/SF/YR
Maintenance Est.	\$0.09/SF/YR*

*Maintenance is Tenant managed and Landlord charges no mark up. Landlord fixes roof at no cost to Tenant for life of lease.

Renewal Options: Three (3), five (5) year options continuing the same terms and conditions of the original Lease Term.

Security Deposit: Two months' rent.

Construction: 100% recyclable steel rigid frame construction with longspan cold formed joist secondary framing at roof. Split face masonry on three

ALABAMA

GEORGIA

NORTH CAROLINA

TENNESSEE

VIRGINIA

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Industrial Building Program

SOUTHERN
ADVANTAGE

ALABAMA

Floor:

sides up to 7'-4", then insulated metal to the eaves.

Laser leveled Six Inch 4000 psi concrete floor reinforced with heavy duty welded wire mats, and Ashford Formula penetrating densifier finish.

Roof:

24 gauge standing seam galvalume, 25-year warranty insulated and highly reflective and totally recyclable.

Electrical Service:

4000 Amp 480/277 Volt, 3 Phase service panel and Three (3) 200Amp Distribution panels, a 1200Amp breaker in MDP for Furnace feed and feeds to all building systems installed by Hollingsworth.

GEORGIA

Lighting:

Energy Efficient LED fixtures with 36,000 lumen output at 4000K color temperature.

NORTH CAROLINA

Water:

8" fire sprinkler riser into building;
2" metered domestic water service

Sewer:

6" gravity sanitary sewer to grinder pump connected to municipal forcemain sanitary system.

TENNESSEE

**Heating, Ventilation
and A/C:**

Offices are fully conditioned; Warehouse space is heated with natural gas fired unit heaters and ventilated with mechanical cross ventilation at 3 air changes per hour.

VIRGINIA

Plumbing

Trench Drains estimated at 480LF with a sand interceptor are included in the Upfit Lease Rate.

Air Compressor

An Allowance of \$35,000 has been included in the Upfit Lease Rate for the purchase and installation of a 50HP Air Compressor and related piping and fittings.

TWO CENTRE PLAZA
CLINTON, TN 37716

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Offices & Restrooms

Offices, restrooms, air compressor, electrical and Fire Pump Room upfits have been included based on the attached floor plan for a total of 4554 SF with two unisex toilets for the front office staff and larger restrooms and a breakroom for the warehouse staff.

ALABAMA

Paving:

150 car spaces
10 spaces for trailer drops or straight body trucks

Docks:

Five (5) 9' x 10' dock-high doors, Four (4) dock levelers, and Seven (7) 13' wide x 16' high drive-in floor high doors in warehouse.

GEORGIA

Fire Sprinkler:

ESFR (early suppression, fast response) wet fire protection system, including electric booster pump.

NORTH CAROLINA

Broker:

Landlord acknowledges Aldora is represented by NRT Mid Atlantic, LLC as Broker and Landlord will pay the Broker a commission as a part of the transaction. The terms of this commission payment are as agreed in a separate agreement.

TENNESSEE

Offer:

Only a fully executed and delivered contract shall bind any party to perform as agreed therein. All offers stated herein are subject to the assumed bankable credit of the client entity. All offers are only valid until October 30, 2020, after that date this proposal is automatically withdrawn. Land is subject to availability.

VIRGINIA

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CLINTON, TN 37716**

865-457-3701 PHONE

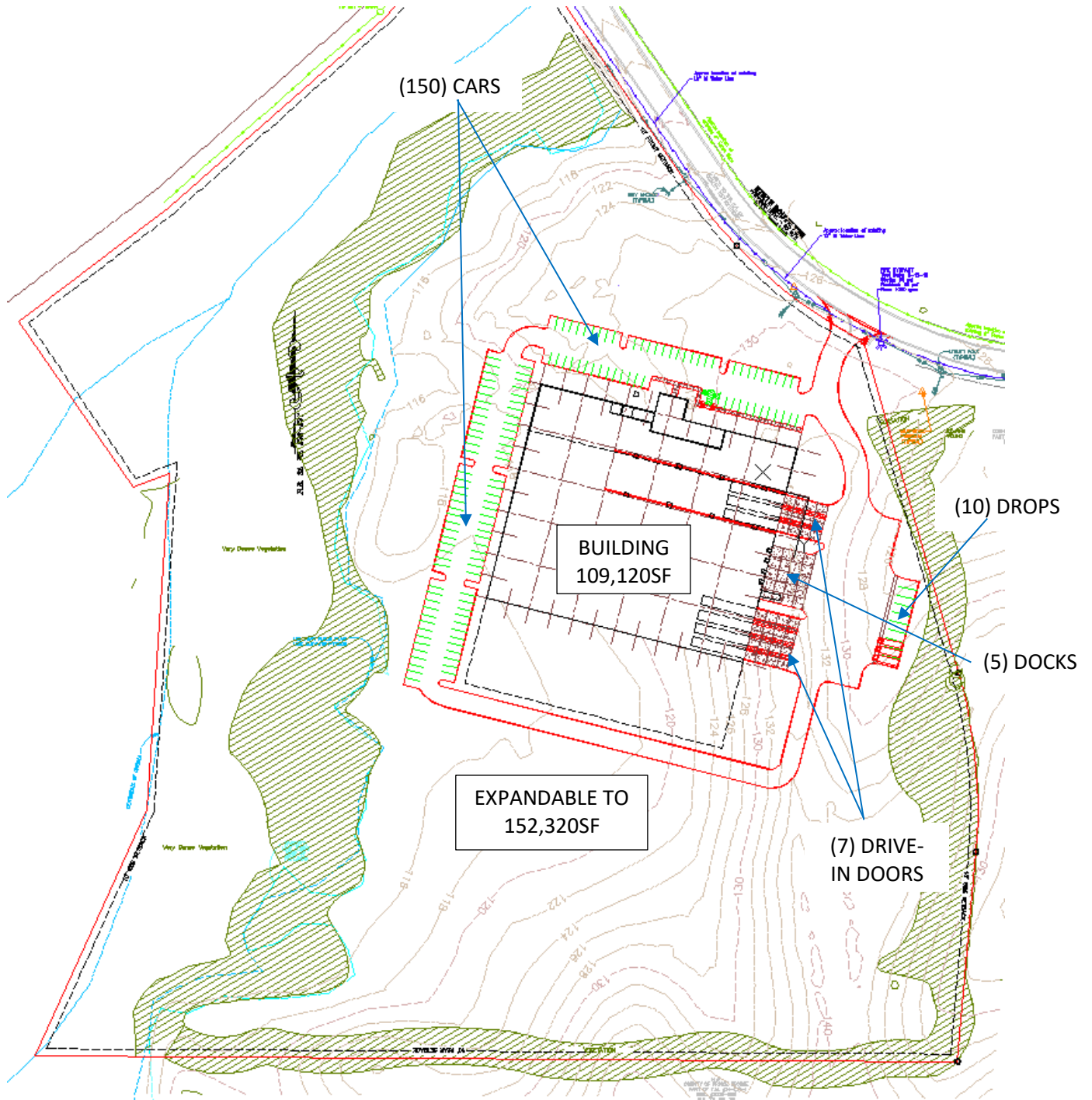
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Industrial Building Program

SOUTHERN ADVANTAGE

SITE PLAN



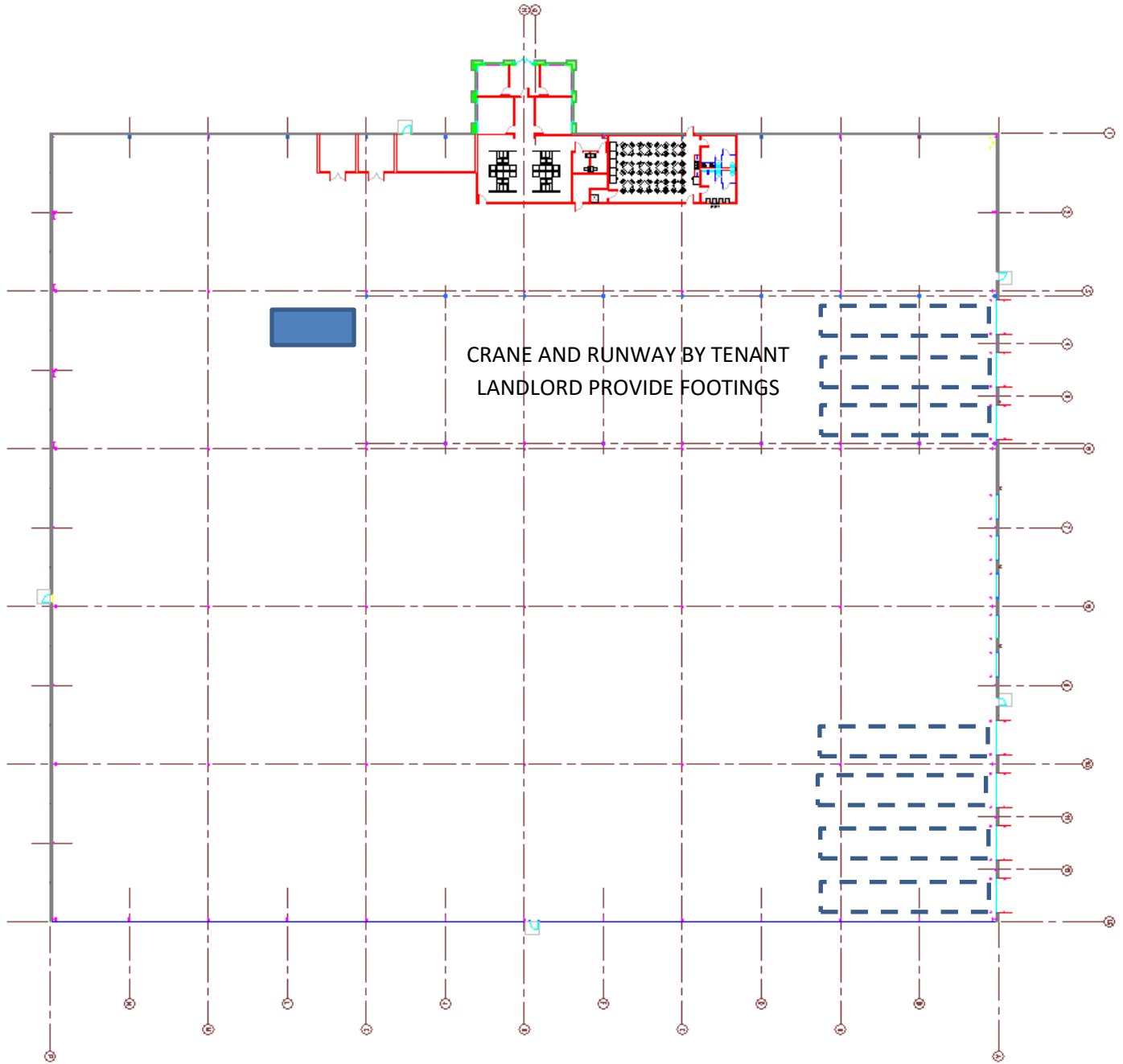
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Industrial Building Program

SOUTHERN
ADVANTAGE

OVERALL FLOOR PLAN





Industrial Building Program

SOUTHERN
ADVANTAGE

OFFICE FLOOR PLAN

