

Amendment Abstract

Lease : Steele Foundation, L (t0009536)

Amendment Information		Lease Information	
Type	Original Lease	Lease	Steele Foundation, L
Status	Activated	Property	SIP CREF 6849 Old Dominion LLC(sipwd001)
Terms	77	Customer	-
From	7/1/2020	Lease From	7/1/2020
To	11/30/2026	Lease To	11/30/2026
Effective Date	10/22/2020		
Contracted Area	2,071.00		
Description	New Lease		

Space			
Unit	Building	Floor	Area Status
410		F04	2,071.00 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	11/1/2020	1/31/2021	-6,601.31	-79,215.72	2,071.00	-3.19 /MO	0.00
concoff	Concessions-Office Base Rent	2/1/2021	11/30/2026	0.00	0.00	2,071.00	0.00 /MO	0.00
estope	OPE-Recovery Income	11/1/2020	12/31/2021	0.00	0.00	2,071.00	0.00 /MO	0.00
estope	OPE-Recovery Income	1/1/2022	12/31/2022	154.32	1,851.84	2,071.00	0.07 /MO	0.00
estope	OPE-Recovery Income	1/1/2023	12/31/2023	464.52	5,574.24	2,071.00	0.22 /MO	0.00
estope	OPE-Recovery Income	1/1/2024	11/30/2026	496.74	5,960.88	2,071.00	0.24 /MO	0.00
esttax	TAX-Recovery Income	7/1/2020	12/31/2021	0.00	0.00	2,071.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2022	12/31/2022	17.32	207.84	2,071.00	0.01 /MO	0.00
esttax	TAX-Recovery Income	1/1/2023	12/31/2023	34.64	415.68	2,071.00	0.02 /MO	0.00
esttax	TAX-Recovery Income	1/1/2024	11/30/2026	47.62	571.44	2,071.00	0.02 /MO	0.00
rentoff	Base Rent-Office	11/1/2020	10/31/2021	6,601.31	79,215.72	2,071.00	3.19 /MO	0.00
rentoff	Base Rent-Office	11/1/2021	10/31/2022	6,782.85	81,394.20	2,071.00	3.28 /MO	0.00
rentoff	Base Rent-Office	11/1/2022	10/31/2023	6,969.38	83,632.56	2,071.00	3.37 /MO	0.00
rentoff	Base Rent-Office	11/1/2023	10/31/2024	7,161.03	85,932.36	2,071.00	3.46 /MO	0.00
rentoff	Base Rent-Office	11/1/2024	10/31/2025	7,357.96	88,295.52	2,071.00	3.55 /MO	0.00
rentoff	Base Rent-Office	11/1/2025	11/30/2026	7,560.31	90,723.72	2,071.00	3.65 /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	7/1/2020	11/30/2026	12	12/1/2021 12:00:00 AM	625,862.94	0.00	0.00	0.00	3.07	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	67,459.00					
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	7/1/2020	11/30/2026	12	12/1/2021 12:00:00 AM	625,862.94	0.00	0.00	0.00	3.07	95.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	67,459.00					
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	7/1/2020	11/30/2026	12	12/1/2021 12:00:00 AM	202,390.35	0.00	0.00	0.00	3.07	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	67,459.00					

Late Fee							
Calculation Type	Grace	Percent	2nd Fee Calculation Type	2nd Fee Grace Period	2nd Fee Percent	Per Day Fee	
% Owed-Month	5.00	5.00				0.00	

Other Lease Provisions / Clauses		
Id	Name	Description
holdover	Holdover (19.0)	If tenant shall not immediately surrender possession of the premises at the termination of this lease, tenant shall become a tenant from month-to-month and pay a rental rate equal to (150%).
latefee	Security Deposit (3.04)	The security deposit in the amount of \$6,601.31 shall be deposited upon execution of the lease.
other	Late Fees & Interest (3.02)	Late Fee - 5% and Interest 18% Tenant shall be permitted to (1) late payment per calendar year.
other	Base Year & Pro Rata Share -(3.04 - 3.06)	The Operating Expense and Real Estate Tax Base Year is 2021 and the Pro Rata Share - 3.07%
other	Parking (26.21)	Landlord agrees to make available to tenant up to 6 monthly unreserved parking spaces. There shall be no charge for such parking spaces. Tenant shall have the right to convert (1) parking space to a reserve parking space for a fee of \$100.00 per month.
other	Abatement - (K)	Landlord shall abate (100%) of the monthly base rent for the first 3 months
other	Occupancy Rate (3.06.6)	The occupancy rate is 95%