

Amendment Abstract

Lease : Collis & Associates (t0005074)

Amendment Information		Lease Information	
Type	Relocation	Lease	Collis & Associates
Status	Activated	Property	SIP CREF 6849 Old Dominion LLC(sipwd001)
Terms	84	Customer	-
From	5/1/2020	Lease From	1/6/2015
To	4/30/2027	Lease To	4/30/2027
Effective Date	5/5/2020		
Contracted Area	3,757.00		
Description	2nd Amend.-Suite 420		

Space			
Unit	Building	Floor	Area Status
310		F03	1,236.00 Out
420		F04	3,757.00 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	5/1/2020	10/31/2020	128.00	1,536.00	3,757.00	0.03 /MO	0.00
estope	OPE-Recovery Income	11/1/2020	12/31/2021	0.00	0.00	3,757.00	0.00 /MO	0.00
estope	OPE-Recovery Income	1/1/2022	12/31/2022	53.54	642.48	3,757.00	0.01 /MO	0.00
estope	OPE-Recovery Income	1/1/2023	12/31/2023	484.17	5,810.04	3,757.00	0.13 /MO	0.00
estope	OPE-Recovery Income	1/1/2024	4/30/2027	617.93	7,415.16	3,757.00	0.16 /MO	0.00
esttax	TAX-Recovery Income	5/1/2020	10/31/2020	86.00	1,032.00	3,757.00	0.02 /MO	0.00
esttax	TAX-Recovery Income	11/1/2020	12/31/2020	0.00	0.00	3,757.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2021	12/31/2021	39.60	475.20	3,757.00	0.01 /MO	0.00
esttax	TAX-Recovery Income	1/1/2022	12/31/2022	0.00	0.00	3,757.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2023	12/31/2023	0.00	0.00	3,757.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2024	4/30/2027	0.00	0.00	3,757.00	0.00 /MO	0.00
rentoff	Base Rent-Office	5/1/2020	4/30/2021	11,271.00	135,252.00	3,757.00	3.00 /MO	0.00
rentoff	Base Rent-Office	5/1/2021	4/30/2022	11,609.13	139,309.56	3,757.00	3.09 /MO	0.00
rentoff	Base Rent-Office	5/1/2022	4/30/2023	11,957.40	143,488.80	3,757.00	3.18 /MO	0.00
rentoff	Base Rent-Office	5/1/2023	4/30/2024	12,316.13	147,793.56	3,757.00	3.28 /MO	0.00
rentoff	Base Rent-Office	5/1/2024	4/30/2025	12,685.61	152,227.32	3,757.00	3.38 /MO	0.00
rentoff	Base Rent-Office	5/1/2025	4/30/2026	13,066.18	156,794.16	3,757.00	3.48 /MO	0.00
rentoff	Base Rent-Office	5/1/2026	4/30/2027	13,458.16	161,497.92	3,757.00	3.58 /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	5/1/2020	4/30/2027	12	12/1/2019 12:00:00 AM	706,588.47	0.00	0.00	0.00	5.58	0.00
		Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator				
		N	N		0.00	0.00	GLA	67,330.00				
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	5/1/2020	4/30/2027	12	12/1/2019 12:00:00 AM	706,588.47	0.00	0.00	0.00	5.58	100.00
		Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator				
		N	N		0.00	0.00	GLA	67,330.00				
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	5/1/2020	4/30/2027	12	12/1/2019 12:00:00 AM	222,182.71	0.00	0.00	0.00	5.58	0.00
		Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator				
		N	N		0.00	0.00	GLA	67,330.00				

Options					
Type	Status	Start Date	Expiration Date	Notice Date	Description
Termination	Active	5/1/2020	4/30/2025		
Renewal	Active	5/1/2027	4/30/2030	8/1/2026	

Other Lease Provisions / Clauses		
Id	Name	Description
parking	Parking: 5.B	Tenant may convert up to two (2) of its parking permits to use the reserved parking spaces, which reserved parking permits are, as of the effective date, at a cost of \$100.00 per month, subject to increase.
renew	Option to Renew: 7.0	Tenant shall have the option to renew the lease for one (1) additional three (3) year term. Tenant may exercise its option by giving landlord written notice at least nine (9) months but not more than (12) months.
termopt	Termination Option-2.B	Tenant shall have a right to accelerate the Revised Expiration Date of the Lease to the date that the last day of the calendar month that is five (5) relocation lease years after the relocation premises commencement date, by providing landlord with 270 days advance written notice of such election, and paying landlord an amount equal to the Lease Termination Fee. Lease Termination fee shall be due and payable with the tenant's delivery to landlord of the vacate notice as required.
other	Prorata Share: 4.B	Tenants prorate share - 5.58%
other	Tenants Base Year: 4-B	Tenants Base Year - 2019
other	Security Deposit: 6.0	Landlord is currently holding a security deposit in the amount of \$3,399.00. Tenant shall deposit with landlord an amount of \$10,059.16 (Additional Deposit). As of the effective date, the original security deposit plus the additional security deposit shall equal \$13,458.16.
allowanc	Tenant Allowance Terms:	Landlord agrees to pay the Construction Costs in an amount up to \$281,775.00, to be applied to the Construction Costs for the Relocation Premises.
other	Roof Rights: 8.0	Tenant shall have the non-exclusive right to install and maintain in an area to be designated by landlord on the roof of the building, microwave dishes, antenna and/or other communication devices (Rooftop Equipment).