

Amendment Abstract
Lease : HydroGeoLogic, Inc. (t0012586)

Amendment Information		Lease Information	
Type	Original Lease	Lease	HydroGeoLogic, Inc.
Status	Activated	Property	Stewart Chestnut Sunset Hills, LLC(sipwd007)
Terms	98	Customer	-
From	8/1/2018	Lease From	8/1/2018
To	9/30/2026	Lease To	9/30/2026
Effective Date	3/22/2023		
Contracted Area	20,069.00		
Description	RSH07hyd		

Space			
Unit	Building	Floor	Area Status
400		4	20,069.00 In

Charge Schedules								
Charge Code	Charge Desc	Date From	Date To	Monthly Amt	Annual Amt	Area	Amt Per Area	Mgmt fees
estcam	CAM-Recovery Income	8/1/2018	3/15/2023	1,168.18	14,018.16	20,069.00	0.06 /MO	0.00
estcam	CAM-Recovery Income	3/16/2023	12/31/2023	1,168.18	14,018.16	20,069.00	0.06 /MO	0.00
estcam	CAM-Recovery Income	1/1/2024	9/30/2026	681.16	8,173.92	20,069.00	0.03 /MO	0.00
rentoff	Base Rent-Office	8/1/2018	3/15/2023	54,052.51	648,630.12	20,069.00	2.69 /MO	0.00
rentoff	Base Rent-Office	3/16/2023	7/31/2023	54,052.51	648,630.12	20,069.00	2.69 /MO	0.00
rentoff	Base Rent-Office	8/1/2023	7/31/2024	55,540.96	666,491.52	20,069.00	2.77 /MO	0.00
rentoff	Base Rent-Office	8/1/2024	7/31/2025	57,079.58	684,954.96	20,069.00	2.84 /MO	0.00
rentoff	Base Rent-Office	8/1/2025	7/31/2026	58,634.93	703,619.16	20,069.00	2.92 /MO	0.00
rentoff	Base Rent-Office	8/1/2026	9/30/2026	60,257.17	723,086.04	20,069.00	3.00 /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	3/16/2023	9/30/2026	12	12/1/2018 12:00:00 AM	963,385.95	0.00	0.00	0.00	19.83	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	69.58	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	camcap	CAM Cap Expenses	3/16/2023	9/30/2026	12	12/1/2018 12:00:00 AM	963,385.95	651,074.54	651,074.54	0.00	19.83	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		6.00	69.58	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	camgrcap	CAM Gross/Cap Expenses	3/16/2023	9/30/2026	12	12/1/2018 12:00:00 AM	963,385.95	213,423.00	213,423.00	0.00	19.83	100.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		6.00	69.58	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	3/16/2023	9/30/2026	12	12/1/2018 12:00:00 AM	963,385.95	0.00	0.00	0.00	19.83	100.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	69.58	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	3/16/2023	9/30/2026	12	12/1/2018 12:00:00 AM	300,910.00	0.00	0.00	0.00	19.83	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	69.58	GLA	GLA					

Options					
Type	Status	Start Date	Expiration Date	Notice Date	Description
ROFO	Active	8/1/2018	9/30/2024		Only applies to 3rd floor

Other Lease Provisions / Clauses		
Id	Name	Description
parking	Parking	4 reserved spots. No charge.