



2200 W 195th St | Torrance, CA 90501

August 7, 2023

R C Waldron
1821 Herrin Ave
Manhattan Beach, CA 90266

**Re: Property Street Address, City, State, Zip
CA0029156**

Dear R C Waldron,

This letter is to inform you that WASH Multifamily Laundry Systems is on a month-to-month tenancy basis at the location mentioned above.

Lessee agrees to pay Lessor as rent, for the exclusive use and possession of the Leased Premises, an amount equal to a percentage of the revenue received for the use of Lessee's equipment in the Leased Premises, less any applicable taxes, credit/debit card and wireless system costs and fees payable in connection with the operation of its equipment (the "Rent"). Said percentage shall be based on the average revenue received per machine per day based on a thirty-day month (the "Base Amounts") as shown below. The total number of machines for calculating the Rent is **1 washer 1 dryerAu**. The Base Amounts shall be increased annually to reflect changes in the Consumer Price Index of the Department of Labor-U.S. City Average. All refunds made to the residents, if any, shall be deducted from the gross revenue prior to the calculation of Rent. Lessor will receive an account summary listing payment details with each Rent payment.

40% when the average equals or exceeds **\$32.00** per machine per day; or
30% when the average equals or exceeds **\$27.00** per machine per day; or
25% minimum.

WASH provides all repairs, necessary replacements, and service to the machines. If you have any questions, please feel free to contact us at <https://support.wash.com>.

Respectfully,

WASH Client Operations