

Amendment Abstract

Lease : EJJ Holdings LLC (t0012687)

Amendment Information		Lease Information	
Type	Original Lease	Lease	EJJ Holdings LLC
Status	Activated	Property	Stewart Chestnut Sunset Hills, LLC(sipwd007)
Terms	133	Customer	-
From	8/6/2022	Lease From	8/6/2022
To	8/31/2033	Lease To	8/31/2033
Effective Date	3/22/2023		
Contracted Area	13,544.00		
Description	RSH09ejj		

Space			
Unit	Building	Floor	Area Status
0150		01	13,544.00 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	8/6/2022	3/1/2023	-15,519.17	-186,230.04	13,544.00	-1.15 /MO	0.00
concoff	Concessions-Office Base Rent	3/16/2023	8/31/2023	-15,519.17	-186,230.04	13,544.00	-1.15 /MO	0.00
concoff	Concessions-Office Base Rent	9/1/2023	8/31/2024	-4,172.51	-50,070.12	13,544.00	-0.31 /MO	0.00
concoff	Concessions-Office Base Rent	9/1/2024	8/31/2033	0.00	0.00	13,544.00	0.00 /MO	0.00
estcam	CAM-Recovery Income	8/6/2022	3/15/2023	9,944.87	119,338.44	13,544.00	0.73 /MO	0.00
estcam	CAM-Recovery Income	3/16/2023	12/31/2023	9,944.87	119,338.44	13,544.00	0.73 /MO	0.00
estcam	CAM-Recovery Income	1/1/2024	8/31/2033	10,815.37	129,784.44	13,544.00	0.80 /MO	0.00
estins	INS-Recovery Income	8/6/2022	8/31/2033	0.00	0.00	13,544.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	8/6/2022	3/15/2023	2,411.03	28,932.36	13,544.00	0.18 /MO	0.00
esttax	TAX-Recovery Income	3/16/2023	12/31/2023	2,411.03	28,932.36	13,544.00	0.18 /MO	0.00
esttax	TAX-Recovery Income	1/1/2024	8/31/2033	2,496.03	29,952.36	13,544.00	0.18 /MO	0.00
rentoff	Base Rent-Office	8/6/2022	3/15/2023	15,519.17	186,230.04	13,544.00	1.15 /MO	0.00
rentoff	Base Rent-Office	3/16/2023	8/31/2023	15,519.17	186,230.04	13,544.00	1.15 /MO	0.00
rentoff	Base Rent-Office	9/1/2023	8/31/2024	15,945.94	191,351.28	13,544.00	1.18 /MO	0.00
rentoff	Base Rent-Office	9/1/2024	8/31/2025	16,384.46	196,613.52	13,544.00	1.21 /MO	0.00
rentoff	Base Rent-Office	9/1/2025	8/31/2026	16,835.03	202,020.36	13,544.00	1.24 /MO	0.00
rentoff	Base Rent-Office	9/1/2026	8/31/2027	17,297.99	207,575.88	13,544.00	1.28 /MO	0.00
rentoff	Base Rent-Office	9/1/2027	8/31/2028	17,773.69	213,284.28	13,544.00	1.31 /MO	0.00
rentoff	Base Rent-Office	9/1/2028	8/31/2029	18,262.46	219,149.52	13,544.00	1.35 /MO	0.00
rentoff	Base Rent-Office	9/1/2029	8/31/2030	18,764.68	225,176.16	13,544.00	1.39 /MO	0.00
rentoff	Base Rent-Office	9/1/2030	8/31/2031	19,280.71	231,368.52	13,544.00	1.42 /MO	0.00
rentoff	Base Rent-Office	9/1/2031	8/31/2032	19,810.93	237,731.16	13,544.00	1.46 /MO	0.00
rentoff	Base Rent-Office	9/1/2032	8/31/2033	20,355.73	244,268.76	13,544.00	1.50 /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	8/31/2033	12		0.00	0.00	0.00	0.00	32.90	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	28.29	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	8/31/2033	12		0.00	289,294.42	257,471.00	0.00	32.90	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		6.00	28.29	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	fxdclean	Fixed Portion Janitorial/Cleaning	3/16/2023	8/31/2033	12		0.00	0.00	0.00	0.00	32.90	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.65	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	8/31/2033	12		0.00	0.00	0.00	0.00	32.90	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	28.29	GLA	GLA					

Late Fee						
Calculation Type	Grace	Percent	2nd Fee Calculation Type	2nd Fee Grace Period	2nd Fee Percent	Per Day Fee
% Owed-Total	5.00	5.00	% Owed-Total	5.00	12.00	0.00

Options				
Type	Status	Start Date	Expiration Date	Notice Date Description
Renewal	Active		8/31/2033	8/6/2031

Other Lease Provisions / Clauses		
Id	Name	Description
exclusiv	Exclusive Clauses (Retail)	Imposes restrictions on the landlord's ability to lease to other tenants in businesses that are the same as or competitive with the tenant.