

Amendment Abstract

Lease : Dell Management, LLC (t0005078)

Amendment Information		Lease Information	
Type	Relocation	Lease	Dell Management, LLC
Status	Activated	Property	SIP CREF 6849 Old Dominion LLC(sipwd001)
Terms	143	Customer	-
From	5/25/2018	Lease From	12/5/2011
To	3/31/2030	Lease To	3/31/2030
Effective Date	6/1/2018		
Contracted Area	5,083.00		
Description			

Space			
Unit	Building	Floor	Area Status
340		F03	2,024.00 Out
450		F04	5,083.00 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	5/25/2018	3/24/2019	-14,308.65	-171,703.80	5,083.00	-2.82 /MO	0.00
concoff	Concessions-Office Base Rent	3/25/2019	3/31/2030	0.00	0.00	5,083.00	0.00 /MO	0.00
estope	OPE-Recovery Income	5/25/2018	12/31/2018	0.00	0.00	5,083.00	0.00 /MO	0.00
estope	OPE-Recovery Income	1/1/2019	12/31/2019	249.25	2,991.00	5,083.00	0.05 /MO	0.00
estope	OPE-Recovery Income	1/1/2020	10/31/2020	1,006.00	12,072.00	5,083.00	0.20 /MO	0.00
estope	OPE-Recovery Income	11/1/2020	12/31/2020	0.00	0.00	5,083.00	0.00 /MO	0.00
estope	OPE-Recovery Income	1/1/2021	12/31/2021	296.57	3,558.84	5,083.00	0.06 /MO	0.00
estope	OPE-Recovery Income	1/1/2022	12/31/2022	503.16	6,037.92	5,083.00	0.10 /MO	0.00
estope	OPE-Recovery Income	1/1/2023	12/31/2023	1,097.64	13,171.68	5,083.00	0.22 /MO	0.00
estope	OPE-Recovery Income	1/1/2024	3/31/2030	1,282.26	15,387.12	5,083.00	0.25 /MO	0.00
esttax	TAX-Recovery Income	5/25/2018	12/31/2018	0.00	0.00	5,083.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2019	12/31/2019	324.00	3,888.00	5,083.00	0.06 /MO	0.00
esttax	TAX-Recovery Income	1/1/2020	10/31/2020	442.00	5,304.00	5,083.00	0.09 /MO	0.00
esttax	TAX-Recovery Income	11/1/2020	12/31/2020	0.00	0.00	5,083.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2021	12/31/2021	279.02	3,348.24	5,083.00	0.05 /MO	0.00
esttax	TAX-Recovery Income	1/1/2022	12/31/2022	140.66	1,687.92	5,083.00	0.03 /MO	0.00
esttax	TAX-Recovery Income	1/1/2023	12/31/2023	184.30	2,211.60	5,083.00	0.04 /MO	0.00
esttax	TAX-Recovery Income	1/1/2024	3/31/2030	216.86	2,602.32	5,083.00	0.04 /MO	0.00
rentoff	Base Rent-Office	5/25/2018	3/31/2019	14,308.65	171,703.80	5,083.00	2.82 /MO	0.00
rentoff	Base Rent-Office	4/1/2019	3/31/2020	14,664.46	175,973.52	5,083.00	2.89 /MO	0.00
rentoff	Base Rent-Office	4/1/2020	3/31/2021	15,032.97	180,395.64	5,083.00	2.96 /MO	0.00
rentoff	Base Rent-Office	4/1/2021	3/31/2022	15,409.96	184,919.52	5,083.00	3.03 /MO	0.00
rentoff	Base Rent-Office	4/1/2022	3/31/2023	15,795.42	189,545.04	5,083.00	3.11 /MO	0.00
rentoff	Base Rent-Office	4/1/2023	3/31/2024	16,189.36	194,272.32	5,083.00	3.19 /MO	0.00
rentoff	Base Rent-Office	4/1/2024	3/31/2025	16,596.00	199,152.00	5,083.00	3.27 /MO	0.00
rentoff	Base Rent-Office	4/1/2025	3/31/2026	17,011.11	204,133.32	5,083.00	3.35 /MO	0.00
rentoff	Base Rent-Office	4/1/2026	3/31/2027	17,434.69	209,216.28	5,083.00	3.43 /MO	0.00
rentoff	Base Rent-Office	4/1/2027	3/31/2028	17,870.98	214,451.76	5,083.00	3.52 /MO	0.00
rentoff	Base Rent-Office	4/1/2028	3/31/2029	18,315.74	219,788.88	5,083.00	3.60 /MO	0.00
rentoff	Base Rent-Office	4/1/2029	3/31/2030	18,773.21	225,278.52	5,083.00	3.69 /MO	0.00
signage	Signage	5/25/2018	10/8/2020	0.00	0.00	5,083.00	0.00 /MO	0.00
signage	Signage	5/25/2018	10/8/2020	0.00	0.00	5,083.00	0.00 /MO	0.00
signage	Signage	10/9/2020	3/31/2021	-300.00	-3,600.00	5,083.00	-0.06 /MO	0.00
signage	Signage	10/9/2020	3/31/2030	300.00	3,600.00	5,083.00	0.06 /MO	0.00
signage	Signage	4/1/2021	3/31/2030	0.00	0.00	5,083.00	0.00 /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 %
OPEX	opexall	Operating Expenses ALL	5/25/2018	3/31/2030	12	12/1/2017 12:00:00 AM	639,687.09	0.00	0.00	0.00	7.70	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	65,999.00					
Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	CAP	Ceiling	Mgmt fees %	ProRata %	GrossUp %
OPEX	opexgros	Opex Gross	5/25/2018	3/31/2030	12	12/1/2017 12:00:00 AM	639,687.09	0.00	0.00	0.00	7.70	100.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	65,999.00					
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	5/25/2018	3/31/2030	12	12/1/2017 12:00:00 AM	187,215.45	0.00	0.00	0.00	7.70	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	65,999.00					