JDE EnterpriseOne 9.2 1/3/2024 15:28:03 R5615003A Page -

## Baybrook Lifestyle & Power Ctr

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 02014 Baybrook Lifestyle & Power Ctr

Property: 2014 Baybro	ook Lifestyle 8	R Power C	Ctr Ctr															
				Current	Charges				Future Re	nt & Expense	Escalations				Over	age/% In Li	eu Rent Terms	
	S	Square	Bill	Begin	End	Monthly	Annual	Bill	Begin	End	Monthly	Annual	%	Bill	Begin	End		Overage
Unit DBA	Lease ID F	ootage	Code Expense Description	Date	Date	Amount	Rate/SF		Date	Date	Amount	Rate/SI		Code	Date	Date	Breakpoint	%
<del></del>																		_
Outparcel																		
18610 DIAMONDS DIRECT	497691	6,000	BMRO MINIMUM RENT	03/19/2022	03/31/2027	21,995.00		BMRO MINIMUM RENT	04/01/2027	03/31/2032	24,150.50	48.30	9.8%					
			REPO RET PRORATA	03/19/2022	03/31/2032	4,295.00												
Lease Type :	RT		WTSP WATER & SEWER	03/19/2022	03/31/2032	50.00	.10											
Unit Type : Lease Status :	OUT O																	
% In Lieu :	O																	
Commencement Date	: 03/19/20	22																
Open Date :	03/19/20	22																
Original End Date :	03/31/20	32																
Expire/Close Date :	03/31/20	32			_		_											
			Total :			26,340.00												
18640 DICK'S SPORTING	349573	105,000	BMRO MINIMUM RENT	10/19/2016	01/31/2027	146,037.50	16.69	CATO CAM TOE	01/01/2024	12/31/2024	34,543.21	3.95	5 4.0%	PCTC	0 02/01/2023	01/31/2024	25,633,024.0	0 10.00%
GOODS/FIELD & STREAM			CATO CAM TOE	01/01/2023	12/31/2023	33,214.62	3.80	CATO CAM TOE	01/01/2025	12/31/2025	35,924.94	A 11	1 4.0%	PCTC	O 02/01/2024	01/31/2025	25,633,024.0	0 10.00%
Lease Type :	RT		SATO CAN FOL	01/01/2023	1210112023	33,214.02	3.00	CATO CAM TOE	01/01/2025	12/31/2025					O 02/01/2024 O 02/01/2025			
Unit Type :	OUT							CATO CAM TOE	01/01/2027	01/31/2027	38,856.41		4.0%		O 02/01/2026			
Lease Status :	0																	
% In Lieu :																		
Commencement Date	: 10/19/20	16																
Open Date :	10/19/20																	
Original End Date :	01/31/20																	
Expire/Close Date :	01/31/20	2/	Total :		-	179,252.12	-											
			iotai .			119,202.12												
18710 FIDELITY INVESTMENTS	360687	9,000	BMRO MINIMUM RENT	04/01/2022	03/31/2027	35,062.50	46.75	CATO CAM TOE	01/01/2024	12/31/2024	5,765.03	7 60	3.0%					
	200001	5,500	CATO CAM TOE	01/01/2023	12/31/2023		7.46	CATO CAM TOE	01/01/2024	12/31/2024			3.0%					
Lease Type :	RT		REPO RET PRORATA	12/01/2016	03/31/2027	6,187.50		CATO CAM TOE	01/01/2026	12/31/2026			3.0%					
Unit Type :	OUT							CATO CAM TOE	01/01/2027	03/31/2027	6,299.61		3.0%					
Lease Status :	0																	
% In Lieu :																		
Commencement Date																		
Open Date :	03/20/20																	
Original End Date : Expire/Close Date :	03/31/20: 03/31/20:																	
Expire/Giose Date .	03/3 1/20	_1	Total :		-	46,847.12	-											
18722 SLEEP NUMBER	367401	3,820	BMRO MINIMUM RENT	07/01/2023	06/30/2024	22,253.14	69.91	BMRO MINIMUM RENT	07/01/2024	06/30/2025	22,920.74	72.00	3.0%	РСТС	O 02/01/2023	01/31/2024	5,276,827.6	8 5.00%
			CATO CAM TOE	01/01/2023	12/31/2023	4,503.23	14.15	BMRO MINIMUM RENT	07/01/2025	06/30/2026	23,608.36	74.16	3.0%	PCTC	0 02/01/2024	01/31/2025	5,434,874.6	3 5.00%
Lease Type :	RT		REPO RET PRORATA	07/01/2021	06/30/2027	2,898.82	9.11	BMRO MINIMUM RENT	07/01/2026	06/30/2027	24,316.61	76.39	3.0%	PCTC	02/01/2025	01/31/2026		8 5.00%
Unit Type :	OUT		WTSP WATER & SEWER	07/01/2017	06/30/2027	45.00	.14	CATO CAM TOE	01/01/2024	12/31/2024			4.0%		02/01/2026		5,766,131.9	
Lease Status :	0							CATO CAM TOE	01/01/2025	12/31/2025			4.0%	PCTC	0 02/01/2027	06/30/2027	2,398,350.7	4 5.00%
% In Lieu :	. 04/2=/2-	47						CATO CAM TOE	01/01/2026	12/31/2026			4.0%					
Commencement Date	9: 04/27/20 04/27/20							CATO CAM TOE	01/01/2027	06/30/2027	5,268.14	16.55	5 4.0%					
Open Date : Original End Date :	04/27/20																	
Expire/Close Date :	06/30/20																	
, 2.2.2.2.2.2.40			Total :		-	29,700.19	-											
18724 BOARDROOM SALON FOR MEN	367108	2 161	BMRP MINIMUM RENT	07/01/2023	06/30/2024	0 246 24	51.34							р∩тп	P 01/01/2022	12/31/2022	2,187,047.0	8 5.00%
1072- BOARDROOM SALON I OR MEN	001100	۷,۱۰۱	DIVINI IVIII VIII VIII VIII VIII VIII VI	0110112023	00/30/2024	3,240.24	01.04							FUIF	01/01/2023	12/01/2023	2,101,041.0	3.0070

1/3/2024 15:28:03

2

Page -

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company : 02014 Baybrook Lifestyle & Power Ctr Baybrook Lifestyle & Power Ctr

Property:	2014 Baybr	ook Lifestyle & Power	Ctr																	
				Current	Charges				Future Re	ent & Expense	Escalations					Overaç	ge/% In Li	ieu Rent Tern	ms	
		Square	Bill	Begin	End	Monthly	Annual	Bill	Rogin	End	Monthly	Annual	0/	Bill	Re	egin	End		O	rocc
Unit	DBA	Lease ID Footage			Date	Monthly Amount	Annual Rate/SF		Begin Date	End Date	Monthly Amount	Rate/SF	% In a	Cod		ate	Date	Breakpoir	Ove int	rage %
Offic	<del>DDA</del>	Lease ID 1 ootage							Date	Date	Amount	Trate/OI	Inc.	-					_	_
	Lease Type :	RT	REPP RET PRORATA WTSP WATER & SEWER	03/01/2017 05/19/2017	06/30/2024 06/30/2024	1,485.69 180.00								PC	JP 01/01	1/2024	06/30/2024	1,106,50	09.35 5.	00%
	Unit Type :	OUT	WISF WAILK & SEWER	03/19/2017	00/30/2024	100.00	1.00													
	Lease Status :	0																		
	% In Lieu :	O																		
	Commencement Date	e: 03/01/2017																		
	Open Date :	05/19/2017																		
	Original End Date :	06/30/2024																		
	Expire/Close Date :	06/30/2024																		
			Total :		=	10,911.93	3													
3730 DU	ILUTH TRADING COMPANY	384325 16,026	BMRO MINIMUM RENT	02/21/2019	02/28/2024	26,710.00	20.00	BMRO MINIMUM RENT	03/01/2024	02/28/2029	29,381.00	22.00	10.0%							
			CATO CAM TOE	01/01/2023	12/31/2023	5,782.35	4.33	CATO CAM TOE	01/01/2024	12/31/2024	5,898.00	4.42	2.0%							
	Lease Type :	RT	REPO RET PRORATA	07/01/2021	02/28/2029	6,816.44	5.10	CATO CAM TOE	01/01/2025	12/31/2025	6,015.96	4.50	2.0%							
	Unit Type :	OUT						CATO CAM TOE	01/01/2026	12/31/2026	6,136.28	4.59	2.0%							
	Lease Status :	0						CATO CAM TOE	01/01/2027	12/31/2027	6,259.00	4.69	2.0%							
	% In Lieu :							CATO CAM TOE	01/01/2028	12/31/2028	6,384.18		2.0%							
	Commencement Date	e: 02/21/2019						CATO CAM TOE	01/01/2029	02/28/2029	6,511.87	4.88	2.0%							
	Open Date :	02/21/2019																		
	Original End Date :	02/28/2029																		
	Expire/Close Date :	02/28/2029			_		_													
			Total :			39,308.79	)													
8735 BA	SSETT HOME FURNISHINGS	384478 16,709	BMRO MINIMUM RENT	12/21/2018	12/31/2023	12,531.75	9.00	BMRO MINIMUM RENT	01/01/2024	12/31/2028	13,784.93	9.90	10.0%							
			CATO CAM TOE	01/01/2023	12/31/2023	4,701.53	3.38	CATO CAM TOE	01/01/2024	12/31/2024	4,842.58	3.48	3.0%							
	Lease Type :	RT	REPO RET PRORATA	07/01/2020	12/31/2028	7,440.64	5.34	CATO CAM TOE	01/01/2025	12/31/2025			3.0%							
	Unit Type :	OUT						CATO CAM TOE	01/01/2026	12/31/2026			3.0%							
	Lease Status :	0						CATO CAM TOE	01/01/2027	12/31/2027			3.0%							
	% In Lieu :							CATO CAM TOE	01/01/2028	12/31/2028	5,450.36	3.91	3.0%							
	Commencement Date																			
	Open Date :	12/21/2018																		
	Original End Date :	12/31/2028																		
	Expire/Close Date :	12/31/2028	Total :		-	24,673.92	_													
			iotai .			24,013.32	•													
2740 TO	TAL WINE & MORE	360761 24.700	) BMRO MINIMUM RENT	02/01/2022	01/31/2028	AO 10A 20	10.46	CATO CAM TOE	01/04/2024	12/31/2024	7 610 07	3.69	3 00/	1140	IRD 04/06	6/2017	01/31/2020			
,, <del>4</del> 0 IO	TAL WINE & WORE	300701 24,780	CATO CAM TOE	02/01/2022	12/31/2023	7,397.15		CATO CAM TOE	01/01/2024	12/31/2024			3.0%	SINIC	ı⊔⊢ U1/20	012011	01/01/2028	,		
	Lease Type :	RT	REPO RET PRORATA	07/01/2023	01/31/2028	16,732.44		CATO CAM TOE	01/01/2025	12/31/2025			3.0%							
	Unit Type :	OUT	WTSP WATER & SEWER	01/26/2017	01/31/2028	45.00		CATO CAM TOE	01/01/2026	12/31/2026			3.0%							
	Lease Status :	0	WIGH WAILN & SEWER	0112012011	0 1/3 1/2020	45.00	, .U2	CATO CAM TOE	01/01/2027	01/31/2028			3.0%							
	% In Lieu :	Ŭ						3/110 3/111/10L	01/01/2020	0 1/0 1/2020	0,070.00	7.13	0.070							
	Commencement Date	e: 01/26/2017																		
	Open Date :	01/26/2017																		
	Original End Date :	01/31/2028																		
	Expire/Close Date :	01/31/2028																		
		3.,3.,2020	Total :		_	64,358.97	•													
8750 RE	il .	357545 25,000	BMRB MINIMUM RENT	11/01/2021	02/28/2027	36,666.67	17.60	CATB CAM TOE	01/01/2024	12/31/2024	6,405.59	3.07	3.0%							
			CATB CAM TOE	01/01/2023	12/31/2023	6,219.02	2.99	CATB CAM TOE	01/01/2025	12/31/2025	6,597.76		3.0%							
	Lease Type :	RT	REPB RET PRORATA	08/01/2019	02/28/2027	10,434.99	5.01	CATB CAM TOE	01/01/2026	12/31/2026	6,795.69		3.0%							
	Unit Type :	OUT						CATB CAM TOE	01/01/2027	02/28/2027	6,999.56	3.36	3.0%							
	Lease Status :	0																		

% In Lieu:

1/3/2024 15:28:03 Page -Baybrook Lifestyle & Power Ctr

3

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 02014 Baybrook Lifestyle & Power Ctr

Oranasti.	0044																
Property:	2014 Baybro	ook Lifestyle & Power	Ctr														
				Curren	it Charges				Future Re	ent & Expense	Escalations			O	verage/% In L	ieu Rent Terms -	
		Square	Bill	Begin	End	Monthly	Annual	Bill	Pogin	End	Monthly	Annual	0/.	Bill Begin	End		Overege
Unit	DBA	Lease ID Footage			Date	Amount	Annual Rate/SF		Begin Date	End Date	Monthly Amount	Annual Rate/SF	70	Code Date	Date	Breakpoint	Overage %
<del>Ulit</del>					Date	Amount	Trate/OI		Date	Date	Amount	INAIG/OI	Inc.	Code Date	Date	Бівакропіі	
	Commencement Date																
	Open Date :	10/14/2016															
	Original End Date :	02/28/2027															
	Expire/Close Date :	02/28/2027			-		_										
			Total :			53,320.68	ı										
18760 T	HE CONTAINER STORE	347131 23,904	BMRO MINIMUM RENT	03/01/2022	02/28/2027	55,000.00	27.61	BMRO MINIMUM RENT	03/01/2027	02/29/2032	60,500.00	30.37	10.0%	PCTO 03/01/20	23 02/29/202	4 10,500,000.0	0 4.00%
														PCTO 03/01/20	24 02/28/202	5 10,500,000.00	0 4.00%
	Lease Type :	RT												PCTO 03/01/20	25 02/28/2020	6 10,500,000.00	0 4.00%
	Unit Type :	OUT												PCTO 03/01/20	26 02/28/202	7 10,500,000.00	0 4.00%
	Lease Status :	0												PCTO 03/01/20	27 02/29/202	8 10,500,000.00	0 4.00%
	% In Lieu :													PCTO 03/01/20	28 02/28/2029	9 10,500,000.00	0 4.00%
	Commencement Date	e: 11/12/2016												PCTO 03/01/20	29 02/28/203	0 10,500,000.00	0 4.00%
	Open Date :	11/12/2016												PCTO 03/01/20	30 02/28/203	1 10,500,000.00	0 4.00%
	Original End Date :	02/29/2032												PCTO 03/01/20	31 02/29/203	2 10,500,000.00	0 4.00%
	Expire/Close Date :	02/29/2032															
	•		Total :		-	55,000.00	_										
18830 R	ED ROBIN GOURMET BURGEI	RS 366322 5,670		08/01/2022	07/31/2027	16,958.33		CATO CAM TOE	01/01/2024	12/31/2024			3.0%	PCTO 01/01/20			
			CATO CAM TOE	01/01/2023	12/31/2023		7.16	CATO CAM TOE	01/01/2025	12/31/2025			3.0%	PCTO 01/01/20			
	Lease Type :	RT	REPO RET PRORATA	07/31/2017	07/31/2027	5,811.75	12.30	CATO CAM TOE	01/01/2026	12/31/2026			3.0%	PCTO 01/01/20			
	Unit Type :	OUT						CATO CAM TOE	01/01/2027	07/31/2027	3,810.00	8.06	3.0%	PCTO 01/01/20	26 12/31/202	5,087,500.00	0 4.00%
	Lease Status :	0						REPO RET PRORATA	01/01/2024	07/31/2027	2,900.00	6.14	-50.1%	PCTO 01/01/20	27 07/31/202	7 2,967,708.3	3 4.00%
	% In Lieu:																
	Commencement Date	e: 07/31/2017															
	Open Date :	07/31/2017															
	Original End Date :	07/31/2027															
	Expire/Close Date :	07/31/2027					_										
			Total :			26,155.22	!										
18840 W	HISKEY CAKE KITCHEN &	365410 8,671	BMRO MINIMUM RENT	08/01/2022	07/31/2027	34,375.00	47.57	BMRO MINIMUM RENT	08/01/2027	06/30/2032	37,812.50	52.33	10.0%	PCTO 01/01/20	23 12/31/202	3 7,700,000.00	0 4.50%
	AR	0,011		00/01/2022	01/01/2021	0 1,01 0.00		5	00/01/2021	00/00/2002	0.,012.00	02.00	10.070	. 0.0 0.00.020	12/01/202	7,700,000.0	
_			CATO CAM TOE	01/01/2023	12/31/2023	1,776.48	2.46	CATO CAM TOE	01/01/2024	12/31/2024	1,838.66	2.54	3.5%	PCTO 01/01/20	24 12/31/2024	4 7,700,000.00	0 4.50%
	Lease Type :	RT	REPO RET PRORATA	07/01/2020	06/30/2032	6,308.43		CATO CAM TOE	01/01/2025	12/31/2025			3.5%	PCTO 01/01/20			
	Unit Type :	OUT	WTSP WATER & SEWER	07/19/2017	06/30/2032	3,000.00		CATO CAM TOE	01/01/2026	12/31/2026			3.5%	PCTO 01/01/20			
	Lease Status :	0		5.710/2017	33/33/2032	3,000.00	7.10	CATO CAM TOE	01/01/2020	12/31/2027			3.5%	PCTO 01/01/20			
	% In Lieu :	•						CATO CAM TOE	01/01/2027	12/31/2027			3.5%	PCTO 01/01/20			
	Commencement Date	e: 07/19/2017						CATO CAM TOE	01/01/2028	12/31/2029			3.5%	PCTO 01/01/20			
	Open Date :	08/21/2017						CATO CAM TOE	01/01/2029	12/31/2029			3.5%	PCTO 01/01/20			
								CATO CAM TOE									
	Original End Date :	06/30/2032							01/01/2031	12/31/2031			3.5%	PCTO 01/01/20			
	Expire/Close Date :	06/30/2032	Total .		-	45 450 04	_	CATO CAM TOE	01/01/2032	06/30/2032	2,421.10	3.35	3.5%	PCTO 01/01/20	32 06/30/203.	2 4,235,000.0	0 4.50%
			Total :			45,459.91											
Inline																	
A101 T	EMPUR-PEDIC	505497 2,400	BMRP MINIMUM RENT	05/01/2023	04/20/2024	10 200 00	51.50	DMDD MINIMUM DENT	05/01/2024	04/20/2025	10 600 00	. 52.05	2.00/	PCTP 05/01/20	22 12/21/202	3 1,716,666.6	7 7 00%
A101 T	EMPUR-PEDIC	505497 2,400	CATP CAM TOE		04/30/2024			BMRP MINIMUM RENT	05/01/2024	04/30/2025							
	Leans Time :	DT		05/01/2023	12/31/2023		34.07	BMRP MINIMUM RENT	05/01/2025	04/30/2026				PCTP 01/01/20			0 7.00%
	Lease Type :	RT INM	REPP RET PRORATA WTSP WATER & SEWER	05/01/2023	04/30/2032		8.22	BMRP MINIMUM RENT	05/01/2026	04/30/2027				PCTP 01/01/20			
	Unit Type :	INM O	WIST WATER & SEWER	04/11/2022	04/30/2032	45.00	.23	BMRP MINIMUM RENT	05/01/2027	04/30/2028				PCTP 01/01/20			
	Lease Status :	U						BMRP MINIMUM RENT	05/01/2028	04/30/2029				PCTP 01/01/20			
	% In Lieu :							BMRP MINIMUM RENT	05/01/2029	04/30/2030	12,298.74	61.49	ა.0%	PCTP 01/01/20	20 12/3/1/2026	b ∠,956,148.90	6 7.00%
	Commencement Date	e: 04/11/2022						BMRP MINIMUM RENT	05/01/2030	04/30/2031	12,667.70	63.34	2 00/	PCTP 01/01/20	20 42/24/200	9 3,044,833.4	7 7 000/

Page -

1/3/2024 15:28:03

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 02014 Baybrook Lifestyle & Power Ctr
Property: 2014 Baybrook Lifestyle & Power Ctr

Property:		ook Lifestyle & Powe															
	2014 Baybic	ook Ellestyle & Fowe	ei Gu	Curror	nt Charges				Euturo Do	nt & Evnonco	Escalations			Over	rago/% In Lie	eu Rent Terms	
				Currer	it Criaryes				i utule ixe	iii & Expense	LSCalations			Ovei	age/ /0 III Lie	eu ivent ienns	
		Square		Begin	End	Monthly	Annual	Bill	Begin	End	Monthly	Annual	%	Bill Begin	End		Overage
Unit	DBA	Lease ID Footag	e Code Expense Description	on Date	Date	Amount	Rate/SF	Code Expense Description	Date	Date	Amount	Rate/SF	Inc.	Code Date	Date	Breakpoint	<u>%</u>
	Open Date :	04/11/2022						BMRP MINIMUM RENT	05/01/2031	04/30/2032	13,047.73	65.24	3.0%	PCTP 01/01/2030	12/31/2030	3,136,178.54	
	Original End Date :	04/30/2032						CATP CAM TOE	01/01/2024	12/31/2024	7,086.56		4.0%	PCTP 01/01/2031	12/31/2031	3,230,263.89	
	Expire/Close Date :	04/30/2032						CATP CAM TOE	01/01/2025	12/31/2025	7,370.02		4.0%	PCTP 01/01/2032	04/30/2032	1,087,311.04	7.00%
								CATP CAM TOE	01/01/2026	12/31/2026	7,664.82						
								CATP CAM TOE	01/01/2027	12/31/2027	7,971.42						
								CATP CAM TOE	01/01/2028	12/31/2028	8,290.27						
								CATP CAM TOE  CATP CAM TOE	01/01/2029 01/01/2030	12/31/2029 12/31/2030	8,621.88 8,966.76						
								CATP CAM TOE	01/01/2030	12/31/2030	9,325.43						
								CATP CAM TOE	01/01/2032	04/30/2032	9,698.45						
			Total :			18,803.0	00				2,222112						
A105 LO	VESAC	349252 1,2	200 BMRP MINIMUM RENT	11/01/2023	10/31/2024	10,566.	13 105.66	BMRP MINIMUM RENT	11/01/2024	10/31/2025	10,883.11	108.83	3.0%	PCTP 02/01/2023	01/31/2024	1,115,188.23	10.00%
		,	REPP RET PRORATA	07/01/2021	10/31/2025	1,002.4					,,,,,,			PCTP 02/01/2024		1,148,643.88	
	Lease Type :	RT	WTSP WATER & SEWER	11/04/2015	10/31/2025	45.0								PCTP 02/01/2025		880,722.00	
	Unit Type :	INM															
	Lease Status :	0															
	% In Lieu :																
	Commencement Date	: 11/04/2015															
	Open Date :	11/25/2015															
	Original End Date :	10/31/2025															
	Expire/Close Date :	10/31/2025			-		_										
			Total :			11,613.	54										
A107 CU	ISTOM INK	495151 1,2	256 BMRP MINIMUM RENT	04/01/2023	03/31/2024	5,947.3		BMRP MINIMUM RENT	04/01/2024	03/31/2025	6,125.77		3.0%	PCTP 01/01/2023		582,835.03	
			REPP RET PRORATA	07/01/2020	06/30/2030	899.0		BMRP MINIMUM RENT	04/01/2025	03/31/2026	6,309.54		3.0%	PCTP 01/01/2024		600,320.11	
	Lease Type :	RT	WTSP WATER & SEWER	11/30/2020	06/30/2030	50.0	.48	BMRP MINIMUM RENT	04/01/2026	03/31/2027	6,498.83		3.0%	PCTP 01/01/2025		618,329.69	
	Unit Type :	INM O						BMRP MINIMUM RENT	04/01/2027	03/31/2028	6,693.79			PCTP 01/01/2026		636,879.61	
	Lease Status : % In Lieu :	U						BMRP MINIMUM RENT BMRP MINIMUM RENT	04/01/2028 04/01/2029	03/31/2029 06/30/2030	6,894.61 7,101.45		3.0%	PCTP 01/01/2027 PCTP 01/01/2028		655,986.03 675,665.59	
	Commencement Date	: 07/01/2020						DIMEN MINIMOM REINT	04/01/2029	00/30/2030	7,101.45	07.03	3.0%	PCTP 01/01/2029		695,935.56	
	Open Date :	11/30/2020												PCTP 01/01/2030			7.00%
	Original End Date :	06/30/2030													00/00/2000	000,020.11	7.0070
	Expire/Close Date :	06/30/2030															
	•		Total :			6,896.	14										
-																	
A109 LU	SH FRESH HANDMADE	362230 1,7	775 BMRP MINIMUM RENT	03/01/2023	02/29/2024	16,360.3	33 110.61	BMRP MINIMUM RENT	03/01/2024	02/28/2025	16,851.14	113.92	3.0%	PCTP 02/01/2023	01/31/2024	2,797,821.07	7.00%
co	DSMETICS																
			REPP RET PRORATA	03/01/2017	02/28/2027		04 10.54	BMRP MINIMUM RENT	03/01/2025	02/28/2026		117.34		PCTP 02/01/2024			
	Lease Type :	RT	WTSP WATER & SEWER	03/10/2017	02/28/2027	50.0	.34	BMRP MINIMUM RENT	03/01/2026	02/28/2027	17,877.38		3.0%	PCTP 02/01/2025		2,968,208.37	
	Unit Type :	INM						BMRP MINIMUM RENT	03/01/2027	04/30/2027	17,877.38			PCTP 02/01/2026		3,057,254.57	
	Lease Status :	0						REPP RET PRORATA	03/01/2027	04/30/2027	1,559.04			PCTP 02/01/2027		255,391.10	
	% In Lieu :	00/0:/22:-						WTSP WATER & SEWER	03/01/2027	04/30/2027	50.00	.34		PCTP 02/01/2027	04/30/2027	747,281.34	7.00%
	Commencement Date																
	Open Date :	03/10/2017															
	Original End Date :	04/30/2027 04/30/2027															
	Expire/Close Date :	04/30/2027	Total :			17,969.:	37										
						,											
A110 LU	LULEMON ATHLETICA	492332 3,1	144 BMRP MINIMUM RENT	02/01/2023	01/31/2024	11 538	51 44.04	BMRP MINIMUM RENT	02/01/2024	01/31/2025	11,769.28	44.92	2.0%	PCTP 02/01/2023	01/31/2024	3,461,554.25	4.00%
		0,1	CATP CAM TOE	01/01/2023	12/31/2023		91 31.52	BMRP MINIMUM RENT	02/01/2025	01/31/2026	12,004.67			PCTP 02/01/2023		4,861,554.25	
	Lease Type :	RT	REPP RET PRORATA	07/01/2021	01/31/2026	2,385.		CATP CAM TOE	01/01/2024	12/31/2024	8,464.36			PCTP 02/01/2024			
	Unit Type :	INM	WTSP WATER & SEWER	06/12/2020	01/31/2026	50.0		CATP CAM TOE	01/01/2025	12/31/2025	8,675.97			PCTP 02/01/2024			
	71		-				-	-			-,	-				,	

1/3/2024 15:28:03

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company : 02014 Baybrook Lifestyle & Power Ctr

Propert	: 2014 Baybroo	ok Lifestyle & P	ower Ctr															
	,	,			Current	t Charges				Future Re	nt & Expense	Escalations			Ove	rage/% In Lie	eu Rent Terms	
		Cau	are B	:11	Dowin	- -									Bill Begin	- Fnd		_
Linit	DDA	Squ Squ ID Foo			Begin	End	Monthly	Annual	Bill Code Expanse Description	Begin	End	Monthly	Annual	%	g	End	Progknoint	Overage %
Unit	<del></del>	Lease ID Foo	tage C	Expense Description	Date	Date	Amount	Rate/SF	Code Expense Description	Date	Date	Amount	Rate/SF	Inc.	Code Date	Date	Breakpoint	
	Lease Status : % In Lieu :	0							CATP CAM TOE	01/01/2026	01/31/2026	8,892.8	7 33.94	2.5%	PCTP 02/01/2025 PCTP 02/01/2025			
	Commencement Date:	: 02/24/2020													PCTP 02/01/2023	01/31/2020	5,001,401.00	
	Open Date :	06/12/2020																
	Original End Date :	01/31/2026																
	Expire/Close Date :	01/31/2026																
				Total :		-	22,232.14	-										
A125	THE WOODHOUSE DAY SPA	482778	6.814 E	BMRP MINIMUM RENT	01/01/2023	12/31/2023	18 930 71	33.34	BMRP MINIMUM RENT	01/01/2024	12/31/2024	15,968.2	9 28 12	-15.6%	PCTP 01/01/2023	12/31/2023	4,161,482.12	6.00%
71.20		.02.70	- , -	REPP RET PRORATA	11/01/2021	12/31/2029	4,707.69		BMRP MINIMUM RENT	01/01/2024	12/31/2024	19,309.3		20.9%	PCTP 01/01/2024			
	Lease Type :	RT		NTSP WATER & SEWER	07/01/2022	12/31/2029	450.00		BMRP MINIMUM RENT	01/01/2025	12/31/2025	16,287.6			PCTP 01/01/2025			
	Unit Type :	INM							BMRP MINIMUM RENT	01/01/2025	12/31/2025	19,695.5			PCTP 01/01/2026			
	Lease Status :	0							BMRP MINIMUM RENT	01/01/2026	12/31/2026	16,613.4	1 29.26	-15.6%	PCTP 01/01/2027	12/31/2027	4,504,522.03	6.00%
	% In Lieu :								BMRP MINIMUM RENT	01/01/2026	12/31/2026	20,089.4			PCTP 01/01/2028			
	Commencement Date	: 02/24/2020							BMRP MINIMUM RENT	01/01/2027	12/31/2027	16,945.6	8 29.84	-15.6%	PCTP 01/01/2029	12/31/2029	4,686,504.73	6.00%
	Open Date :	06/17/2020							BMRP MINIMUM RENT	01/01/2027	12/31/2027	20,491.2	1 36.09	20.9%				
	Original End Date :	12/31/2029							BMRP MINIMUM RENT	01/01/2028	12/31/2028	17,284.5	9 30.44	-15.6%				
	Expire/Close Date :	12/31/2029							BMRP MINIMUM RENT	01/01/2028	12/31/2028	20,901.0	3 36.81	20.9%				
									BMRP MINIMUM RENT	01/01/2029	12/31/2029	17,630.2	31.05	-15.6%				
						_		_	BMRP MINIMUM RENT	01/01/2029	12/31/2029	21,319.0	5 37.54	20.9%				
				Total :			24,088.40											
B107	PRIMP AND BLOW	528390	1,499 E	BMRP MINIMUM RENT	12/01/2023	11/30/2024	7,893.55	63.19	BMRP MINIMUM RENT	12/01/2024	11/30/2025	8,130.3	5 65.09	3.0%	PCTP 11/18/2023	12/31/2023	188,568.01	6.00%
			F	REPP RET PRORATA	12/01/2023	06/30/2029	884.41	7.08	BMRP MINIMUM RENT	12/01/2025	11/30/2026	8,374.2	67.04	3.0%	PCTP 01/01/2024	12/31/2024	1,582,656.11	6.00%
	Lease Type :	RT	٧	WTSP WATER & SEWER	11/18/2023	06/30/2029	103.00	.82	BMRP MINIMUM RENT	12/01/2026	11/30/2027	8,625.4	9 69.05	3.0%	PCTP 01/01/2025	12/31/2025	1,630,135.85	6.00%
	Unit Type :	INM							BMRP MINIMUM RENT	12/01/2027	11/30/2028	8,884.2	71.12	3.0%	PCTP 01/01/2026	12/31/2026	1,679,039.97	6.00%
	Lease Status :	0							BMRP MINIMUM RENT	12/01/2028	06/30/2029	9,150.7	9 73.26	3.0%	PCTP 01/01/2027			
	% In Lieu :														PCTP 01/01/2028			
	Commencement Date :														PCTP 01/01/2029	06/30/2029	915,078.50	6.00%
	Open Date :	11/18/2023																
	Original End Date :	06/30/2029																
	Expire/Close Date :	06/30/2029		<b>-</b>		-	0.000	-										
				Total :			8,880.96											
B111	WARBY PARKER	510992	1,808 E	BMRP MINIMUM RENT	04/01/2023	03/31/2024	4,655.60	30.90	BMRP MINIMUM RENT	04/01/2024	03/31/2025		7 31.83		PCTP 02/01/2023	01/31/2024	2,347,560.80	6.00%
				CATP CAM TOE	04/01/2023	03/31/2024	5,338.54		BMRP MINIMUM RENT	04/01/2025	03/31/2026	4,939.1	3 32.78	3.0%	PCTP 02/01/2024	01/31/2025	2,417,819.08	6.00%
	Lease Type :	RT		REPP RET PRORATA	03/23/2022	03/31/2029	1,288.20		BMRP MINIMUM RENT	04/01/2026	03/31/2027	5,087.3			PCTP 02/01/2025			
	Unit Type :	INM	V	WTSP WATER & SEWER	03/23/2022	03/31/2029	110.00	.73	BMRP MINIMUM RENT	04/01/2027	03/31/2028	5,239.9		3.0%	PCTP 02/01/2026			
	Lease Status :	0							BMRP MINIMUM RENT	04/01/2028	03/31/2029	5,397.1		3.0%	PCTP 02/01/2027			
	% In Lieu :								CATP CAM TOE	04/01/2024	03/31/2025	5,552.0		4.0%	PCTP 02/01/2028			
	Commencement Date								CATP CAM TOE	04/01/2025	03/31/2026	5,774.1		4.0%	PCTP 02/01/2029	03/31/2029	442,311.35	6.00%
	Open Date :	03/23/2022							CATP CAM TOE	04/01/2026	03/31/2027	6,005.1		4.0%				
	Original End Date :	03/31/2029							CATP CAM TOE	04/01/2027	03/31/2028	6,245.3		4.0%				
	Expire/Close Date :	03/31/2029				-		_	CATP CAM TOE	04/01/2028	03/31/2029	6,495.1	5 43.11	4.0%				
				Total :			11,392.34											
B113	FABLETICS	519456	2,789 E	BMRP MINIMUM RENT	04/27/2023	05/31/2024	14,583.33	62.75	BMRP MINIMUM RENT	06/01/2024	05/31/2025	9,315.2	6 40.08	-36.1%	PCTP 04/27/2023	12/31/2023	790,740.74	15.00%
			F	REPP RET PRORATA	04/27/2023	05/31/2033	1,987.16	8.55	BMRP MINIMUM RENT	06/01/2025	05/31/2026	9,594.7	2 41.28	3.0%	PCTP 01/01/2024	05/31/2024	486,111.11	15.00%
	Lease Type :	RT	٧	NTSP WATER & SEWER	04/27/2023	05/31/2033	75.00	.32	BMRP MINIMUM RENT	06/01/2026	05/31/2027	9,882.5	6 42.52	3.0%	PCTP 06/01/2024	12/31/2024		7.00%
	Unit Type :	INM							BMRP MINIMUM RENT	06/01/2027	05/31/2028	10,179.0		3.0%	PCTP 01/01/2025			
	Lease Status :	0							BMRP MINIMUM RENT	06/01/2028	05/31/2029	10,484.4		3.0%	PCTP 01/01/2026			
	% In Lieu :								BMRP MINIMUM RENT	06/01/2029	05/31/2030	10,798.9		3.0%	PCTP 01/01/2027			
	Commencement Date :	: 04/27/2023							BMRP MINIMUM RENT	06/01/2030	05/31/2031	11,122.9	1 47.86	3.0%	PCTP 01/01/2028	12/31/2028	1,788,014.71	7.00%

As Of 12/25/2023

1/3/2024 15:28:03 Page - 6

Rent Roll - Capital Market - PDF

Company: 02014 Baybrook Lifestyle & Power Ctr

Property: 2014 Baybro																	
•	,		Curren	nt Charges				Future Re	nt & Expense	Escalations				Overage	/% In Lie	u Rent Terms	
			04	on angee						200414110110				· ·			
	Square		Begin	End	Monthly	Annual	Bill	Begin	End	Monthly	Annual	%	Bill Be	gin	End		Overage
<u>Unit</u> <u>DBA</u>	Lease ID Footage	Expense Description	<u>Date</u>	Date	Amount	Rate/SF	Code Expense Description	Date	Date	Amount	Rate/SF	Inc.	Code Da	ate	Date	Breakpoint	<u>%</u>
Open Date :	04/27/2023						BMRP MINIMUM RENT	06/01/2031	05/31/2032	11,456.60	49.29	3.0%	PCTP 01/0	1/2029 12	/31/2029	1,828,780.15	7.00%
Original End Date :	05/31/2033						BMRP MINIMUM RENT	06/01/2032	05/31/2033	11,800.29	50.77	3.0%	PCTP 01/0	1/2030 12	/31/2030	1,883,643.56	7.00%
Expire/Close Date :	05/31/2033						CATP CAM TOE	06/01/2024	12/31/2024	7,918.44	34.07		PCTP 01/0	1/2031 12	/31/2031	1,940,152.87	7.00%
							CATP CAM TOE	01/01/2025	12/31/2025	8,155.99	35.09	3.0%	PCTP 01/0	1/2032 12	/31/2032	1,998,357.45	7.00%
							CATP CAM TOE	01/01/2026	12/31/2026	8,400.67	36.14	3.0%	PCTP 01/0	1/2033 05	/31/2033	842,878.04	7.00%
							CATP CAM TOE	01/01/2027	12/31/2027	8,652.69	37.23	3.0%					
							CATP CAM TOE	01/01/2028	12/31/2028	8,912.27	38.35	3.0%					
							CATP CAM TOE	01/01/2029	12/31/2029	9,179.64	39.50	3.0%					
							CATP CAM TOE	01/01/2030	12/31/2030	9,455.03	40.68	3.0%					
							CATP CAM TOE	01/01/2031	12/31/2031	9,738.68	41.90	3.0%					
							CATP CAM TOE	01/01/2032	12/31/2032	10,030.84	43.16	3.0%					
				_		_	CATP CAM TOE	01/01/2033	05/31/2033	10,331.76	44.45	3.0%					
		Total :			16,645.49	1											
																	_
B117 GRIMALDI'S COAL BRICK	349179 4,73	BMRE MINIMUM RENT	02/01/2023	01/31/2024	19,041.62	48.24	BMRE MINIMUM RENT	02/01/2024	01/31/2025	19,612.87	49.68	3.0%	PCTE 02/0	1/2023 01	/31/2024	3,808,325.00	6.00%
OVEN PIZZERIA																	
		CATE CAM TOE	01/01/2023	12/31/2023	3,476.42		BMRE MINIMUM RENT	02/01/2025	01/31/2026	20,201.26		3.0%	PCTE 02/0			3,922,574.67	
Lease Type :	RT	REPE RET PRORATA	07/01/2021	01/31/2026		10.02	CATE CAM TOE	01/01/2024	12/31/2024	3,650.24		5.0%	PCTE 02/0	1/2025 01	/31/2026	4,040,251.83	6.00%
Unit Type :	INM	WTSP WATER & SEWER	05/01/2018	01/31/2026	2,480.00	6.28	CATE CAM TOE	01/01/2025	12/31/2025	3,832.75		5.0%					
Lease Status :	0						CATE CAM TOE	01/01/2026	01/31/2026	4,024.39	10.19	5.0%					
% In Lieu :																	
Commencement Date																	
Open Date :	02/01/2016																
Original End Date :	01/31/2026																
Expire/Close Date :	01/31/2026	Total		-	20 054 00	_											
		Total :			28,954.99												
B119 ANTHROPOLOGIE	359734 10,1		06/01/2018	01/31/2027		28.50							PCTP 02/0			3,500,000.00	
		WTSP WATER & SEWER	09/23/2016	01/31/2027	45.00	.05							PCTP 02/0			3,500,000.00	7.50%
Lease Type :	RT												PCTP 02/0	1/2025 01	/31/2026	_	
Unit Type :	INM															3,500,000.00	
	_												PCTP 02/0	1/2026 01		3,500,000.00 3,500,000.00	
Lease Status :	0												PCTP 02/0 <sup>-</sup>	1/2026 01			
% In Lieu :													PCTP 02/0 <sup>-</sup>	1/2026 01			
% In Lieu : Commencement Date	: 09/23/2016												PCTP 02/0 <sup>-</sup>	1/2026 01			
% In Lieu : Commencement Date Open Date :	: 09/23/2016 09/23/2016												PCTP 02/0 <sup>-</sup>	1/2026 01			
% In Lieu : Commencement Date Open Date : Original End Date :	: 09/23/2016 09/23/2016 01/31/2027												PCTP 02/0 <sup>-</sup>	1/2026 01			
% In Lieu : Commencement Date Open Date :	: 09/23/2016 09/23/2016	Total •		-	24 058 63	-							PCTP 02/0 <sup>-</sup>	1/2026 01			
% In Lieu : Commencement Date Open Date : Original End Date :	: 09/23/2016 09/23/2016 01/31/2027	Total :		-	24,058.63	ī							PCTP 02/0 <sup>-</sup>				
% In Lieu : Commencement Date Open Date : Original End Date : Expire/Close Date :	: 09/23/2016 09/23/2016 01/31/2027 01/31/2027		00/04/555		24,058.63			00/01/02-2	0.151.75-5						/31/2027	3,500,000.00	7.50%
% In Lieu : Commencement Date Open Date : Original End Date :	: 09/23/2016 09/23/2016 01/31/2027 01/31/2027	96 BMRB MINIMUM RENT	02/01/2021	01/31/2026	<b>24,058.63</b> 88,000.00	25.15	BMRB MINIMUM RENT	02/01/2026	01/31/2031	96,800.00		10.0%	PCTB 02/0	1/2021 01	/31/2027	3,500,000.00	4.00%
% In Lieu: Commencement Date Open Date: Original End Date: Expire/Close Date:	: 09/23/2016 09/23/2016 01/31/2027 01/31/2027 337380 41,98	06 BMRB MINIMUM RENT CATB CAM TOE	01/01/2023	01/31/2026 12/31/2023	24,058.63 88,000.00 14,774.55	25.15 4.22	CATB CAM TOE	01/01/2024	12/31/2024	15,513.28	4.43	5.0%		1/2021 01	/31/2027	3,500,000.00	4.00%
% In Lieu: Commencement Date Open Date: Original End Date: Expire/Close Date:  B130 DAVE & BUSTER'S Lease Type:	: 09/23/2016 09/23/2016 01/31/2027 01/31/2027 337380 41,98	06 BMRB MINIMUM RENT CATB CAM TOE COVR COVID REPAYMENT	01/01/2023 07/01/2021	01/31/2026 12/31/2023 12/31/2023	24,058.63 88,000.00 14,774.55 12,445.70	25.15 4.22 3.56	CATB CAM TOE	01/01/2024 01/01/2025	12/31/2024 12/31/2025	15,513.28 16,288.94	4.43 4.65	5.0% 5.0%	PCTB 02/0	1/2021 01	/31/2027	3,500,000.00	4.00%
% In Lieu: Commencement Date Open Date: Original End Date: Expire/Close Date:  B130 DAVE & BUSTER'S  Lease Type: Unit Type:	: 09/23/2016 09/23/2016 01/31/2027 01/31/2027 337380 41,98	DE BMRB MINIMUM RENT CATB CAM TOE COVR COVID REPAYMENT COVR COVID REPAYMENT	01/01/2023 07/01/2021 12/01/2023	01/31/2026 12/31/2023 12/31/2023 12/31/2023	24,058.63 88,000.00 14,774.55 12,445.70 12,675.78	25.15 4.22 3.56 3.62	CATB CAM TOE CATB CAM TOE CATB CAM TOE	01/01/2024 01/01/2025 01/01/2026	12/31/2024 12/31/2025 12/31/2026	15,513.28 16,288.94 17,103.39	4.43 4.65 4.89	5.0% 5.0% 5.0%	PCTB 02/0	1/2021 01	/31/2027	3,500,000.00	4.00%
% In Lieu: Commencement Date Open Date: Original End Date: Expire/Close Date:  B130 DAVE & BUSTER'S  Lease Type: Unit Type: Lease Status:	: 09/23/2016 09/23/2016 01/31/2027 01/31/2027 337380 41,98	06 BMRB MINIMUM RENT CATB CAM TOE COVR COVID REPAYMENT	01/01/2023 07/01/2021	01/31/2026 12/31/2023 12/31/2023 12/31/2023	24,058.63 88,000.00 14,774.55 12,445.70	25.15 4.22 3.56 3.62	CATB CAM TOE CATB CAM TOE CATB CAM TOE CATB CAM TOE	01/01/2024 01/01/2025 01/01/2026 01/01/2027	12/31/2024 12/31/2025 12/31/2026 12/31/2027	15,513.28 16,288.94 17,103.39 17,958.56	4.43 4.65 4.89 5.13	5.0% 5.0% 5.0% 5.0%	PCTB 02/0	1/2021 01	/31/2027	3,500,000.00	4.00%
% In Lieu: Commencement Date Open Date: Original End Date: Expire/Close Date:  B130 DAVE & BUSTER'S  Lease Type: Unit Type: Lease Status: % In Lieu:	: 09/23/2016 09/23/2016 01/31/2027 01/31/2027 337380 41,98 RT ANC O	DE BMRB MINIMUM RENT CATB CAM TOE COVR COVID REPAYMENT COVR COVID REPAYMENT	01/01/2023 07/01/2021 12/01/2023	01/31/2026 12/31/2023 12/31/2023 12/31/2023	24,058.63 88,000.00 14,774.55 12,445.70 12,675.78	25.15 4.22 3.56 3.62	CATB CAM TOE	01/01/2024 01/01/2025 01/01/2026 01/01/2027 01/01/2028	12/31/2024 12/31/2025 12/31/2026 12/31/2027 12/31/2028	15,513.28 16,288.94 17,103.39 17,958.56 18,856.49	4.43 4.65 4.89 5.13 5.39	5.0% 5.0% 5.0% 5.0% 5.0%	PCTB 02/0	1/2021 01	/31/2027	3,500,000.00	4.00%
% In Lieu: Commencement Date: Open Date: Original End Date: Expire/Close Date:  B130 DAVE & BUSTER'S  Lease Type: Unit Type: Lease Status: % In Lieu: Commencement Date	: 09/23/2016 09/23/2016 01/31/2027 01/31/2027 337380 41,98 RT ANC O	DE BMRB MINIMUM RENT CATB CAM TOE COVR COVID REPAYMENT COVR COVID REPAYMENT	01/01/2023 07/01/2021 12/01/2023	01/31/2026 12/31/2023 12/31/2023 12/31/2023	24,058.63 88,000.00 14,774.55 12,445.70 12,675.78	25.15 4.22 3.56 3.62	CATB CAM TOE	01/01/2024 01/01/2025 01/01/2026 01/01/2027 01/01/2028 01/01/2029	12/31/2024 12/31/2025 12/31/2026 12/31/2027 12/31/2028 12/31/2029	15,513.28 16,288.94 17,103.39 17,958.56 18,856.49 19,799.31	4.43 4.65 4.89 5.13 5.39	5.0% 5.0% 5.0% 5.0% 5.0% 5.0%	PCTB 02/0	1/2021 01	/31/2027	3,500,000.00	4.00%
% In Lieu: Commencement Date: Open Date: Original End Date: Expire/Close Date:  B130 DAVE & BUSTER'S  Lease Type: Unit Type: Lease Status: % In Lieu: Commencement Date Open Date:	: 09/23/2016 09/23/2016 01/31/2027 01/31/2027 337380 41,98 RT ANC O	DE BMRB MINIMUM RENT CATB CAM TOE COVR COVID REPAYMENT COVR COVID REPAYMENT	01/01/2023 07/01/2021 12/01/2023	01/31/2026 12/31/2023 12/31/2023 12/31/2023	24,058.63 88,000.00 14,774.55 12,445.70 12,675.78	25.15 4.22 3.56 3.62	CATB CAM TOE	01/01/2024 01/01/2025 01/01/2026 01/01/2027 01/01/2028 01/01/2029 01/01/2030	12/31/2024 12/31/2025 12/31/2026 12/31/2027 12/31/2028 12/31/2029 12/31/2030	15,513.28 16,288.94 17,103.39 17,958.56 18,856.49 19,799.31 20,789.27	4.43 4.65 4.89 5.13 5.39 5.66 5.94	5.0% 5.0% 5.0% 5.0% 5.0% 5.0% 5.0%	PCTB 02/0	1/2021 01	/31/2027	3,500,000.00	4.00%
% In Lieu: Commencement Date Open Date: Original End Date: Expire/Close Date:  B130  DAVE & BUSTER'S  Lease Type: Unit Type: Lease Status: % In Lieu: Commencement Date Open Date: Original End Date:	: 09/23/2016 09/23/2016 01/31/2027 01/31/2027 337380 41,98 RT ANC O : 11/16/2015 11/16/2015 01/31/2031	DE BMRB MINIMUM RENT CATB CAM TOE COVR COVID REPAYMENT COVR COVID REPAYMENT	01/01/2023 07/01/2021 12/01/2023	01/31/2026 12/31/2023 12/31/2023 12/31/2023	24,058.63 88,000.00 14,774.55 12,445.70 12,675.78	25.15 4.22 3.56 3.62	CATB CAM TOE	01/01/2024 01/01/2025 01/01/2026 01/01/2027 01/01/2028 01/01/2029	12/31/2024 12/31/2025 12/31/2026 12/31/2027 12/31/2028 12/31/2029	15,513.28 16,288.94 17,103.39 17,958.56 18,856.49 19,799.31	4.43 4.65 4.89 5.13 5.39 5.66 5.94	5.0% 5.0% 5.0% 5.0% 5.0% 5.0%	PCTB 02/0	1/2021 01	/31/2027	3,500,000.00	4.00%
% In Lieu: Commencement Date: Open Date: Original End Date: Expire/Close Date:  B130 DAVE & BUSTER'S  Lease Type: Unit Type: Lease Status: % In Lieu: Commencement Date Open Date:	: 09/23/2016 09/23/2016 01/31/2027 01/31/2027 337380 41,98 RT ANC O	DE BMRB MINIMUM RENT CATB CAM TOE COVR COVID REPAYMENT COVR COVID REPAYMENT	01/01/2023 07/01/2021 12/01/2023	01/31/2026 12/31/2023 12/31/2023 12/31/2023	24,058.63 88,000.00 14,774.55 12,445.70 12,675.78	25.15 4.22 3.56 3.62 9.71	CATB CAM TOE	01/01/2024 01/01/2025 01/01/2026 01/01/2027 01/01/2028 01/01/2029 01/01/2030	12/31/2024 12/31/2025 12/31/2026 12/31/2027 12/31/2028 12/31/2029 12/31/2030	15,513.28 16,288.94 17,103.39 17,958.56 18,856.49 19,799.31 20,789.27	4.43 4.65 4.89 5.13 5.39 5.66 5.94	5.0% 5.0% 5.0% 5.0% 5.0% 5.0% 5.0%	PCTB 02/0	1/2021 01	/31/2027	3,500,000.00	4.00%
% In Lieu: Commencement Date: Open Date: Original End Date: Expire/Close Date:  B130 DAVE & BUSTER'S  Lease Type: Unit Type: Lease Status: % In Lieu: Commencement Date: Open Date: Original End Date:	: 09/23/2016 09/23/2016 01/31/2027 01/31/2027 337380 41,98 RT ANC O : 11/16/2015 11/16/2015 01/31/2031	DE BMRB MINIMUM RENT CATB CAM TOE COVR COVID REPAYMENT COVR COVID REPAYMENT REPB RET PRORATA	01/01/2023 07/01/2021 12/01/2023	01/31/2026 12/31/2023 12/31/2023 12/31/2023	24,058.63 88,000.00 14,774.55 12,445.70 12,675.76 33,993.81	25.15 4.22 3.56 3.62 9.71	CATB CAM TOE	01/01/2024 01/01/2025 01/01/2026 01/01/2027 01/01/2028 01/01/2029 01/01/2030	12/31/2024 12/31/2025 12/31/2026 12/31/2027 12/31/2028 12/31/2029 12/31/2030	15,513.28 16,288.94 17,103.39 17,958.56 18,856.49 19,799.31 20,789.27	4.43 4.65 4.89 5.13 5.39 5.66 5.94	5.0% 5.0% 5.0% 5.0% 5.0% 5.0% 5.0%	PCTB 02/0	1/2021 01	/31/2027	3,500,000.00	4.00%
% In Lieu: Commencement Date: Open Date: Original End Date: Expire/Close Date:  B130 DAVE & BUSTER'S  Lease Type: Unit Type: Lease Status: % In Lieu: Commencement Date Open Date: Original End Date: Expire/Close Date:	: 09/23/2016 09/23/2016 01/31/2027 01/31/2027 337380 41,98 RT ANC O : 11/16/2015 11/16/2015 01/31/2031 01/31/2031	D6 BMRB MINIMUM RENT CATB CAM TOE COVR COVID REPAYMENT COVR COVID REPAYMENT REPB RET PRORATA  Total:	01/01/2023 07/01/2021 12/01/2023 07/01/2020	01/31/2026 12/31/2023 12/31/2023 12/31/2023 01/31/2031	24,058.63 88,000.00 14,774.55 12,445.70 12,675.78 33,993.81	25.15 4.22 3.56 3.62 9.71	CATB CAM TOE	01/01/2024 01/01/2025 01/01/2026 01/01/2027 01/01/2028 01/01/2029 01/01/2030 01/01/2031	12/31/2024 12/31/2025 12/31/2026 12/31/2027 12/31/2028 12/31/2029 12/31/2030 01/31/2031	15,513.28 16,288.94 17,103.39 17,958.56 18,856.49 19,799.31 20,789.27 21,828.74	4.43 4.65 4.89 5.13 5.39 5.66 5.94 6.24	5.0% 5.0% 5.0% 5.0% 5.0% 5.0% 5.0%	PCTB 02/0 PCTB 02/0	1/2021 01 1/2026 01	/31/2027 /31/2026 /31/2031	13,200,000.00 14,520,000.00	4.00% 4.00%
% In Lieu: Commencement Date: Open Date: Original End Date: Expire/Close Date:  B130 DAVE & BUSTER'S  Lease Type: Unit Type: Lease Status: % In Lieu: Commencement Date Open Date: Original End Date: Expire/Close Date:	: 09/23/2016 09/23/2016 01/31/2027 01/31/2027 337380 41,98 RT ANC O : 11/16/2015 11/16/2015 01/31/2031 01/31/2031	DE BMRB MINIMUM RENT CATB CAM TOE COVR COVID REPAYMENT COVR COVID REPAYMENT REPB RET PRORATA	01/01/2023 07/01/2021 12/01/2023	01/31/2026 12/31/2023 12/31/2023 12/31/2023	24,058.63 88,000.00 14,774.55 12,445.70 12,675.78 33,993.81	25.15 4.22 3.56 3.62 9.71	CATB CAM TOE	01/01/2024 01/01/2025 01/01/2026 01/01/2027 01/01/2028 01/01/2029 01/01/2030	12/31/2024 12/31/2025 12/31/2026 12/31/2027 12/31/2028 12/31/2029 12/31/2030	15,513.28 16,288.94 17,103.39 17,958.56 18,856.49 19,799.31 20,789.27	4.43 4.65 4.89 5.13 5.39 5.66 5.94 6.24	5.0% 5.0% 5.0% 5.0% 5.0% 5.0% 5.0%	PCTB 02/0	1/2021 01 1/2026 01	/31/2027 /31/2026 /31/2031	3,500,000.00	4.00% 4.00% 8.00%

JDE EnterpriseOne 9.2 R5615003A

Page -Baybrook Lifestyle & Power Ctr

1/3/2024 15:28:03

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 02014 Baybrook Lifestyle & Power Ctr

	2014 Baybro	ok Lifestyle & Power	Cii														
				Current	Charges				Future Re	nt & Expense	Escalations			Over	rage/% In Lie	eu Rent Terms	
		Square	Bill	Begin	End	Monthly	Annual	Dill	Pogin	End	Monthly	Annual	0/.	Bill Begin	End		Overege
Unit	DBA	Lease ID Footage		Date	Date	Monthly Amount	Annual Rate/SF	Bill Code Expense Description	Begin Date	End Date	Monthly Amount	Annual Rate/SF	nc.	Code Date	Date	Breakpoint	Overage %
<u> </u>	Lease Type :	RT	WTSP WATER & SEWER	06/01/2023	01/31/2028	386.43		BMRP MINIMUM RENT	02/01/2026	01/31/2027	17,135.52		Inc. 2.0%	PCTP 01/01/2025			_
	Unit Type :	INM	WIOI WHERE GEVER	00/01/2020	0110112020	000.40	1.00	BMRP MINIMUM RENT	02/01/2027	01/31/2028	17,478.23		2.0%	PCTP 01/01/2026			
	Lease Status :	0									,			PCTP 01/01/2027			
	% In Lieu :													PCTP 01/01/2028			
	Commencement Date	: 10/01/2017															
	Open Date :	01/21/2018															
	Original End Date :	01/31/2028															
	Expire/Close Date :	01/31/2028			-		_										
			Total :			20,292.60											_
C111	SOMA INTIMATES	348416 2,700	BMRP MINIMUM RENT	02/01/2023	01/31/2024	17,986.50		BMRP MINIMUM RENT	02/01/2024	01/31/2025	18,526.50		3.0%	PCTP 02/01/2023			
	Loggo Typo :	RT	REPP RET PRORATA WTSP WATER & SEWER	02/01/2016	11/30/2025	1,856.25 45.00		BMRP MINIMUM RENT	02/01/2025	11/30/2025	19,082.25	84.81	3.0%	PCTP 02/01/2024 PCTP 02/01/2025			
	Lease Type : Unit Type :	INM	WISP WATER & SEWER	11/18/2015	11/30/2025	45.00	.20							PCTP 02/01/2025	11/30/2025	1,516,396.67	5.00%
	Lease Status :	O															
	% In Lieu :	· ·															
	Commencement Date	: 11/18/2015															
	Open Date :	11/18/2015															
	Original End Date :	11/30/2025															
	Expire/Close Date :	11/30/2025			_		_										
			Total :			19,887.75											
																	_
117	LASERAWAY	515322 1,995	BMRP MINIMUM RENT	11/01/2023	10/31/2024	7,705.69		BMRP MINIMUM RENT	11/01/2024	10/31/2025	7,936.86			PCTP 01/01/2023			
			CATP CAM TOE	01/01/2023	12/31/2023	3,424.75		BMRP MINIMUM RENT	11/01/2025	10/31/2026	8,174.96			PCTP 01/01/2024			
	Lease Type :	RT	REPP RET PRORATA	10/26/2022	10/31/2032	1,421.44		BMRP MINIMUM RENT	11/01/2026	10/31/2027	8,420.21		3.0%	PCTP 01/01/2025			
	Unit Type : Lease Status :	INM O	WTSP WATER & SEWER	10/26/2022	10/31/2032	55.00	.33	BMRP MINIMUM RENT BMRP MINIMUM RENT	11/01/2027 11/01/2028	10/31/2028 10/31/2029	8,672.82 8,933.01			PCTP 01/01/2026 PCTP 01/01/2027			
	% In Lieu :	O						BMRP MINIMUM RENT	11/01/2029	10/31/2029	9,201.00		3.0%	PCTP 01/01/2028			
	Commencement Date	: 10/26/2022						BMRP MINIMUM RENT	11/01/2030	10/31/2031	9,477.03		3.0%	PCTP 01/01/2029			
	Open Date :	10/26/2022						BMRP MINIMUM RENT	11/01/2031	10/31/2032	9,761.34			PCTP 01/01/2030			
	Original End Date :	10/31/2032						CATP CAM TOE	01/01/2024	12/31/2024	3,527.49	21.22	3.0%	PCTP 01/01/2031	12/31/2031		
	Expire/Close Date :	10/31/2032						CATP CAM TOE	01/01/2025	12/31/2025	3,633.32	21.85	3.0%	PCTP 01/01/2032	10/31/2032	2,901,554.67	5.00%
								CATP CAM TOE	01/01/2026	12/31/2026	3,742.32	22.51	3.0%				
								CATP CAM TOE	01/01/2027	12/31/2027	3,854.59	23.19	3.0%				
								CATP CAM TOE	01/01/2028	12/31/2028	3,970.22						
								CATP CAM TOE	01/01/2029	12/31/2029	4,089.33						
								CATP CAM TOE	01/01/2030	12/31/2030		25.34					
								CATP CAM TOE	01/01/2031	12/31/2031	4,338.37						
			T-4-1.		-	40.000.00	-	CATP CAM TOE	01/01/2032	10/31/2032	4,468.52	26.88	3.0%				
			Total :			12,606.88											
C124	VERSONA	492986 4,452	BMGP GROSS RENT	02/27/2020	01/31/2026	6 666 67	17.97							PCTP 02/01/2023	01/31/2024	571,428.57	14 00%
J12-7		102000 1,402	WTSP WATER & SEWER	02/27/2020	01/31/2026		.13							PCTP 02/01/2024			
	Lease Type :	RT				23.00								PCTP 02/01/2025			
	Unit Type :	INM														,	
	Lease Status :	0															
	% In Lieu:																
	Commencement Date	: 02/27/2020															
		02/27/2020															
	Open Date :	02/21/2020															
	Original End Date :	01/31/2026															
			Total :		-	6,716.67	-										

R5615003A JDE EnterpriseOne 9.2

Baybrook Lifestyle & Power Ctr

yle & Power Ctr Page -

1/3/2024 15:28:03

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 02014 Baybrook Lifestyle & Power Ctr

Property	: 2014 Bayl	orook Lifestyle & Power	Ctr														
	ŕ	•		Current	t Charges				Future Re	nt & Expense	Escalations			Over	rage/% In Lie	eu Rent Terms	
					J					•					· ·		
		Square	Bill	Begin	End	Monthly	Annual	Bill	Begin	End	Monthly	Annual	. %	Bill Begin	End		Overage
Unit	<u>DBA</u>	<u>Lease ID</u> <u>Footage</u>	Code Expense Description		<u>Date</u>	Amount	Rate/SF	Code Expense Description	Date	Date	Amount	Rate/SF		Code Date	Date	Breakpoint	<u>%</u>
C128	IT'SUGAR	350822 1,255	BMRP MINIMUM RENT	12/01/2023	11/30/2024	9,273.81		BMRP MINIMUM RENT	12/01/2024	12/31/2025	9,552.03			PCTP 01/01/2023			
			REPP RET PRORATA	11/18/2015	12/31/2025	862.81		RRRT RELIEF-MIN RENT	12/01/2024	12/31/2025	9,552.03	- 91.33-	- 3.0%	PCTP 01/01/2024			
	Lease Type :	RT	RRGR RELIEF-GROSS BILLED	07/01/2020	12/31/2025	9,102.50								PCTP 01/01/2024			
	Unit Type :	INM	RRRT RELIEF-MIN RENT	12/01/2023	11/30/2024	9,273.81								PCTP 01/01/2025		728,200.00	
	Lease Status :	0	RRTS RELIEF-RET PRO-RATA	07/01/2020	12/31/2025	862.81								PCTP 01/01/2025	12/31/2025	1,910,405.40	6.00%
	% In Lieu :	ate: 12/17/2015	WTSP WATER & SEWER	11/18/2015	12/31/2025	45.00	.43										
	Commencement Date :	12/17/2015 12/17/2015															
	Original End Date :	12/31/2025															
	Expire/Close Date																
	·		Total :		_	9,147.50	_ )										
D103	BUTTERMILK SKY PIE SHOP	508970 1,370	) BMRP MINIMUM RENT	07/02/2022	07/31/2027	5,137.50	45.00	BMRP MINIMUM RENT	08/01/2027	07/31/2032	5,651.25	40.50	10.0%	PCTP 01/01/2023	12/31/2023	520,833.33	6.00%
D 103	BOTTENWILK SKT FIE SHUP	J00910 1,370	CATP CAM TOE	01/02/2022	12/31/2023	1,187.33		CATP CAM TOE	01/01/2024	12/31/2024	1,234.83			PCTP 01/01/2023		520,633.33 591,666.67	
	Lease Type :	RT	REPP RET PRORATA	07/02/2022	07/31/2032	976.13		CATP CAM TOE	01/01/2024	12/31/2024	1,284.22			PCTP 01/01/2024			
	Unit Type :	INM	WTSP WATER & SEWER	07/02/2022	07/31/2032	60.00		CATP CAM TOE	01/01/2026	12/31/2025	1,335.59		4.0%	PCTP 01/01/2026			
	Lease Status :	O		0.,02/2022	3.75 I/200Z	55.00	00	CATP CAM TOE	01/01/2027	12/31/2027	1,389.01		4.0%	PCTP 01/01/2027		650,000.00	
	% In Lieu :	-						CATP CAM TOE	01/01/2028	12/31/2028	1,444.57			PCTP 01/01/2028			
	Commencement Da	ate: 07/02/2022						CATP CAM TOE	01/01/2029	12/31/2029	1,502.36			PCTP 01/01/2029			
	Open Date :	07/02/2022						CATP CAM TOE	01/01/2030	12/31/2030	1,562.45		4.0%	PCTP 01/01/2030			
	Original End Date :	07/31/2032						CATP CAM TOE	01/01/2031	12/31/2031	1,624.95		4.0%	PCTP 01/01/2031		650,000.00	
	Expire/Close Date	07/31/2032						CATP CAM TOE	01/01/2032	07/31/2032	1,689.95	14.80	4.0%	PCTP 01/01/2032	07/31/2032		
														PCTP 01/01/2032	07/31/2032	650,000.00	6.00%
			Total :		_	7,360.96	5										
D105	GELATISSIMO	503434 700	BMRP MINIMUM RENT	06/01/2021	05/31/2024	3,520.42	60.35	BMRP MINIMUM RENT	06/01/2024	05/31/2028	3,696.44	63.37	5.0%	PCTP 01/01/2023	12/31/2023	685,000.00	7.00%
			REPP RET PRORATA	06/01/2021	05/31/2028	479.50	8.22							PCTP 01/01/2024	12/31/2024	704,975.99	7.00%
	Lease Type :	RT	WTSP WATER & SEWER	01/07/2022	05/31/2028	90.00	1.54							PCTP 01/01/2025	12/31/2025	719,244.55	7.00%
	Unit Type :	INM												PCTP 01/01/2026	12/31/2026	719,244.55	7.00%
	Lease Status :	0												PCTP 01/01/2027	12/31/2027	719,244.55	7.00%
	% In Lieu:													PCTP 01/01/2028	05/31/2028	299,685.23	7.00%
	Commencement Da	ate: 06/01/2021															
	Open Date :	01/07/2022															
	Original End Date :																
	Expire/Close Date	05/31/2028			_		_										
			Total :			4,089.92	2										
D110	STAR CINEMA GRILL	337917 42,147	BMRB MINIMUM RENT	01/01/2021	12/31/2025	80,746.63	22.99	BMRB MINIMUM RENT	01/01/2026	12/31/2030	88,824.80	25.29	10.0%	PCTB 01/01/2023	12/31/2023	9,900,000.00	10.00%
			CATB CAM TOE	01/01/2023	12/31/2023	12,958.87	3.69	BMRB MINIMUM RENT	01/01/2031	12/31/2035	97,640.55	27.80	9.9%	PCTB 01/01/2024	12/31/2024	9,900,000.00	10.00%
	Lease Type :	RT	REPB RET PRORATA	07/01/2021	12/31/2030	35,206.68	10.02	BMRB MINIMUM RENT	01/01/2036	12/31/2037	97,640.55	27.80		PCTB 01/01/2025	12/31/2025	9,900,000.00	10.00%
	Unit Type :	ANC						CATB CAM TOE	01/01/2024	12/31/2024	13,347.64	3.80	3.0%	PCTB 01/01/2026	12/31/2026	10,890,000.00	10.00%
	Lease Status :	0						CATB CAM TOE	01/01/2025	12/31/2025	13,748.07	3.91	3.0%	PCTB 01/01/2027	12/31/2027	10,890,000.00	10.00%
	% In Lieu:							CATB CAM TOE	01/01/2026	12/31/2026	14,160.51	4.03	3.0%	PCTB 01/01/2028	12/31/2028	10,890,000.00	10.00%
	Commencement Da	ate: 12/04/2015						CATB CAM TOE	01/01/2027	12/31/2027	14,585.33	4.15	3.0%	PCTB 01/01/2029	12/31/2029	10,890,000.00	10.00%
	Open Date :	12/04/2015						CATB CAM TOE	01/01/2028	12/31/2028	15,022.89		3.0%	PCTB 01/01/2030			
	Original End Date :							CATB CAM TOE	01/01/2029	12/31/2029	15,473.57		3.0%	PCTB 01/01/2031			
	Expire/Close Date	12/31/2037						CATB CAM TOE	01/01/2030	12/31/2030	15,937.78		3.0%	PCTB 01/01/2032			
								CATB CAM TOE	01/01/2031	12/31/2031	16,415.91		3.0%	PCTB 01/01/2033			
								CATB CAM TOE	01/01/2032	12/31/2032	16,908.39		3.0%	PCTB 01/01/2034			
								CATB CAM TOE	01/01/2033	12/31/2033	17,415.64		3.0%	PCTB 01/01/2035			
								CATB CAM TOE	01/01/2034	12/31/2034	17,938.11		3.0%	PCTB 01/01/2036			
								CATB CAM TOE CATB CAM TOE	01/01/2035	12/31/2035	18,476.25		3.0% 3.0%	PCTB 01/01/2037	12/3/1/203/	11,979,000.00	10.00%
								CATB CAM TOE	01/01/2036 01/01/2037	12/31/2036 12/31/2037	19,030.53 19,601.45		3.0%				
								OATE OAW TOL	0 1/0 1/2037	12/3/1/203/	19,001.45	3.30	3.070				

1/3/2024 15:28:03

Page -

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 02014 Baybrook Lifestyle & Power Ctr
Property: 2014 Baybrook Lifestyle & Power Ctr

-Current Charges---Future Rent & Expense Escalations---Overage/% In Lieu Rent Terms -Begin End Begin Square Rill Overage Monthly Annual Begin End Monthly Annual Lease ID Footage Expense Description DBA Date Date Amount Rate/SF Code Expense Description Date Amount Rate/SF Date Code Date Code Breakpoint REPB RET PRORATA 01/01/2031 12/31/2035 10.02 35,206.68 REPB RET PRORATA 01/01/2036 12/31/2037 35,206.68 10.02 Total: 128,912.18 OTSUKA RAMEN BAR 2,260 BMRE MINIMUM RENT 12/01/2023 11/30/2028 8,286.67 44.00 CATE CAM TOE 01/01/2024 12/31/2024 2,523.85 13.40 5.0% PCTE 01/01/2023 12/31/2023 1,519,222.50 6.00% CATE CAM TOE 01/01/2023 12/31/2023 2,403.66 CATE CAM TOE 01/01/2025 12/31/2025 2,650.04 14.07 PCTE 01/01/2024 12/31/2024 1,657,333.00 Lease Type RT REPE RET PRORATA 07/01/2021 11/30/2028 1,887.85 10.02 CATE CAM TOE 01/01/2026 12/31/2026 2,782.54 14.77 PCTE 01/01/2025 12/31/2025 1,657,333.00 Unit Type : INM WTSP WATER & SEWER 05/01/2020 11/30/2028 180.54 CATE CAM TOE 01/01/2027 12/31/2027 2,921.67 15.51 PCTE 01/01/2026 12/31/2026 1,657,333.00 6.00% Lease Status: 0 CATE CAM TOE 01/01/2028 11/30/2028 3,067.75 16.29 PCTE 01/01/2027 12/31/2027 1,657,333.00 6.00% % In Lieu: PCTE 01/01/2028 11/30/2028 1,519,221.92 6.00% Commencement Date : 12/21/2018 Open Date : 12/21/2018 Original End Date: 11/30/2028 Expire/Close Date : 11/30/2028 Total: 12,758.72 YARD HOUSE CATE CAM TOE 10.082 BMRE MINIMUM RENT 01/01/2021 12/31/2025 33,270.60 39.60 01/01/2024 12/31/2024 5,321.49 6.33 3.0% PCTE 01/01/2023 12/31/2023 7.984.944.00 5.00% D126 346281 CATE CAM TOE CATE CAM TOE 5,481.13 01/01/2023 12/31/2023 5.166.49 6.15 01/01/2025 12/31/2025 6.52 3.0% PCTE 01/01/2024 12/31/2024 7.984.944.00 RT REPE RET PRORATA 07/01/2020 12/31/2025 5,394.66 6.42 PCTE 01/01/2025 12/31/2025 7,984,944.00 5.00% Lease Type INM WTSP WATER & SEWER 06/01/2023 12/31/2025 3,795.70 Unit Type : 4.52 Lease Status % In Lieu: 12/05/2015 Commencement Date 12/05/2015 Open Date : Original End Date : 12/31/2025 Expire/Close Date : 12/31/2025 47,627.45 Total: 36,982 BMGP GROSS RENT 01/01/2023 19,811.43 BMGP GROSS RENT 01/01/2024 12/31/2024 20,306.72 PCTP 02/01/2023 01/31/2024 VRGR CV RELIEF- GROSS 01/01/2023 12/31/2023 30,188.57 BMGP GROSS RENT 01/01/2025 11/30/2025 20,712.85 PCTP 02/01/2024 01/31/2025 5,000,000.00 12.00% RENT BILLED Lease Type RT WTSP WATER & SEWER 12/09/2015 12/31/2025 45.00 VRGR CV RELIEF- GROSS 01/01/2024 12/31/2024 29,693.28 9.63 -1.6% PCTP 02/01/2025 11/30/2025 4,166,666.60 12.00% RENT BILLED Unit Type : ANC VRGR CV RELIEF- GROSS 01/01/2025 11/30/2025 29,287.15 9.50 -1.4% RENT BILLED Lease Status: % In Lieu: Commencement Date : 12/09/2015 Open Date : 12/09/2015 Original End Date: 11/30/2025 Expire/Close Date : 11/30/2025 50,045.00 Total: KENDRA SCOTT BMRP MINIMUM RENT 11/01/2024 10/31/2025 14,297.05 117.43 3.0% PCTP 11/01/2023 10/31/2024 F100 1,461 BMRP MINIMUM RENT 13,880.63 114.01 3,293,607.06 6.00% 349908 11/01/2023 10/31/2024 REPP RET PRORATA 07/01/2021 10/31/2025 1,220.43 10.02 PCTP 11/01/2024 10/31/2025 3,392,415.32 6.00% RT WTSP WATER & SEWER 05/01/2017 10/31/2025 270.00 Lease Type : 2.22 INM Unit Type :

Lease Status : % In Lieu :

Open Date : Original End Date :

Commencement Date

Expire/Close Date :

0

11/23/2015

11/23/2015

10/31/2025

10/31/2025

12,409.28

Total:

1/3/2024 15:28:03 Page -Baybrook Lifestyle & Power Ctr

10

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company : 02014 Baybrook Lifestyle & Power Ctr Property: 2014 Baybrook Lifestyle & Power Ctr

					Curren	t Charges				Future Re	ent & Expense	Escalations				Ove	erage/% In L	ieu Rent Terms	
		S	quare	Bill	Begin	End	Monthly	Annual	Bill	Begin	End	Monthly	Annual	%	Bill	Begin	End		Overage
Unit	DBA		-	Code Expense Description	-	Date	Amount	Rate/SF		Date	Date	Amount	Rate/SF	= Inc.	Code	e Date	Date	Breakpoint	%
<del></del>				Total :			15,371.06	<u>.                                    </u>						- ====					_
F104 EVEREVE		368498	3,035	BMRP MINIMUM RENT	04/01/2023	03/31/2024	13,212.31	52.24	BMRP MINIMUM RENT	04/01/2024	03/31/2025	13,608.68	53.81	3.0%	VRPI	PL 01/01/2023	12/31/2023	3 2,074,584.5	1 6.00%
				REPP RET PRORATA	07/01/2021	03/31/2027	2,193.06	8.67	BMRP MINIMUM RENT	04/01/2025	03/31/2026	14,016.94	55.42	3.0%	VRPI	PL 01/01/2024	12/31/2024	4 2,136,692.9	9 6.00%
L	_ease Type :	RT		WTSP WATER & SEWER	06/21/2017	03/31/2027	45.00	.18	BMRP MINIMUM RENT	04/01/2026	03/31/2027	14,437.45	57.08	3.0%	VRPI	PL 01/01/2025	12/31/202	5 2,200,926.7	3 6.00%
	Jnit Type :	INM														PL 01/01/2026			5 6.00%
	Lease Status :	0 Y													VRPI	PL 01/01/2027	03/31/2027	7 563,018.5	8 6.00%
	% In Lieu : Commencement Date	•	17																
	Open Date :	06/21/20																	
	original End Date :	03/31/20																	
E	Expire/Close Date :	03/31/20	27																
				Total :			15,450.37												
F116 ARHAUS FU	RNITURE	354618	13,905		01/01/2023	12/31/2023	37,005.21		BMRP MINIMUM RENT	01/01/2024	12/31/2024					P 01/01/2023			0 7.00%
	_			REPP RET PRORATA	07/01/2021	04/30/2026	11,453.13		BMRP MINIMUM RENT	01/01/2025	12/31/2025					P 01/01/2024			0 7.00%
	_ease Type :	RT INM		WTSP WATER & SEWER	04/15/2016	04/30/2026	45.00	.04	BMRP MINIMUM RENT BMRP MINIMUM RENT	01/01/2026	04/30/2026 12/31/2026					P 01/01/2025 P 01/01/2026			0 7.00% 3 7.00%
	Jnit Type : ∟ease Status :	O							REPP RET PRORATA	05/01/2026 05/01/2026	12/31/2026					P 01/01/2026 P 01/01/2026			0 7.00%
	% In Lieu :	Ü							WTSP WATER & SEWER	05/01/2026	12/31/2026				1 011	1 01/01/2020	12/01/2020	4,040,400.0	0 7.0070
	Commencement Date	: 04/15/20	16																
	Open Date :	04/15/20	16																
	Original End Date :	12/31/20																	
E	Expire/Close Date :	12/31/20	26	Total :		-	48,503.34	-											
				iotai .			40,503.34												
F121 LUCCHESE I	BOOTMAKER	518919	4,130	BMRP MINIMUM RENT	02/23/2023	01/31/2024	12,906.25	37.50	BMRP MINIMUM RENT	02/01/2024	01/31/2025	13,293.44	38.63	3.0%	PCTI	P 02/23/2023	12/31/202	3 2,974,999.9	9 5.00%
1 121 LOGOTIEGE	BOOTINI WELL	010010	4,100	CATP CAM TOE	02/23/2023	12/31/2023	3,441.67		BMRP MINIMUM RENT	02/01/2025	01/31/2026			3.0%		P 01/01/2024			
L	_ease Type :	RT		REPP RET PRORATA	02/23/2023	01/31/2030	2,942.63		BMRP MINIMUM RENT	02/01/2026	01/31/2027	14,103.01		3.0%	PCTI	P 01/01/2025	12/31/202		
ι	Jnit Type :	INM		WTSP WATER & SEWER	02/23/2023	01/31/2030	125.00	.36	BMRP MINIMUM RENT	02/01/2027	01/31/2028	14,526.10	42.21	3.0%	PCTI	P 01/01/2026	12/31/2026	6 3,815,261.7	5 5.00%
L	_ease Status :	0							BMRP MINIMUM RENT	02/01/2028	01/31/2029	14,961.88	43.47	3.0%	PCTI	P 01/01/2027	12/31/202	7 3,929,719.5	4 5.00%
	% In Lieu :								BMRP MINIMUM RENT	02/01/2029	01/31/2030			3.0%		P 01/01/2028			3 5.00%
	Commencement Date								CATP CAM TOE	01/01/2024	12/31/2024					P 01/01/2029			
	Open Date : Original End Date :	02/23/20 01/31/20							CATP CAM TOE CATP CAM TOE	01/01/2025 01/01/2026	12/31/2025 12/31/2026			2 4.0% 5 4.0%	PCII	P 01/01/2030	01/31/2030	0 348,265.2	7 5.00%
	Expire/Close Date :	01/31/20							CATP CAM TOE	01/01/2020	12/31/2020			4.0%					
_		******							CATP CAM TOE	01/01/2028	12/31/2028	•	12.17						
									CATP CAM TOE	01/01/2029	12/31/2029	4,354.81	12.65	4.0%					
								_	CATP CAM TOE	01/01/2030	01/31/2030	4,529.00	13.16	4.0%					
				Total :			19,415.55												
F124 SUNGLASS I	HUT	349817	1,223	BMRP MINIMUM RENT	12/01/2023	11/30/2024		113.94	BMRP MINIMUM RENT	12/01/2024	11/30/2025	11,960.42	117.35	3.0%		P 01/01/2023			7 8.00%
	Time :	DT		REPP RET PRORATA	07/01/2020	11/30/2025		7.38								P 01/01/2024			8 8.00%
	₋ease Type : Jnit Type :	RT INM		WTSP WATER & SEWER	11/18/2015	11/30/2025	45.00	.44							PUII	P 01/01/2025	11/30/2025	900, 105.4	3 8.00%
	_ease Status :	O																	
	% In Lieu :	-																	
	Commencement Date	: 11/18/20	15																
(	Open Date :	12/03/20	15																
	Original End Date :	11/30/20																	
E	Expire/Close Date :	11/30/20	25			-		_											

1/3/2024 15:28:03

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 02014 Baybrook Lifestyle & Power Ctr
Property: 2014 Baybrook Lifestyle & Power Ctr

Property: 20	014 Baybr	ook Lifestyle & Powe	er Ctr															
				Curren	t Charges				Future Re	ent & Expense	e Escalations				Overa	age/% In Lie	eu Rent Terms -	
		Square	Bill	Begin	End	Monthly	Annual	Bill	Begin	End	Monthly	Annual	%	Bill	Begin	End		Overage
Unit	DBA	Lease ID Footage	e Code Expense Description	Date	Date	Amount	Rate/SF	Code Expense Description	Date	Date	Amount	Rate/SF	Inc.	Code	le Date	Date	Breakpoint	<u>%</u>
E420 OLUGOIS		240440 2.2	67 BMRP MINIMUM RENT	02/04/2022	04/24/2024	0F 440 04	. 02.24	DMDD MINIMUM DENT	02/04/2024	04/24/2025	05.066.47	05.04	2.00/	DOT	FD 02/04/2024	04/24/2025	2 202 602 24	F 00%
F129 CHICO'S		348448 3,2	REPP RET PRORATA	02/01/2023 11/18/2015	01/31/2024 01/31/2026	25,112.34 2,246.06		BMRP MINIMUM RENT BMRP MINIMUM RENT	02/01/2024 02/01/2025	01/31/2025 01/31/2026			3.0% 3.0%		TP 02/01/2024 TP 02/01/2025			
	Lease Type :	RT	WTSP WATER & SEWER	11/18/2015	01/31/2026	45.00			02/01/2020	0 1/0 1/2020	20,012.00	01.00	0.070		02/01/2020	01/01/2020	0,002,110.20	0.0070
	Unit Type :	INM																
	Lease Status :	0																
	% In Lieu :																	
	Commencement Date	e: 11/18/2015																
	Open Date :	11/18/2015																
	Original End Date :	01/31/2026																
	Expire/Close Date :	01/31/2026	Total :		-	27,403.40	_											
F134 WHITE HOU	USE BLACK MARKET	348377 3,1	25 BMRP MINIMUM RENT	02/01/2023	01/31/2024	24,020.83	3 92.24	BMRP MINIMUM RENT	02/01/2024	01/31/2025	24,742.19	95.01	3.0%	PCT	TP 02/01/2023	01/31/2024	2,828,709.89	5.00%
	002 32 1011 1111 11 11 12 1	0,007,	REPP RET PRORATA	11/18/2015	01/31/2026	2,148.44		BMRP MINIMUM RENT	02/01/2025	01/31/2026					TP 02/01/2024			
	Lease Type :	RT	WTSP WATER & SEWER	05/01/2017	11/30/2025	290.00		WTSP WATER & SEWER	12/01/2025	01/31/2026					TP 02/01/2025			
	Unit Type :	INM																
	Lease Status :	0																
	% In Lieu:																	
	Commencement Date																	
	Open Date :	11/18/2015																
	Original End Date :	01/31/2026 01/31/2026																
	Expire/Close Date :	01/31/2026	Total :		-	26,459.27	_											
F144 GLORIA'S L	LATIN CUISINE	353796 5,9	64 BMRE MINIMUM RENT	07/01/2021	07/31/2026	21,868.00	44.00	CATE CAM TOE	01/01/2024	12/31/2024	4,367.36	8.79	2.0%	PCT	TE 01/01/2023	12/31/2023	8,747,200.00	5.00%
			CATE CAM TOE	01/01/2023	12/31/2023	4,281.73		CATE CAM TOE	01/01/2025	12/31/2025			2.0%		TE 01/01/2024			
	Lease Type :	RT	REPE RET PRORATA	07/28/2016	07/31/2026	4,100.25	8.25	CATE CAM TOE	01/01/2026	07/31/2026	4,543.80	9.14	2.0%	PCT	TE 01/01/2025	12/31/2025	8,747,200.00	5.00%
	Unit Type :	INM	WTSP WATER & SEWER	06/01/2023	07/31/2026	2,832.92	5.70							PCT	TE 01/01/2026	07/31/2026	5,102,533.33	5.00%
	Lease Status :	0																
	% In Lieu :																	
	Commencement Date																	
	Open Date :	11/08/2016																
	Original End Date : Expire/Close Date :	07/31/2026 07/31/2026																
	Expire/Olose Date .	07/31/2020	Total :		-	33,082.90	_ )											
F160 SALATA		353791 2,6	50 BMRE MINIMUM RENT	08/01/2022	07/31/2026	9,151.89	9 41.44	CATE CAM TOE	01/01/2024	12/31/2024	2,017.98	9.14	2.5%	PCT	TE 01/01/2023	12/31/2023	2,196,452.60	7.00%
			CATE CAM TOE	01/01/2023	12/31/2023	1,968.76	8.92	CATE CAM TOE	01/01/2025	12/31/2025	2,068.43	9.37	2.5%	PCT	TE 01/01/2024	12/31/2024		
	Lease Type :	RT	REPE RET PRORATA	07/01/2021	07/31/2026	2,213.65	5 10.02	CATE CAM TOE	01/01/2026	07/31/2026	2,120.14	9.60	2.5%	PCT	TE 01/01/2025	12/31/2025	2,196,452.60	7.00%
	Unit Type :	INM	WTSP WATER & SEWER	10/22/2016	07/31/2026	90.00	.41							PCT	TE 01/01/2026	07/31/2026	1,281,264.02	7.00%
	Lease Status :	0																
	% In Lieu :																	
	Commencement Date																	
	Open Date :	11/08/2016																
	Original End Date : Expire/Close Date :	07/31/2026 07/31/2026																
	Expire/Glose Date .	07/31/2020	Total :		-	13,424.30	)											
F162 THE GREAT	T GREEK	529193 2,5	00 BMRE MINIMUM RENT	10/30/2023	10/31/2024	7,945.83	38.14	BMRE MINIMUM RENT	11/01/2024	10/31/2025	8,104.75	38.90	2.0%	PCT	TE 11/01/2023	10/31/2024	1,700,000.00	6.00%
MEDITERRA	ANEAN GRILL																	
			CATE CAM TOE	10/30/2023	12/31/2023		5.30	BMRE MINIMUM RENT	11/01/2025	10/31/2026		39.68			TE 11/01/2024			
	Lease Type :	RT	REPE RET PRORATA	10/30/2023	10/31/2028	1,475.00	7.08	BMRE MINIMUM RENT	11/01/2026	10/31/2027	8,432.18	40.47	2.0%	PCT	TE 11/01/2025	10/31/2026	1,751,852.64	6.00%

1/3/2024 15:28:03

12

Page -

Baybrook Lifestyle & Power Ctr

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company: 02014 Baybrook Lifestyle & Power Ctr
Property: 2014 Baybrook Lifestyle & Power Ctr

Property:	2014 Baybro	ook Lifestyle & Power	Ctr														
	•	-		Current	t Charges				Future Re	ent & Expense	Escalations			Over	rage/% In Lie	eu Rent Terms	
		_			J										· ·		
		Square	Bill	Begin	End	Monthly	Annual	Bill	Begin	End	Monthly	Annual	%	Bill Begin	End		Overage
Unit	DBA	Lease ID Footage	Code Expense Description	Date	Date	Amount	Rate/SF	Code Expense Description	Date	Date	Amount	Rate/SF	Inc.	Code Date	Date	Breakpoint	<u>%</u>
	Unit Type :	INM	WTSP WATER & SEWER	10/30/2023	10/31/2028	280.00	1.34	BMRE MINIMUM RENT	11/01/2027	10/31/2028	8,600.83	41.28	2.0%	PCTE 11/01/2026	10/31/2027	1,778,557.89	6.00%
	Lease Status :	0						CATE CAM TOE	01/01/2024	12/31/2024	1,137.29	5.46	3.0%	PCTE 11/01/2027	10/31/2028	1,805,797.24	6.00%
	% In Lieu :							CATE CAM TOE	01/01/2025	12/31/2025	1,171.41	5.62	3.0%				
	Commencement Date							CATE CAM TOE	01/01/2026	12/31/2026	1,206.55		3.0%				
	Open Date :	10/30/2023						CATE CAM TOE	01/01/2027	12/31/2027	1,242.75		3.0%				
	Original End Date :	10/31/2028						CATE CAM TOE	01/01/2028	10/31/2028	1,280.03	6.14	3.0%				
	Expire/Close Date :	10/31/2028			-		_										
			Total :			10,805.00	)										
100 FOGO	DE CHAO CHURRASCAR	IA 513885 6,835	5 BMRE MINIMUM RENT	09/29/2022	09/30/2027	25,631.25	5 45.00	BMRE MINIMUM RENT	10/01/2027	09/30/2032	28,194.38	49.50	10.0%	PCTE 01/01/2023	12/31/2023	7,750,000.00	5.00%
7.00	DE OTIVO OTTORI VICOVII V	0,000	CATE CAM TOE	01/01/2023	12/31/2023	5,866.71		CATE CAM TOE	01/01/2024	12/31/2024				PCTE 01/01/2024			
	Lease Type :	RT	REPE RET PRORATA	09/29/2022	09/30/2032	4,869.94		CATE CAM TOE	01/01/2025	12/31/2025			3.0%	PCTE 01/01/2025			
	Unit Type :	INM	WTSP WATER & SEWER	09/29/2022	09/30/2032	800.00		CATE CAM TOE	01/01/2026	12/31/2026			3.0%	PCTE 01/01/2026		7,750,000.00	
	Lease Status :	0		JUILUILU	33,30/2002	333.00	1.70	CATE CAM TOE	01/01/2027	12/31/2020				PCTE 01/01/2027		7,945,355.26	
	% In Lieu :	-						CATE CAM TOE	01/01/2028	12/31/2028			3.0%	PCTE 01/01/2028		8,525,050.76	
	Commencement Date	: 09/29/2022						CATE CAM TOE	01/01/2029	12/31/2020			3.0%	PCTE 01/01/2029			
	Open Date :	09/29/2022						CATE CAM TOE	01/01/2020	12/30/2030			3.0%	PCTE 01/01/2030		8,525,050.76	
	Original End Date :	09/30/2032						CATE CAM TOE	01/01/2031	12/31/2031				PCTE 01/01/2031		8,525,050.76	
	Expire/Close Date :	09/30/2032						CATE CAM TOE	01/01/2032	09/30/2032			3.0%	PCTE 01/01/2032			
	,	,	Total :		-	37,167.90	_ )				.,00 2		2.270			.,,	2.30,0
G110 BAR L	.OUIE	343366 5,050	BMRE MINIMUM RENT	11/01/2020	11/30/2025	20,831.25	5 49.50	CATE CAM TOE	01/01/2024	12/31/2024	3,264.25	7.76	5.0%	PCTE 01/01/2023	12/31/2023	3,571,071.40	7.00%
			CATE CAM TOE	01/01/2023	12/31/2023	3,108.81	1 7.39	CATE CAM TOE	01/01/2025	11/30/2025	3,427.47	8.14	5.0%	PCTE 01/01/2024	12/31/2024	3,571,071.40	7.00%
	Lease Type :	RT	REPE RET PRORATA	07/01/2021	11/30/2025	4,218.44	10.02							PCTE 01/01/2025	11/30/2025	3,273,482.12	7.00%
	Unit Type :	INM	WTSP WATER & SEWER	05/01/2017	11/30/2025	1,310.00	3.11										
	Lease Status :	0															
	% In Lieu :																
	Commencement Date	: 11/18/2015															
	Open Date :	11/21/2015															
	Original End Date :	11/30/2025															
	Expire/Close Date :	11/30/2025			_		_										
			Total :			29,468.50	)										_
2420	CIANIO'S LITTLE ITALY	344676 8.194	DMDE MINIMALINA DENT	11/04/2022	11/20/2025	04.740.50	5 50.00	CATE CAMATOR	01/01/0004	10/04/0004	, ,E, = -1	6.50	2.00/	DOTE 00/04/0000	04/94/9994	7 500 404 00	6.000/
G120 MAGG	GIANO'S LITTLE ITALY	ა <del>44</del> 07ნ 8,194	BMRE MINIMUM RENT	11/01/2020	11/30/2025		5 50.88	CATE CAM TOE  CATE CAM TOE	01/01/2024	12/31/2024			3.0%	PCTE 02/01/2023			
	Lease Time :	RT	CATE CAM TOE REPE RET PRORATA	01/01/2023 10/19/2015	12/31/2023 10/31/2025	4,324.96 5,633.38		REPE RET PRORATA	01/01/2025	11/30/2025 11/30/2025		8.25	3.0%	PCTE 02/01/2024 PCTE 02/01/2025			
	Lease Type :	INM	TRSP TRASH	11/09/2015	11/30/2025		3 8.25 3 1.60	NEFE NEI FRUKAIA	11/01/2020	11/30/2025	5,033.38	0.20		FUIE 02/01/2025	11/30/2025	0,292,000.15	0.00%
	Unit Type : Lease Status :	O	WTSP WATER & SEWER	06/01/2023	11/30/2025		0 4.33										
	% In Lieu :	J	WISE WATER & SEWER	00/01/2023	11/30/2023	∠,900.00	4.33										
	Commencement Date	: 11/09/2015															
	Open Date :	11/09/2015															
	Original End Date :	11/30/2025															
	Expire/Close Date :	11/30/2025															
	Expire/Oluse Date :	11/30/2020	Total :		-	48,751.43	_ 3										
			iotai.			40,101.40	-										_
H100 THE R	ROUXPOUR RESTAURANT	343957 6,187	BMRE MINIMUM RENT	11/01/2020	10/31/2025	25,098.60	48.68	CATE CAM TOE	01/01/2024	12/31/2024	5,270.15	10.22	3.5%	PCTE 01/01/2023	12/31/2023	6,026,277.00	5.00%
AND B	BAR																
			CATE CAM TOE	01/01/2023	12/31/2023	5,091.94	9.88	CATE CAM TOE	01/01/2025	10/31/2025	5,454.61	10.58	3.5%	PCTE 01/01/2024	12/31/2024	6,026,277.00	5.00%
	Lease Type :	RT	REPE RET PRORATA	08/01/2019	10/31/2025	4,669.21	9.06							PCTE 01/01/2025	10/31/2025	5,021,897.50	5.00%
	Unit Type :	INM	WTSP WATER & SEWER	05/01/2018	10/31/2025	1,690.00	3.28										
	Lease Status :	0															

% In Lieu:

Commencement Date: 01/18/2016

JDE EnterpriseOne 9.2

**Baybrook Lifestyle & Power Ctr** 

1/3/2024 15:28:03

13

Page -

Rent Roll - Capital Market - PDF As Of 12/25/2023

02014 Baybrook Lifestyle & Power Ctr Company:

Property: 2014 Baybrook Lifestyle & Power Ctr --Overage/% In Lieu Rent Terms ----Current Charges---Future Rent & Expense Escalations-Square Begin End Begin Bill % Overage Monthly Annual Begin End Monthly Annual Lease ID Footage Expense Description DBA Code Date Date Amount Rate/SF Code Expense Description Date Amount Rate/SF Date Date Breakpoint Date Code Inc. Open Date : 03/14/2016 Original End Date : 10/31/2025 Expire/Close Date : 10/31/2025 Total: 36,549.75 SWEET PARIS CREPERIE & 392152 2,631 BMRE MINIMUM RENT 04/01/2023 03/31/2024 12,545.92 57.22 BMRE MINIMUM RENT 04/01/2024 03/31/2025 12,796.84 58.37 2.0% PCTE 01/01/2023 12/31/2023 2,588,249.98 7.00% CAFE REPE RET PRORATA 07/01/2021 03/31/2030 1,633.19 7.45 BMRE MINIMUM RENT 04/01/2025 03/31/2026 13,052.78 59.53 2.0% PCTE 01/01/2024 12/31/2024 2,640,014.95 7.00% RT Lease Type : WTSP WATER & SEWER 07/01/2022 03/31/2030 500.00 2.28 BMRE MINIMUM RENT 04/01/2026 03/31/2027 13,313.83 60.72 2.0% PCTE 01/01/2025 12/31/2025 2,692,815.21 7.00% Unit Type : INM BMRE MINIMUM RENT 04/01/2027 03/31/2028 13,580.11 61.94 2.0% PCTE 01/01/2026 12/31/2026 2,746,671.55 7.00% 0 Lease Status: BMRE MINIMUM RENT 04/01/2028 03/31/2029 13,851.71 63.18 2.0% PCTE 01/01/2027 12/31/2027 2,801,604.99 7.00% % In Lieu: BMRE MINIMUM RENT 04/01/2029 03/31/2030 14,128.75 64.44 2.0% PCTE 01/01/2028 12/31/2028 2,857,637.14 7.00% Commencement Date : 03/10/2020 PCTE 01/01/2029 12/31/2029 2,914,789.88 7.00% PCTE 01/01/2030 03/31/2030 Open Date : 03/10/2020 732,287.11 7.00% Original End Date: 03/31/2030 Expire/Close Date : 03/31/2030 14,679.11 Total: PERRY'S STEAKHOUSE & 337913 10,021 BMRE MINIMUM RENT 02/01/2021 01/31/2026 43,890.31 52.56 BMRE MINIMUM RENT 02/01/2026 01/31/2031 48,279.34 57.81 10.0% PCTE 02/01/2023 01/31/2024 8,778,062.00 6.00% GRILLE REPE RET PRORATA 07/01/2021 8,370.83 10.02 8,924,363.03 6.00% 01/31/2031 PCTE 02/01/2024 01/31/2025 Lease Type RT WTSP WATER & SEWER 06/01/2023 01/31/2031 1,655.93 1.98 PCTE 02/01/2025 01/31/2026 9,655,868.17 6.00% Unit Type : INM PCTE 02/01/2026 01/31/2027 9,655,868.17 6.00% Lease Status: 0 PCTE 02/01/2027 01/31/2028 9,655,868.17 6.00% % In Lieu: PCTE 02/01/2028 01/31/2029 9,655,868.17 6.00% 01/28/2016 PCTE 02/01/2029 01/31/2030 9,655,868.17 6.00% Commencement Date: PCTE 02/01/2030 01/31/2031 9,655,868.17 6.00% Open Date : 01/28/2016 Original End Date : 01/31/2031 Expire/Close Date : 01/31/2031 Total: 53,917.07 Vacant C100 INM 5,858 INM 2,022

KSK

K0002

160

K0002	THE TINY CANTINA AT BAYBROOK	520186	160	BMGK GROSS RENT	02/09/2024	03/31/2024	4,166.67	312.50		PCTK 02/09/2024	12/31/2024	255,625.00	20.00%
				BMGK GROSS RENT	04/01/2024	03/31/2025	4,291.67	321.88	3.0%	PCTK 01/01/2025	12/31/2025	263,293.75	20.00%
	Lease Type :	RT		BMGK GROSS RENT	04/01/2025	03/31/2026	4,420.42	331.53	3.0%	PCTK 01/01/2026	12/31/2026	271,192.56	20.00%
	Unit Type:	KSK		BMGK GROSS RENT	04/01/2026	03/31/2027	4,553.03	341.48	3.0%	PCTK 01/01/2027	12/31/2027	279,328.34	20.00%
	Lease Status :	Q		BMGK GROSS RENT	04/01/2027	03/31/2028	4,689.62	351.72	3.0%	PCTK 01/01/2028	12/31/2028	287,708.19	20.00%
	% In Lieu :			BMGK GROSS RENT	04/01/2028	03/31/2029	4,830.31	362.27	3.0%	PCTK 01/01/2029	12/31/2029	289,818.52	20.00%

JDE EnterpriseOne 9.2

1/3/2024 15:28:03

14 Page -

Rent Roll - Capital Market - PDF As Of 12/25/2023

Company : 02014 Baybrook Lifestyle & Power Ctr Property: 2014 Baybrook Lifestyle & Power Ctr

> --Current Charges---Future Rent & Expense Escalations----Overage/% In Lieu Rent Terms --

Square Begin End Bill Begin Overage Monthly Bill Begin End Monthly % Annual Annual Lease ID Footage Rate/SF Date Rate/SF Unit DBA Code Expense Description Date Date Amount Code Expense Description Date Amount Code Date Date Breakpoint Inc. BMGK GROSS RENT 04/01/2029 03/31/2030 4,975.22 373.14 3.0% PCTK 01/01/2030 03/31/2030 72,454.63 20.00%

Commencement Date : 02/09/2024

Open Date :

Original End Date : 03/31/2030

Expire/Close Date :

**Current Month Total:** 1,717,057.85 Outparcel 100.0% 246,741 Occupied SF: 12 Vacant SF: .0 Total SF : 100.0% 12 246,741

Occupied SF: 97.1% 268,150 39 Vacant SF: 2.9% 7,880 2

Total SF : 100.0% 41 276,030

Non-GLA

100.0% Vacant SF: 160 Total SF : 100.0% 160

Total Property: Baybrook Lifestyle & Power Ctr

Occupied SF 98.5% 51 514,891 Vacant SF: 1.5% 8,040 Total SF: 100.0% 54 522,931

Total Company 02014 Baybrook Lifestyle & Power Ctr

Occupied SF: 98.5% 51 514,891 Vacant SF: 1.5% 3 8,040 Total SF: 100.0% 522,931 R5615003A JDE EnterpriseOne 9.2 1/3/2024 15:28:03

# **Processing Option Information and Glossary**

Area Type: Includes - UNT ONO

Lease Type: Excludes - AD DD SP ST

Lease Status : Excludes - K X

#### Lease Status Glossary:

- C Closed
- D Dark
- H Holdover
- K Approved
- M Month-to-Month
- O Open
- P Signed, Variable Rent Commence
- Q Signed, Fixed Rent Commence
- U Unexecuted/Paying
- V Vacant/Paying
- X Pending Lease Acctg Review

### Lease Type Glossary:

- AD Approved Deal
- DD Dead Deal
- DS Department Store
- LA Lessee Lease
- LD Land
- OT Other
- RT Retail
- SB Sublease
- SL Specialty 365+
- SP Specialty
- ST Storage
- XL Inactive Lease Rouse Conv

### Area Type Glossary:

- DEC Decommissioned Sq Ft
- DEV Development Square Footage
- GLA Gross Leasable Area
- HVA HVAC Capacity
- MAR Misc Alternative Sq Ft
- MEZ Mezzanine
- NLE Non Lease
- ONO Non LL Owned Outparcel Sq Ft
- RAW Raw Space
- STO Storage Space
- TEM Specialty Leasing
- UNT Total Unit Square Footage

#### Bill Code Glossary:

- BMGK GROSS RENT
- BMGP GROSS RENT
  BMRB MINIMUM RENT
- BMRE MINIMUM RENT
- BMRO MINIMUM RENT
- BMRP MINIMUM RENT
- CATB CAM TOE

CATE CAM TOE CATO CAM TOE CATP CAM TOE COVR COVID REPAYMENT PCTB OVERAGE RENT PCTE OVERAGE RENT PCTK OVERAGE RENT PCTO OVERAGE RENT PCTP OVERAGE RENT REPB RET PRORATA REPE RET PRORATA REPO RET PRORATA REPP RET PRORATA RRGR RELIEF-GROSS BILLED RRRT RELIEF-MIN RENT RRTS RELIEF-RET PRO-RATA SNBP SALES NO BREAKPOINT TRSP TRASH VRGR CV RELIEF- GROSS RENT BILLED VRPL CV RELIEF-PERCENT IN LIEU WTSP WATER & SEWER Unit Type Group **ANCHOR** Includes the following Unit Type ANC Anchor D Department Store ANC Anchor G Land OUTPAC Unit Type Group Includes the following Unit Type OUT Outparcel В Big Box OUT Outparcel С Fast Casual Restaurant OUT Е Restaurant Full Service Outparcel OUT Outparcel 0 Other OUT Outparcel R Retail OUT Т Outparcel Theatre Unit Type Group INLINE Includes the following Unit Type ANC Anchor В Big Box ANC Anchor Е Restaurant Full Service ANC R Anchor Retail ANC Anchor Т Theatre INM Inline В Big Box INM Inline С Fast Casual Restaurant INM Ε Restaurant Full Service Inline INM М ATM Inline INM Ν Inline Snacks/Other R INM Inline Retail INM Т Theatre NFI Non-Fronting Inline В Big Box NFI Non-Fronting Inline С Fast Casual Restaurant Ε Restaurant Full Service NFI Non-Fronting Inline NFI Non-Fronting Inline M ATM NFI Non-Fronting Inline Ν Snacks/Other Non-Fronting Inline NFI R Retail NFI Non-Fronting Inline Т Theatre OFFAPT Unit Type Group Includes the following Unit Type OFF Office O Other Includes the following Unit Type Unit Type Group STORAGE

		STR	Storage	Р	Storage		
Unit Type Group	STRIP	Include	s the following Unit Type				
71 - 1		STC	Strip Center	В	Big Box		
		STC	Strip Center	С	Fast Casual Restaurant		
		STC	Strip Center	D	Department Store		
		STC	Strip Center	E	Restaurant Full Service		
		STC	Strip Center	G	Land		
		STC	Strip Center	R	Retail		
		STC	Strip Center	Т	Theatre		
Unit Type Group	FOOD	Includes the following Unit Type					
		INM	Inline	F	Food Court		
		NFI	Non-Fronting Inline	F	Food Court		
Unit Type Group	NONGLA	Include	s the following Unit Type				
		ALT	Alternative Revenue	Α	Advertising		
		KSK	Kiosk	М	ATM		
		KSK	Kiosk	N	Snacks/Other		
		KSK	Kiosk	R	Retail		
		OTH	Other	0	Other		
		TEM	Temporary	S	Specialty		
Unit Type Group	pe Group MAJOR		s the following Unit Type				
		ANC	Anchor	G	Land		
		ANC	Anchor	R	Retail		