

Amendment Abstract

Lease : Ruben Cintron, M.D. (t0006207)

Amendment Information

| | |
|------------------------|------------------|
| Type | Renewal |
| Status | Activated |
| Terms | 36 |
| From | 1/1/2024 |
| To | 12/31/2026 |
| Effective Date | 4/19/2023 |
| Contracted Area | 889.00 |
| Description | Second Amendment |

Lease Information

| | |
|-------------------|--------------------------------------|
| Lease | Ruben Cintron, M.D. |
| Property | SIP/CREF 1420 Beverly LLC(sipwd002) |
| Customer | - |
| Lease From | 10/1/2018 |
| Lease To | 12/31/2026 |

Space

| Unit | Building | Floor | Area | Status |
|------|----------|-------|--------|--------|
| 120 | | 1 | 889.00 | 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 | 1/1/2024 | 12/31/2026 | 263.15 | 3,157.80 | 889.00 | 0.30 /MO | 0.00 |
| rentoff | Base Rent-Office | 1/1/2024 | 12/31/2024 | 2,698.12 | 32,377.44 | 889.00 | 3.04 /MO | 0.00 |
| rentoff | Base Rent-Office | 1/1/2025 | 12/31/2025 | 2,765.53 | 33,186.36 | 889.00 | 3.11 /MO | 0.00 |
| rentoff | Base Rent-Office | 1/1/2026 | 12/31/2026 | 2,834.43 | 34,013.16 | 889.00 | 3.19 /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 | 1/1/2024 | 12/31/2026 | 12 | 12/1/2018 12:00:00 AM | 627,485.06 | 0.00 | 0.00 | 0.00 | 1.93 | 0.00 |

| Anchor | Anchor Deduction | Anchor Group | CAP Inc % | Recovery Factor % | Numerator | Denominator |
|--------|------------------|--------------|-----------|-------------------|-----------|-------------|
| N | N | | 0.00 | 0.00 | 899.00 | 46,000.00 |

| 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 | 1/1/2024 | 12/31/2026 | 12 | 12/1/2018 12:00:00 AM | 627,485.06 | 0.00 | 0.00 | 0.00 | 1.93 | 90.00 |

| Anchor | Anchor Deduction | Anchor Group | CAP Inc % | Recovery Factor % | Numerator | Denominator |
|--------|------------------|--------------|-----------|-------------------|-----------|-------------|
| N | N | | 0.00 | 0.00 | 899.00 | 46,000.00 |

| 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 | 1/1/2024 | 12/31/2026 | 12 | 12/1/2018 12:00:00 AM | 120,762.00 | 0.00 | 0.00 | 0.00 | 1.93 | 0.00 |

| Anchor | Anchor Deduction | Anchor Group | CAP Inc % | Recovery Factor % | Numerator | Denominator |
|--------|------------------|--------------|-----------|-------------------|-----------|-------------|
| N | N | | 0.00 | 0.00 | GLA | GLA |

Options

| Type | Status | Start Date | Expiration Date | Notice Date | Description |
|---------|--------|------------|-----------------|-------------|---------------------------|
| Renewal | Active | | 12/31/2026 | 6/30/2026 | 1 (3) year renewal option |