

Amendment Abstract

Lease : Chain Bridge Partner (t0011203)

Amendment Information		Lease Information	
Type	Original Lease	Lease	Chain Bridge Partner
Status	Activated	Property	SIP CREF 6849 Old Dominion LLC(sipwd001)
Terms	41	Customer	-
From	8/1/2021	Lease From	8/1/2021
To	12/31/2024	Lease To	12/31/2024
Effective Date	10/25/2021		
Contracted Area	1,446.00		
Description			

Space			
Unit	Building	Floor	Area Status
320		F03	1,446.00 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	11/1/2021	12/31/2021	-4,820.00	-57,840.00	1,446.00	-3.33 /MO	0.00
concoff	Concessions-Office Base Rent	1/1/2022	12/31/2024	0.00	0.00	1,446.00	0.00 /MO	0.00
estope	OPE-Recovery Income	11/1/2021	12/31/2021	0.00	0.00	1,446.00	0.00 /MO	0.00
estope	OPE-Recovery Income	1/1/2022	12/31/2022	0.00	0.00	1,446.00	0.00 /MO	0.00
estope	OPE-Recovery Income	1/1/2023	12/31/2023	59.19	710.28	1,446.00	0.04 /MO	0.00
estope	OPE-Recovery Income	1/1/2024	12/31/2024	0.00	0.00	1,446.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	11/1/2021	12/31/2021	0.00	0.00	1,446.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2022	12/31/2022	0.00	0.00	1,446.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2023	12/31/2023	13.12	157.44	1,446.00	0.01 /MO	0.00
esttax	TAX-Recovery Income	1/1/2024	12/31/2024	22.63	271.56	1,446.00	0.02 /MO	0.00
parking	Parking - Fixed Contract	8/1/2021	8/31/2021	0.00	0.00	1,446.00	0.00 /MO	0.00
parking	Parking - Fixed Contract	9/1/2021	12/31/2024	100.00	1,200.00	1,446.00	0.07 /MO	0.00
rentoff	Base Rent-Office	11/1/2021	10/31/2022	4,820.00	57,840.00	1,446.00	3.33 /MO	0.00
rentoff	Base Rent-Office	11/1/2022	10/31/2023	4,952.55	59,430.60	1,446.00	3.43 /MO	0.00
rentoff	Base Rent-Office	11/1/2023	10/31/2024	5,088.72	61,064.64	1,446.00	3.52 /MO	0.00
rentoff	Base Rent-Office	11/1/2024	12/31/2024	5,228.50	62,742.00	1,446.00	3.62 /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	8/1/2021	12/31/2024	12	12/1/2022 12:00:00 AM	822,901.71	0.00	0.00	0.00	2.15	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	opexgros	Opex Gross	8/1/2021	12/31/2024	12	12/1/2022 12:00:00 AM	822,901.71	0.00	0.00	0.00	2.15	95.00
	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	8/1/2021	12/31/2024	12	12/1/2022 12:00:00 AM	208,373.81	0.00	0.00	0.00	2.15	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	GLA					

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		12/31/2024	7/4/2024	Renewal - Lease Section 28

Other Lease Provisions / Clauses		
Id	Name	Description
parking	Parking	Landlord shall make available to tenant five (5) monthly unreserved spaces on a first come first serve basis at no cost. Tenant shall have the right to convert one (1) of the unreserved spaces into a exclusive reserved space for a fee of \$100 per month per parking space.
renew	Option to Renew	Tenant shall have options to renew lease as follows: a. for twelve (12) months at end of initial term of lease by giving landlord written notice at lease 180 days prior to end of initial term. b. for thirteen (13) months at the end of the 12-month term of the lease by giving landlord written notice at lease 180 days prior to end of initial term. c. for one (1) additional five year period by giving notice at least 12 months prior to the expiration of the 13-month term of the lease.
other	Lease Commission	Total Lease Commission: \$7,166.09.
allowanc	Tenant Allowance Terms	No tenant improvement allowance is provided. Tenant to take suite "as-is".
other	Base Year and Pro Rata	Base Year for Operating Expenses: Calendar Year 2022 Base Year for Taxes: Calendar Year 2022 Pro Rata Share: 2.15%