

Rent Roll - Lease Charges

Property :Madison Plaza As of Date :12/31/2023 Amounts :Monthly

| All Amounts = Monthly | | | | | | | | | | |
|--------------------------------|------------|------------|------------------|----------------|-------------|------------|------------|-----------|-----------|-----------------|
| Lease ID | Lease From | Lease To | Total Lease Area | Amendment Type | Charge Code | Date From | Date To | Amount | Gross Amt | Amount Per Area |
| Bank of America, NC2 (310bank) | 5/30/2003 | | 4594. | Original Lease | renttax | 6/1/2023 | | 12.50 | 12.50 | 0.00 |
| | | | | Original Lease | camest | 6/1/2023 | | 2,500.00 | 2,500.00 | 0.54 |
| | | | | | | | | 2,512.50 | 2,512.50 | 0.55 |
| Barro's Pizza (MJB P (310barr) | 1/1/2006 | 12/31/2025 | 3145. | Original Lease | renttax | 1/1/2023 | 12/31/2023 | 57.82 | 57.82 | 0.02 |
| | | | | Original Lease | rent | 1/1/2023 | 12/31/2023 | 9,347.55 | 9,347.55 | 2.97 |
| | | | | Original Lease | taxest | 11/1/2015 | 12/31/2025 | 895.00 | 895.00 | 0.28 |
| | | | | Original Lease | camest | 11/1/2015 | 12/31/2025 | 1,230.83 | 1,230.83 | 0.39 |
| | | | | | | | | 11,531.20 | 11,531.20 | 3.67 |
| Bashas' Inc. (310bash) | 12/3/2003 | 5/31/2028 | 54408. | Renewal | rent | 6/1/2023 | 5/31/2028 | 38,539.00 | 38,539.00 | 0.71 |
| | | | | Renewal | camest | 6/1/2023 | 5/31/2028 | 10,316.33 | 10,316.33 | 0.19 |
| | | | | Renewal | renttax | 6/1/2023 | 5/31/2028 | 244.28 | 244.28 | 0.00 |
| | | | | | | | | 49,099.61 | 49,099.61 | 0.90 |
| Bob's Smoke Shop (310bobs) | 6/1/2017 | 5/31/2027 | 1057. | Renewal | rent | 6/1/2023 | 5/31/2024 | 1,893.17 | 1,893.17 | 1.79 |
| | | | | Renewal | camest | 6/1/2022 | 12/31/2023 | 496.26 | 496.26 | 0.47 |
| | | | | Renewal | renttax | 6/1/2023 | 12/31/2023 | 11.95 | 11.95 | 0.01 |
| | | | | Renewal | monusign | 6/1/2022 | 5/31/2027 | 75.00 | 75.00 | 0.07 |
| | | | | | | | | 2,476.38 | 2,476.38 | 2.34 |
| The Complete Pet Ani (310comp) | 9/4/2012 | 8/31/2025 | 2200. | Renewal | rent | 9/1/2023 | 8/31/2024 | 4,532.00 | 4,532.00 | 2.06 |
| | | | | Renewal | camest | 9/1/2022 | 8/31/2025 | 872.00 | 872.00 | 0.40 |
| | | | | Renewal | taxest | 9/1/2022 | 8/31/2025 | 673.42 | 673.42 | 0.31 |
| | | | | Renewal | renttax | 5/1/2023 | 8/31/2025 | 29.73 | 29.73 | 0.01 |
| | | | | | | | | 6,107.15 | 6,107.15 | 2.78 |
| Farmers Insurance (310far2) | 2/1/2019 | 1/31/2029 | 1089. | Original Lease | camest | 2/1/2019 | 12/31/2023 | 544.50 | 544.50 | 0.50 |
| | | | | Original Lease | rent | 2/1/2023 | 1/31/2024 | 1,600.00 | 1,600.00 | 1.47 |
| | | | | Original Lease | renttax | 2/1/2023 | 12/31/2023 | 10.72 | 10.72 | 0.01 |
| | | | | | | | | 2,155.22 | 2,155.22 | 1.98 |
| First Impression Iro (310firs) | 8/28/2019 | 2/28/2026 | 1220. | Renewal | rent | 3/1/2023 | 2/29/2024 | 1,986.48 | 1,986.48 | 1.63 |
| | | | | Renewal | camest | 2/5/2023 | 12/31/2023 | 462.58 | 462.58 | 0.38 |
| | | | | Renewal | renttax | 3/1/2023 | 12/31/2023 | 12.25 | 12.25 | 0.01 |
| | | | | | | | | 2,461.31 | 2,461.31 | 2.02 |
| SSC Land I, LLC (310fred) | 11/19/2018 | | . | Original Lease | camest | 11/19/2018 | | 750.00 | 750.00 | 0.00 |
| | | | | | | | | 750.00 | 750.00 | 0.00 |
| The Golden Touch (310gold) | 6/1/2019 | 7/31/2024 | 1550. | Original Lease | renttax | 8/1/2023 | 12/31/2023 | 16.72 | 16.72 | 0.01 |
| | | | | Original Lease | camest | 8/1/2019 | 12/31/2023 | 775.00 | 775.00 | 0.50 |
| | | | | Original Lease | rent | 8/1/2023 | 7/31/2024 | 2,568.81 | 2,568.81 | 1.66 |
| | | | | | | | | 3,360.53 | 3,360.53 | 2.17 |

| | | | | | | | | | | |
|--------------------------------|-----------|------------|-------|----------------|----------|-----------|------------|-----------------|-----------------|-------------|
| Great Clips (310grea) | 1/24/2004 | 3/31/2029 | 1085. | Renewal | renttax | 4/1/2023 | 3/31/2024 | 12.39 | 12.39 | 0.01 |
| | | | | Renewal | taxest | 4/1/2019 | 3/31/2024 | 261.17 | 261.17 | 0.24 |
| | | | | Renewal | camest | 4/1/2019 | 3/31/2024 | 414.42 | 414.42 | 0.38 |
| | | | | Renewal | rent | 4/1/2023 | 3/31/2024 | <u>1,802.03</u> | <u>1,802.03</u> | <u>1.66</u> |
| | | | | | | | | 2,490.01 | 2,490.01 | 2.29 |
| Haggard Chiropractic (310hagg) | 7/1/2020 | 6/30/2030 | 1202. | Original Lease | rent | 7/1/2023 | 6/30/2024 | 2,408.01 | 2,408.01 | 2.00 |
| | | | | Original Lease | camest | 7/1/2020 | 6/30/2030 | 423.75 | 423.75 | 0.35 |
| | | | | Original Lease | taxest | 7/1/2020 | 6/30/2030 | 289.33 | 289.33 | 0.24 |
| | | | | Original Lease | insurest | 7/1/2020 | 6/30/2030 | 24.04 | 24.04 | 0.02 |
| | | | | Original Lease | renttax | 7/1/2023 | 6/30/2024 | <u>15.73</u> | <u>15.73</u> | <u>0.01</u> |
| | | | | | | | | 3,160.86 | 3,160.86 | 2.63 |
| Loving Hut Vegan Cui (310lovi) | 7/7/2016 | 8/31/2026 | 1679. | Renewal | rent | 9/1/2023 | 8/31/2024 | 2,746.10 | 2,746.10 | 1.64 |
| | | | | Renewal | camest | 9/1/2021 | 12/31/2023 | 755.55 | 755.55 | 0.45 |
| | | | | Renewal | renttax | 9/1/2022 | 12/31/2023 | <u>17.11</u> | <u>17.11</u> | <u>0.01</u> |
| | | | | | | | | 3,518.76 | 3,518.76 | 2.10 |
| Miyu Nail & Spa (310miyu) | 4/1/2004 | 3/31/2029 | 1538. | Renewal | rent | 4/1/2023 | 3/31/2024 | 3,029.31 | 3,029.31 | 1.97 |
| | | | | Renewal | camest | 4/1/2019 | 12/31/2023 | 535.33 | 535.33 | 0.35 |
| | | | | Renewal | taxest | 4/1/2019 | 3/31/2029 | 370.17 | 370.17 | 0.24 |
| | | | | Renewal | renttax | 4/1/2023 | 12/31/2023 | <u>19.67</u> | <u>19.67</u> | <u>0.01</u> |
| | | | | | | | | 3,954.48 | 3,954.48 | 2.57 |
| Sip-N-Go (310sipn) | 3/1/2020 | 2/28/2025 | 1104. | Original Lease | renttax | 3/1/2023 | 2/29/2024 | 12.81 | 12.81 | 0.01 |
| | | | | Original Lease | camest | 3/1/2020 | 2/28/2025 | 552.00 | 552.00 | 0.50 |
| | | | | Original Lease | rent | 3/1/2023 | 2/29/2024 | <u>2,010.62</u> | <u>2,010.62</u> | <u>1.82</u> |
| | | | | | | | | 2,575.43 | 2,575.43 | 2.33 |
| Subway #31275 (310subw) | 2/2/2004 | 11/30/2028 | 1689. | Renewal | renttax | 12/1/2023 | 11/30/2028 | 27.38 | 27.38 | 0.02 |
| | | | | Renewal | taxest | 12/1/2023 | 11/30/2028 | 406.50 | 406.50 | 0.24 |
| | | | | Renewal | camest | 12/1/2023 | 11/30/2028 | 612.92 | 612.92 | 0.36 |
| | | | | Renewal | rent | 12/1/2023 | 11/30/2028 | <u>4,591.63</u> | <u>4,591.63</u> | <u>0.37</u> |
| | | | | | | | | 5,638.43 | 5,638.43 | 0.99 |
| Tasty Asian Kitchen (310tast) | 6/1/2014 | 5/31/2029 | 2066. | Renewal | rent | 6/1/2023 | 5/31/2024 | 3,925.72 | 3,925.72 | 1.90 |
| | | | | Renewal | renttax | 6/1/2023 | 5/31/2024 | 26.14 | 26.14 | 0.01 |
| | | | | Renewal | taxest | 6/1/2019 | 5/31/2029 | 556.83 | 556.83 | 0.27 |
| | | | | Renewal | camest | 6/1/2019 | 5/31/2029 | <u>744.92</u> | <u>744.92</u> | <u>0.36</u> |
| | | | | | | | | 5,253.61 | 5,253.61 | 2.54 |
| The Portable Choice (310tmob) | 8/1/2017 | 7/31/2027 | 1220. | Renewal | rent | 8/1/2023 | 7/31/2024 | 2,124.80 | 2,124.80 | 1.74 |
| | | | | Renewal | camest | 8/1/2022 | 12/31/2023 | 559.17 | 559.17 | 0.46 |
| | | | | Renewal | renttax | 8/1/2023 | 12/31/2023 | 13.42 | 13.42 | 0.01 |
| | | | | Renewal | monusign | 8/1/2022 | 7/31/2027 | 30.00 | 30.00 | 0.02 |
| | | | | | | | | 2,727.39 | 2,727.39 | 2.24 |
| The UPS Store (310upss) | 1/19/2004 | | 1552. | Renewal | taxest | 2/1/2019 | | 373.58 | 373.58 | 0.24 |
| | | | | Renewal | camest | 2/1/2019 | 12/31/2023 | 540.25 | 540.25 | 0.35 |
| | | | | Renewal | rent | 2/1/2023 | 2/29/2024 | 4,847.34 | 4,847.34 | 0.32 |
| | | | | Renewal | renttax | 2/1/2023 | 12/31/2023 | 20.72 | 20.72 | 0.01 |

| | | | | | | | | | | |
|--------------------------------|------------|------------|--------|----------------|---------|-----------|------------|------------------|------------------|-------------|
| | | | | | | | | <u>5,781.89</u> | <u>5,781.89</u> | <u>2.68</u> |
| Walgreens Accounting (310walg) | 11/29/2003 | 11/30/2078 | 14560. | Original Lease | renttax | 12/1/2013 | 11/30/2078 | 135.42 | 135.42 | 0.01 |
| | | | | Original Lease | rent | 12/1/2003 | 11/30/2078 | <u>27,083.33</u> | <u>27,083.33</u> | <u>1.86</u> |
| | | | | | | | | <u>27,218.75</u> | <u>27,218.75</u> | <u>1.87</u> |
| Westwind Dental of P (310west) | 2/21/2005 | 1/31/2026 | 1792. | Renewal | rent | 2/1/2023 | 1/31/2024 | 4,415.21 | 4,415.21 | 2.46 |
| | | | | Renewal | camest | 2/1/2021 | 1/31/2026 | 641.08 | 641.08 | 0.36 |
| | | | | Renewal | taxest | 2/1/2021 | 1/31/2026 | 431.33 | 431.33 | 0.24 |
| | | | | Renewal | renttax | 2/1/2023 | 1/31/2024 | <u>27.44</u> | <u>27.44</u> | <u>0.02</u> |
| | | | | | | | | <u>5,515.06</u> | <u>5,515.06</u> | <u>3.08</u> |
| Totals: | | | 98750. | | | | 150,749.88 | 150,749.88 | 1.53 | |