

Amendment Abstract  
Lease : The Studypro LLC (t0005080)

Amendment Information		Lease Information	
Type	Renewal	Lease	The Studypro LLC
Status	Activated	Property	SIP CREF 6849 Old Dominion LLC( sipwd001)
Terms	55	Customer	-
From	1/9/2024	Lease From	9/1/2016
To	7/31/2028	Lease To	7/31/2028
Effective Date	1/25/2024		
Contracted Area	4,758.00		
Description	4th Amendment		

Space			
Unit	Building	Floor	Area Status
200		F02	4,127.00 In
210		F02	631.00 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	1/9/2024	1/31/2024	-1,969.25	-23,631.00	631.00	-3.12 /MO	0.00
concoff	Concessions-Office Base Rent	2/1/2024	7/31/2024	-1,614.94	-19,379.28	631.00	-2.56 /MO	0.00
concoff	Concessions-Office Base Rent	7/1/2024	7/31/2024	-13,202.96	-158,435.52	4,127.00	-3.20 /MO	0.00
concoff	Concessions-Office Base Rent	8/1/2024	6/30/2025	0.00	0.00	4,127.00	0.00 /MO	0.00
concoff	Concessions-Office Base Rent	8/1/2024	1/31/2025	-807.47	-9,689.64	631.00	-1.28 /MO	0.00
concoff	Concessions-Office Base Rent	2/1/2025	7/31/2025	-413.83	-4,965.96	631.00	-0.66 /MO	0.00
concoff	Concessions-Office Base Rent	7/1/2025	7/31/2025	-13,533.12	-162,397.44	4,127.00	-3.28 /MO	0.00
concoff	Concessions-Office Base Rent	8/1/2025	6/30/2026	0.00	0.00	4,127.00	0.00 /MO	0.00
concoff	Concessions-Office Base Rent	8/1/2025	7/31/2028	0.00	0.00	631.00	0.00 /MO	0.00
concoff	Concessions-Office Base Rent	7/1/2026	7/31/2026	-13,870.16	-166,441.92	4,127.00	-3.36 /MO	0.00
concoff	Concessions-Office Base Rent	8/1/2026	6/30/2027	0.00	0.00	4,127.00	0.00 /MO	0.00
concoff	Concessions-Office Base Rent	7/1/2027	7/31/2027	-14,217.52	-170,610.24	4,127.00	-3.45 /MO	0.00
concoff	Concessions-Office Base Rent	8/1/2027	6/30/2028	0.00	0.00	4,127.00	0.00 /MO	0.00
concoff	Concessions-Office Base Rent	7/1/2028	7/31/2028	-14,571.75	-174,861.00	4,127.00	-3.53 /MO	0.00
estope	OPE-Recovery Income	1/9/2024	7/31/2028	339.88	4,078.56	4,127.00	0.08 /MO	0.00
esttax	TAX-Recovery Income	1/9/2024	7/31/2028	52.89	634.68	4,127.00	0.01 /MO	0.00
parking	Parking - Fixed Contract	1/9/2024	7/31/2028	200.00	2,400.00	4,758.00	0.04 /MO	0.00
parking	Parking - Fixed Contract	1/9/2024	7/31/2028	0.00	0.00	4,758.00	0.00 /MO	0.00
rentoff	Base Rent-Office	1/9/2024	1/31/2024	12,879.68	154,556.16	4,127.00	3.12 /MO	0.00
rentoff	Base Rent-Office	1/9/2024	1/31/2024	1,969.25	23,631.00	631.00	3.12 /MO	0.00
rentoff	Base Rent-Office	2/1/2024	7/31/2024	2,018.67	24,224.04	631.00	3.20 /MO	0.00
rentoff	Base Rent-Office	2/1/2024	1/31/2025	13,202.96	158,435.52	4,127.00	3.20 /MO	0.00
rentoff	Base Rent-Office	8/1/2024	1/31/2025	2,018.67	24,224.04	631.00	3.20 /MO	0.00
rentoff	Base Rent-Office	2/1/2025	7/31/2025	2,069.15	24,829.80	631.00	3.28 /MO	0.00
rentoff	Base Rent-Office	2/1/2025	7/31/2025	13,533.12	162,397.44	4,127.00	3.28 /MO	0.00
rentoff	Base Rent-Office	8/1/2025	1/31/2026	13,739.47	164,873.64	4,127.00	3.33 /MO	0.00
rentoff	Base Rent-Office	8/1/2025	1/31/2026	2,069.15	24,829.80	631.00	3.28 /MO	0.00
rentoff	Base Rent-Office	2/1/2026	1/31/2027	2,120.69	25,448.28	631.00	3.36 /MO	0.00
rentoff	Base Rent-Office	2/1/2026	1/31/2027	13,870.16	166,441.92	4,127.00	3.36 /MO	0.00
rentoff	Base Rent-Office	2/1/2027	1/31/2028	14,217.52	170,610.24	4,127.00	3.45 /MO	0.00
rentoff	Base Rent-Office	2/1/2027	1/31/2028	2,173.80	26,085.60	631.00	3.45 /MO	0.00
rentoff	Base Rent-Office	2/1/2028	7/31/2028	2,227.96	26,735.52	631.00	3.53 /MO	0.00
rentoff	Base Rent-Office	2/1/2028	7/31/2028	14,571.75	174,861.00	4,127.00	3.53 /MO	0.00
signage	Signage	1/9/2024	7/31/2028	0.00	0.00	4,758.00	0.00 /MO	0.00
signage	Signage	1/9/2024	7/31/2028	300.00	3,600.00	4,758.00	0.06 /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	1/9/2024	7/31/2028	12	12/1/2023 12:00:00 AM	633,636.31	0.00	0.00	0.00	7.21	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	65,999.00					
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	1/9/2024	7/31/2028	12	12/1/2023 12:00:00 AM	633,636.31	0.00	0.00	0.00	7.21	100.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	65,999.00					
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	1/9/2024	7/31/2028	12	12/1/2023 12:00:00 AM	173,446.11	0.00	0.00	0.00	7.21	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	3,941.00	65,999.00					

Options					
Type	Status	Start Date	Expiration Date	Notice Date	Description
Renewal	Active		7/31/2028	1/31/2028	

Other Lease Provisions / Clauses		
Id	Name	Description
hvac	HVAC - After Hours Rate/Other	HVAC Rate: \$ 50/hour
other	Other Clauses and Notes	Building Hours: 7:00 am - 8:00 pm Monday - Thursday 7:00 am - 5:00 pm Friday 9:00 am - 1:00 pm Saturday  Tenant access to Premises: Tenant shall have 24 hours, 7 days a week, 52 weeks a year.