

**Amendment Abstract**

Lease : Heartland Dental, LL (t0012583)

Amendment Information		Lease Information	
Type	Original Lease	Lease	Heartland Dental, LL
Status	Activated	Property	Stewart Chestnut Sunset Hills, LLC( sipwd007)
Terms	125	Customer	-
From	2/23/2022	Lease From	2/23/2022
To	6/30/2032	Lease To	6/30/2032
Effective Date	3/22/2023		
Contracted Area	8,778.00		
Description	RSH07hea		

Space			
Unit	Building	Floor	Area Status
111		1	8,778.00 In

Charge Schedules								
Charge Code	Charge Desc	Date From	Date To	Monthly Amt	Annual Amt	Area	Amt Per Area	Mgmt fees
concoff	Concessions-Office Base Rent	2/23/2022	4/30/2032	0.00	0.00	8,778.00	0.00 /MO	0.00
concoff	Concessions-Office Base Rent	5/1/2032	6/30/2032	-15,351.56	-184,218.72	8,778.00	-1.75 /MO	0.00
estcam	CAM-Recovery Income	2/23/2022	3/15/2023	6,613.31	79,359.72	8,778.00	0.75 /MO	0.00
estcam	CAM-Recovery Income	3/16/2023	12/31/2023	6,613.31	79,359.72	8,778.00	0.75 /MO	0.00
estcam	CAM-Recovery Income	1/1/2024	6/30/2032	7,006.97	84,083.64	8,778.00	0.80 /MO	0.00
estins	INS-Recovery Income	2/23/2022	6/30/2032	0.00	0.00	8,778.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	2/23/2022	3/15/2023	1,781.79	21,381.48	8,778.00	0.20 /MO	0.00
esttax	TAX-Recovery Income	3/16/2023	12/31/2023	1,781.79	21,381.48	8,778.00	0.20 /MO	0.00
esttax	TAX-Recovery Income	1/1/2024	6/30/2032	1,617.11	19,405.32	8,778.00	0.18 /MO	0.00
rentoff	Base Rent-Office	2/23/2022	3/15/2023	12,025.86	144,310.32	8,778.00	1.37 /MO	0.00
rentoff	Base Rent-Office	3/16/2023	6/30/2023	12,025.86	144,310.32	8,778.00	1.37 /MO	0.00
rentoff	Base Rent-Office	7/1/2023	6/30/2024	12,356.57	148,278.84	8,778.00	1.41 /MO	0.00
rentoff	Base Rent-Office	7/1/2024	6/30/2025	12,696.38	152,356.56	8,778.00	1.45 /MO	0.00
rentoff	Base Rent-Office	7/1/2025	6/30/2026	13,045.53	156,546.36	8,778.00	1.49 /MO	0.00
rentoff	Base Rent-Office	7/1/2026	6/30/2027	13,404.28	160,851.36	8,778.00	1.53 /MO	0.00
rentoff	Base Rent-Office	7/1/2027	6/30/2028	13,772.90	165,274.80	8,778.00	1.57 /MO	0.00
rentoff	Base Rent-Office	7/1/2028	6/30/2029	14,151.65	169,819.80	8,778.00	1.61 /MO	0.00
rentoff	Base Rent-Office	7/1/2029	6/30/2030	14,540.82	174,489.84	8,778.00	1.66 /MO	0.00
rentoff	Base Rent-Office	7/1/2030	6/30/2031	14,940.69	179,288.28	8,778.00	1.70 /MO	0.00
rentoff	Base Rent-Office	7/1/2031	6/30/2032	15,351.56	184,218.72	8,778.00	1.75 /MO	0.00

Recovery												
Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	CAP	Ceiling	Mgmt fees %	ProRata %	GrossUp %
CAM	camall	Common Area Expenses - ALL	3/16/2023	6/30/2032	12		0.00	0.00	0.00	0.00	8.25	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	73.10	GLA	GLA					
Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	CAP	Ceiling	Mgmt fees %	ProRata %	GrossUp %
CAM	camcap	CAM Cap Expenses	3/16/2023	6/30/2032	12		0.00	502,030.52	0.00	0.00	8.25	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		5.00	73.10	GLA	GLA					
Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	CAP	Ceiling	Mgmt fees %	ProRata %	GrossUp %
TAX	tax	All Taxes	3/16/2023	6/30/2032	12		0.00	0.00	0.00	0.00	8.25	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	73.10	GLA	GLA					

Options					
Type	Status	Start Date	Expiration Date	Notice Date	Description
Renewal	Active		6/30/2032	2/24/2032	

Other Lease Provisions / Clauses		
Id	Name	Description
insuranc	Insurance Requirements	CGL: 1M per occ; 2M Aggregate WC Statuary 1M/1M/1M Aut 1M Umbrella: 5M
exclusiv	Exclusive Clauses (Retail)	Imposes restrictions on the landlord's ability to lease to other tenants in businesses that are the same as or competitive with the tenant.