

Corporate Guest House for Lease or Lease/Purchase Option

No room at the Inn? Now you can lease your very own for less than the cost of overnight, extended stay and relocating accommodations. Why not consider an alternative, in addition to saving your company or organization time and money? We are excited to offer an affordable, convenient and a much more personal way to accommodate your VIP's.

Our Guest House has accommodated business professionals from across the globe since it was established for corporate housing in 1987. This unique Corporate Guest House has become a home away from home for VIP's who have claimed homestead for days, months and even years while on assignment. The Guest House offers a clean, quiet, and comfortable refuge for hard working professionals who desire the best, somewhere to kick back, relax, and call home. We are honored to be a part of the hospitality industry and the business community in Mount Vernon, Ohio. We are also a lifetime member of the Knox County Chamber of Commerce.

We are sure you know that scheduling reservations can be very time consuming and, during special event days, nearly impossible. Therefore, we are offering this opportunity to lease your own Guest House and eliminate common lodging issues such as: no vacancies, limited availability due to block out dates, and/or overbooked rooms. You will have the flexibility of extending stays to compensate for delays of unfinished business. Your accommodations will be readily available and will be exclusively yours.

Another benefit to consider is the ability to customize your company's signature by displaying pictures, publications, literature, logos, add a library dedicated to your company's past, present and future. We are also a perfect choice for your company functions such as: Business Meetings, Holiday Celebrations, Special Events, Promotions, and Private Dinners prepared on site by your own Professional Chef or locally catered. There are many options available.

The Guest House is elegantly furnished to meet the high standards of your VIP's. The 1873 Victorian Italianate Corporate Guest House is 2688 square feet of grand living space. Upon entering the ten foot arched double front doors a timeless hand carved stairway leads to the second floor. Where you find three comfortable and nicely sized bedroom suites, each featuring a private bath. On the first floor an inviting oversized great room includes a hearth and mantel gas log fireplace, an adjoining library with a built-in bookcase and a half bathroom accommodates visiting guests. Beautiful White Oak hardwood floors cover the entire first floor and a separate dining area showcases a hand built China cabinet. The sunroom is wrapped in windows for a full view of every season and the floors are covered in Brazilian Cherry hardwood. The kitchen is nicely arranged, very functional and fully equipped with Top notch appliances and custom cabinetry. The twelve foot ceilings create an open and roomy atmosphere with an abundance of natural sunlight. An easy access laundry area is located on the first floor. The basement has knotty pine paneling and finished concrete floors. The Guest House is situated in a park like setting on almost an acre of landscaped grounds with a Victorian Gazebo and a picnic area. Parking is available in the front circular driveway with easy access to Martinsburg Rd. The Guest House is well maintained

and is in excellent condition. It is fully insulated to reduce the cost of utilities and is continuously updated and maintained to meet the needs of professionals.

Heat is supplied by a Bryant energy efficient forced air natural gas furnace, including a Bryant energy efficient heat pump and central air conditioning unit. There is a central April Aire filtration and humidifier for added comfort during the winter months. Certified fire extinguishers are inspected and serviced annually for your safety. A Kohler 17 KW natural gas generator will deliver quiet uninterrupted electrical service in case of a power outage. ADT is available 24/7 providing fire, carbon monoxide and security protection. Maintenance is scheduled on a regular basis inside and out including mechanical inspections.

Lawn care and trash service are included with a one-year lease agreement. The lease does not cover the cost of utilities and other services you may need to acquire. Linens, small kitchen accessories, utensils, small electrical appliances and/or other portable electronics or devices are not included with furnishings.

We are conveniently located within the city limits of Mount Vernon at 304 Martinsburg Road, within two miles of the State Route 13 Industrial Parkway and the Downtown Business District. We are also adjacent to the Mount Vernon Nazarene University, the Knox County Career Center and the Adult Education Center.

A one-year lease agreement or a lease/purchase option will be available starting in the Spring of 2010 at \$1,500/month. The average utilities cost for gas, electric, water and sewer is approximately \$300/month. To schedule a private showing call Theresa at 740.397.1914 on or after January 21st, 2010, Monday through Friday, during normal business hours. We look forward to meeting with you and to answering any questions you may have. Don't pass up this great opportunity to lease your own turn-key Guest House! This offer is available for a limited time.