

**Amendment Abstract**

Lease : Johns Hopkins Commun (t0011059)

Amendment Information		Lease Information	
Type	Original Lease	Lease	Johns Hopkins Commun
Status	Activated	Property	SIP CREF 6849 Old Dominion LLC( sipwd001)
Terms	131	Customer	-
From	8/1/2021	Lease From	8/1/2021
To	6/30/2032	Lease To	6/30/2032
Effective Date	1/4/2022		
Contracted Area	8,600.00		
Description	New Lease		

Space			
Unit	Building	Floor	Area Status
300		F03	8,600.00 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	1/1/2022	6/30/2022	-30,100.00	-361,200.00	8,600.00	-3.50 /MO	0.00
concoff	Concessions-Office Base Rent	7/1/2022	6/30/2032	0.00	0.00	8,600.00	0.00 /MO	0.00
estope	OPE-Recovery Income	8/1/2021	12/31/2022	0.00	0.00	8,600.00	0.00 /MO	0.00
estope	OPE-Recovery Income	1/1/2023	12/31/2023	302.27	3,627.24	8,600.00	0.04 /MO	0.00
estope	OPE-Recovery Income	1/1/2024	6/30/2032	0.00	0.00	8,600.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	8/1/2021	12/31/2022	0.00	0.00	8,600.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2023	12/31/2023	77.93	935.16	8,600.00	0.01 /MO	0.00
esttax	TAX-Recovery Income	1/1/2024	6/30/2032	134.41	1,612.92	8,600.00	0.02 /MO	0.00
parking	Parking - Fixed Contract	8/1/2021	6/30/2032	600.00	7,200.00	8,600.00	0.07 /MO	0.00
parking	Parking - Fixed Contract	8/1/2021	7/31/2022	-600.00	-7,200.00	8,600.00	-0.07 /MO	0.00
parking	Parking - Fixed Contract	8/1/2022	6/30/2032	0.00	0.00	8,600.00	0.00 /MO	0.00
rentoff	Base Rent-Office	12/29/2021	12/31/2022	30,100.00	361,200.00	8,600.00	3.50 /MO	0.00
rentoff	Base Rent-Office	1/1/2023	12/31/2023	30,852.50	370,230.00	8,600.00	3.59 /MO	0.00
rentoff	Base Rent-Office	1/1/2024	12/31/2024	31,623.81	379,485.72	8,600.00	3.68 /MO	0.00
rentoff	Base Rent-Office	1/1/2025	12/31/2025	32,414.41	388,972.92	8,600.00	3.77 /MO	0.00
rentoff	Base Rent-Office	1/1/2026	12/31/2026	33,224.77	398,697.24	8,600.00	3.86 /MO	0.00
rentoff	Base Rent-Office	1/1/2027	12/31/2027	34,055.39	408,664.68	8,600.00	3.96 /MO	0.00
rentoff	Base Rent-Office	1/1/2028	12/31/2028	34,906.77	418,881.24	8,600.00	4.06 /MO	0.00
rentoff	Base Rent-Office	1/1/2029	12/31/2029	35,779.44	429,353.28	8,600.00	4.16 /MO	0.00
rentoff	Base Rent-Office	1/1/2030	12/31/2030	36,673.93	440,087.16	8,600.00	4.26 /MO	0.00
rentoff	Base Rent-Office	1/1/2031	12/31/2031	37,590.78	451,089.36	8,600.00	4.37 /MO	0.00
rentoff	Base Rent-Office	1/1/2032	6/30/2032	38,530.54	462,366.48	8,600.00	4.48 /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	opegrcap	OPE Gross/Cap	8/1/2021	6/30/2032	12	12/1/2022 12:00:00 AM	846,067.71	56,259.24	53,452.96	0.00	12.77	95.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		5.00	0.00	GLA	GLA					
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	8/1/2021	6/30/2032	12	12/1/2022 12:00:00 AM	846,067.71	0.00	0.00	0.00	12.77	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		5.00	0.00	GLA	GLA					
Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	CAP	Ceiling	Mgmt fees %	ProRata %	GrossUp %
OPEX	opexcap	Opex Cap	8/1/2021	6/30/2032	12	12/1/2022 12:00:00 AM	846,067.71	543,303.39	516,203.05	0.00	12.77	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		5.00	0.00	GLA	GLA					
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	8/1/2021	6/30/2032	12	12/1/2022 12:00:00 AM	846,067.71	0.00	0.00	0.00	12.77	95.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		5.00	0.00	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	8/1/2021	6/30/2032	12	12/1/2022 12:00:00 AM	208,373.81	0.00	0.00	0.00	12.77	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		6/30/2032	7/1/2031 Section 28.0 - Renewal Option

## Other Lease Provisions / Clauses

<b>Id</b>	<b>Name</b>	<b>Description</b>
other	Other Clauses and Notes	Tenant's controllable operating cost pass-throughs shall not increase by more than five percent (5%) per annum.
other	Base Year and Pro Rata Share	Base Year for Operating Expenses: Calendar Year 2022,  Base Year for Taxes: Calendar Year 2022,  Pro Rata Share: 12.77%
allowanc	Tenant Allowance Terms	Landlord to provide tenant an allowance not to exceed \$75.00 per square foot.
latefee	Late Fees and Payment Terms	Due Day: 1st day of the month, Grace Period: 5 days, Late Fee Calculation: 10% of the amount due
hvac	HVAC - After Hours Rate/Other	Hours of Operation: 7am-8pm (Mon-Thurs), 7am-5pm (Fri), and 9am-1pm (Sat)
secdep	Security Deposit	No security deposit required per lease Section M.
other	Other Clauses and Notes	Tenant is permitted to install exterior building front signage.
other	Other Clauses and Notes	The premises are being delivered in "as-is" condition.
rofr	Right of First Refusal	Tenant shall have the ongoing right to lease any space on the 3rd floor "ROFR Space".
parking	Parking	Landlord to always provide 28 parking spaces free of charge.  Tenant shall have the right to convert six (6) of the unreserved spaces into reserved spaces exclusive for their use at a cost of \$100 per month per space.
other	Lease Commission	Total Lease Commission: \$245,834.68
renew	Option to Renew - 28.0	The tenant shall have the option to renew the lease for two (2) additional five (5) year terms.
holdover	Holdover - (20.01)	If a tenant remains in possession of the leased premises after the expiration of the stated lease term, the tenant must pay rent to the landlord in an amount substantially in excess of the rental rate at the end of the term.  Holdover Rent: 125% of the last month's Base Rent plus additional rent/ or published rate of premises