

Amendment Abstract  
Lease : LANGE, KIM & DOWELL, (t0005077)

Amendment Information		Lease Information	
Type	Renewal	Lease	LANGE, KIM & DOWELL,
Status	Activated	Property	SIP CREF 6849 Old Dominion LLC( sipwd001)
Terms	12	Customer	-
From	3/1/2024	Lease From	8/15/2011
To	2/28/2025	Lease To	2/28/2025
Effective Date	12/22/2023		
Contracted Area	1,088.00		
Description	Fourth Amendment		

Space				
Unit	Building	Floor	Area	Status
225		F02	1,088.00	In

Charge Schedules								
Charge Code	Charge Desc	Date From	Date To	Monthly Amt	Annual Amt	Area	Amt Per Area	Mgmt fees
estope	OPE-Recovery Income	3/1/2024	2/28/2025	227.05	2,724.60	1,088.00	0.21 /MO	0.00
esttax	TAX-Recovery Income	3/1/2024	2/28/2025	0.00	0.00	1,088.00	0.00 /MO	0.00
rentoff	Base Rent-Office	3/1/2024	2/28/2025	3,863.88	46,366.56	1,088.00	3.55 /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	3/1/2024	2/28/2025	12	12/1/2020 12:00:00 AM	669,193.45	0.00	0.00	0.00	1.60	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	1,088.00	68,000.00					
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	3/1/2024	2/28/2025	12	12/1/2020 12:00:00 AM	669,193.45	0.00	0.00	0.00	1.60	100.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	1,088.00	68,000.00					
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	3/1/2024	2/28/2025	12	12/1/2020 12:00:00 AM	229,776.61	0.00	0.00	0.00	1.60	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	1,088.00	68,000.00					

# Other Lease Provisions / Clauses

Id	Name	Description
other	Extension of Term of the Lease - 3.0	The term of the lease is hereby extended for a period of (3) years commencing on March 1, 2020 and shall expire 36 full calendar months after the relocation premises commencement date.
other	Monthly Base Rent- 5.0	Commencing on March 1, 2020 and continuing through the extended expiration date, on the first day of each month during the term of the lease, tenant shall pay their monthly base rent (immediately preceding the RPCD) in the amount of \$3,536.00. (see email from Mike Simmons)
reoll	Additional Rent-OEP & Tax-6.0	Effective March I, 2020, tenants pro rata share of operating expenses and real estate taxes shall be 1.6%.
other	Tenants Name Change	Tenants name has been changed to "Lange, Kim, & Dowell, LLP", formerly known as "Lange, Thomas & Associates LLP" and "Lange, Thomas & McMullen LLP".
other	Tenants Base Year - 6.0	The base year for operating expenses and real estate taxes shall be 2020