

# Amendment Abstract

Lease : KVS Title LLC (t0008274)

Amendment Information		Lease Information	
Type	Original Lease	Lease	KVS Title LLC
Status	Activated	Property	SIP CREF 6849 Old Dominion LLC( sipwd001)
Terms	64	Customer	-
From	3/1/2020	Lease From	3/1/2020
To	6/30/2025	Lease To	6/30/2025
Effective Date	10/28/2019		
Contracted Area	2,300.00		
Description	New Lease		

Space			
Unit	Building	Floor	Area Status
240		F02	2,300.00 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	3/1/2020	6/30/2020	-7,091.67	-85,100.04	2,300.00	-3.08 /MO	0.00
concoff	Concessions-Office Base Rent	7/1/2020	6/30/2025	0.00	0.00	2,300.00	0.00 /MO	0.00
estope	OPE-Recovery Income	3/1/2020	10/31/2020	0.00	0.00	2,300.00	0.00 /MO	0.00
estope	OPE-Recovery Income	11/1/2020	12/31/2020	0.00	0.00	2,300.00	0.00 /MO	0.00
estope	OPE-Recovery Income	1/1/2021	12/31/2021	127.65	1,531.80	2,300.00	0.06 /MO	0.00
estope	OPE-Recovery Income	1/1/2022	12/31/2022	37.22	446.64	2,300.00	0.02 /MO	0.00
estope	OPE-Recovery Income	1/1/2023	12/31/2023	92.81	1,113.72	2,300.00	0.04 /MO	0.00
estope	OPE-Recovery Income	1/1/2024	6/30/2025	321.05	3,852.60	2,300.00	0.14 /MO	0.00
esttax	TAX-Recovery Income	3/1/2020	10/31/2020	0.00	0.00	2,300.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	11/1/2020	12/31/2020	0.00	0.00	2,300.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2021	12/31/2021	2.62	31.44	2,300.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2022	12/31/2022	0.00	0.00	2,300.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2023	12/31/2023	0.00	0.00	2,300.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2024	6/30/2025	0.00	0.00	2,300.00	0.00 /MO	0.00
rentoff	Base Rent-Office	3/1/2020	2/28/2021	7,091.67	85,100.04	2,300.00	3.08 /MO	0.00
rentoff	Base Rent-Office	3/1/2021	2/28/2022	7,287.17	87,446.04	2,300.00	3.17 /MO	0.00
rentoff	Base Rent-Office	3/1/2022	2/28/2023	7,488.42	89,861.04	2,300.00	3.26 /MO	0.00
rentoff	Base Rent-Office	3/1/2023	2/29/2024	7,693.50	92,322.00	2,300.00	3.35 /MO	0.00
rentoff	Base Rent-Office	3/1/2024	2/28/2025	7,904.33	94,851.96	2,300.00	3.44 /MO	0.00
rentoff	Base Rent-Office	3/1/2025	6/30/2025	8,120.92	97,451.04	2,300.00	3.53 /MO	0.00
signage	Signage	3/1/2020	10/25/2020	0.00	0.00	2,300.00	0.00 /MO	0.00
signage	Signage	3/1/2020	10/25/2020	0.00	0.00	2,300.00	0.00 /MO	0.00
signage	Signage	10/26/2020	3/31/2021	-300.00	-3,600.00	2,300.00	-0.13 /MO	0.00
signage	Signage	10/26/2020	6/30/2025	300.00	3,600.00	2,300.00	0.13 /MO	0.00
signage	Signage	4/1/2021	6/30/2025	0.00	0.00	2,300.00	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	opegrcap	OPE Gross/Cap	3/1/2020	6/30/2025	12	12/1/2020 12:00:00 AM	669,193.45	172,183.54	143,486.28	0.00	3.41	100.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		5.00	0.00	GLA	GLA					
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	3/1/2020	6/30/2025	12	12/1/2020 12:00:00 AM	669,193.45	0.00	0.00	0.00	3.41	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	GLA					
Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	CAP	Ceiling	Mgmt fees %	ProRata %	GrossUp %
OPEX	opexcap	Opex Cap	3/1/2020	6/30/2025	12	12/1/2020 12:00:00 AM	669,193.45	361,914.68	297,748.11	0.00	3.41	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		5.00	0.00	GLA	GLA					
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	3/1/2020	6/30/2025	12	12/1/2020 12:00:00 AM	669,193.45	0.00	0.00	0.00	3.41	100.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	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	3/1/2020	6/30/2025	12	12/1/2020 12:00:00 AM	229,776.61	0.00	0.00	0.00	3.41	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	67,449.00					

Late Fee						
Calculation Type	Grace	Percent	2nd Fee Calculation Type	2nd Fee Grace Period	2nd Fee Percent	Per Day Fee
% Owed-Total	5.00	5.00	% Owed-Total	10.00	18.00	0.00

Options					
Type	Status	Start Date	Expiration Date	Notice Date	Description
Renewal	Active	7/1/2025	6/30/2028	10/1/2027	
Renewal	Active	7/1/2028	6/30/2031	9/30/2030	

## Other Lease Provisions / Clauses

<b>Id</b>	<b>Name</b>	<b>Description</b>
holdover	26.21 - Parking	During the lease term, LL agrees to make available to tenant and its employees up to seven (7) unreserved parking permits. Tenant shall have the right to convert up to (2) of the unreserved parking spaces to reserved parking spaces for a fee of \$100.00 per reserved parking space per month.
latefee	3.02- Late Fee Rate	Any installment of rent not paid within (5) days after the due date, shall be subject to a late fee of 5% of the amount due. Any rent not paid within (10) days from the date due shall accrue interest at (18%) per annum. LL agrees to waive the first late fee and interest payment in any Lease Year, provided LL receives the late4 payment within 5 days following written notice to tenant.
renew	28.0 - Option to Renew	Tenant shall have the option to renew the lease for (2) additional (3) year terms. Tenant may exercise its option by giving LL written notice at least (9) months prior to the expiration of the initial term or the first extended term of this lease.
other	20.01- Holdover	Tenant shall become a tenant from month-to-month at a rate equal to (i) for the first (60) days of any such holdover, (150%) of the rental payable prior to the termination of this lease, and (ii) for such period of time after the initial (60) days of any such holdover, 200% of the rental payable hereunder immediately prior to the termination of this lease.
other	3.04 - Security Deposit	Tenant shall deposit with LL the security deposit defined in the "Fundamental Lease Provisions" in the amount of \$7,091.67.
other	3.04 - First Month Rent Deposit	Upon execution of this lease, tenant shall deposit with LL, the first month base rent, to be applied to the first full month base rent due.
other	N.1-Base Year	Base Year for Operating Expenses & Real Estate Taxes - 2020
other	N.3-4 Pro Rata Share	Pro Rata Share of Operating Expenses & Real Estate Taxes - 3.41%
other	Exhibit A-1 -Work Agreement	LL agrees to provide to tenant an allowance with respect to the construction of improvements, in the amount of \$70.00 per rentable square foot of the premises.
other	3.06.4-CAP	Tenants pro rata share of operating expenses, shall not increase by more than 5% per annum, on an non-cumulative basis.
other	R.1-2 Brokers/Leasing Commission	Brokers - Tenant - Cresa Global, Inc. - \$55,840.40 Brokers - Landlord - Avison Young - \$27,920.20