

Amendment Abstract

Lease : Apella Capital, LLC (t0012584)

Amendment Information		Lease Information	
Type	Remeasure	Lease	Apella Capital, LLC
Status	Activated	Property	Stewart Chestnut Sunset Hills, LLC(sipwd007)
Terms	51	Customer	-
From	3/28/2023	Lease From	1/1/2022
To	5/31/2027	Lease To	5/31/2027
Effective Date	5/16/2023		
Contracted Area	2,711.00		
Description			

Space			
Unit	Building	Floor	Area Status
220		2	2,711.00 In

Charge Schedules								
Charge Code	Charge Desc	Date From	Date To	Monthly Amt	Annual Amt	Area	Amt Per Area	Mgmt fees
concbr	Concessions-Base Rent	3/28/2023	6/30/2023	-6,631.78	-79,581.36	2,711.00	-2.45 /MO	0.00
concbr	Concessions-Base Rent	7/1/2023	5/31/2027	0.00	0.00	2,711.00	0.00 /MO	0.00
estcam	CAM-Recovery Income	3/28/2023	12/31/2023	0.00	0.00	2,711.00	0.00 /MO	0.00
estcam	CAM-Recovery Income	1/1/2024	5/31/2027	0.00	0.00	2,711.00	0.00 /MO	0.00
estins	INS-Recovery Income	3/28/2023	5/31/2027	0.00	0.00	2,711.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	3/28/2023	12/31/2023	0.00	0.00	2,711.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2024	5/31/2027	0.00	0.00	2,711.00	0.00 /MO	0.00
rentoff	Base Rent-Office	3/28/2023	12/31/2023	6,631.78	79,581.36	2,711.00	2.45 /MO	0.00
rentoff	Base Rent-Office	1/1/2024	12/31/2024	6,830.74	81,968.88	2,711.00	2.52 /MO	0.00
rentoff	Base Rent-Office	1/1/2025	12/31/2025	7,035.66	84,427.92	2,711.00	2.60 /MO	0.00
rentoff	Base Rent-Office	1/1/2026	12/31/2026	7,246.73	86,960.76	2,711.00	2.67 /MO	0.00
rentoff	Base Rent-Office	1/1/2027	5/31/2027	7,464.13	89,569.56	2,711.00	2.75 /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 %
CAM	camall	Common Area Expenses - ALL	3/28/2023	5/31/2027	12	12/1/2022 12:00:00 AM	1,110,368.48	0.00	0.00	0.00	2.69	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	69.30	GLA	GLA					
Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	CAP	Ceiling	Mgmt fees %	ProRata %	GrossUp %
CAM	camgross	CAM Gross Up	3/28/2023	5/31/2027	12	12/1/2022 12:00:00 AM	1,110,368.48	0.00	0.00	0.00	2.69	95.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	69.30	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	3/28/2023	5/31/2027	12	12/1/2022 12:00:00 AM	253,359.00	0.00	0.00	0.00	2.69	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	69.30	GLA	GLA					

Options					
Type	Status	Start Date	Expiration Date	Notice Date	Description
Renewal	Active		5/31/2027	8/31/2026	

Other Lease Provisions / Clauses		
Id	Name	Description
parking	Parking	7 monthly parking permits; no charge
insuranc	Insurance Requirements	CGL: 1M per occurrence, 2M per aggregate 2M products/completed operations 1M personal/advertising injury 50K fire damage 5K medical