

Amendment Abstract

Lease : Sunnybrook Investmen (t0006300)

Amendment Information

Type	Renewal
Status	Activated
Terms	24
From	5/1/2024
To	4/30/2026
Effective Date	8/4/2023
Contracted Area	1,687.00
Description	1st Amendment

Lease Information

Lease	Sunnybrook Investmen
Property	SIP CREF 6849 Old Dominion LLC(sipwd001)
Customer	-
Lease From	2/1/2019
Lease To	4/30/2026

Space

Unit	Building	Floor	Area	Status
221		F02	1,687.00	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	5/1/2024	4/30/2026	279.07	3,348.84	1,687.00	0.17 /MO	0.00
esttax	TAX-Recovery Income	5/1/2024	4/30/2026	0.00	0.00	1,687.00	0.00 /MO	0.00
parking	Parking - Fixed Contract	5/1/2024	4/30/2026	200.00	2,400.00	1,687.00	0.12 /MO	0.00
rentoff	Base Rent-Office	5/1/2024	4/30/2025	5,872.91	70,474.92	1,687.00	3.48 /MO	0.00
rentoff	Base Rent-Office	5/1/2025	4/30/2026	6,034.41	72,412.92	1,687.00	3.58 /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	5/1/2024	4/30/2026	12	12/1/2019 12:00:00 AM	706,588.47	0.00	0.00	0.00	2.52	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	66,944.00					
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	5/1/2024	4/30/2026	12	12/1/2019 12:00:00 AM	706,588.47	0.00	0.00	0.00	2.52	100.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	66,944.00					
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	5/1/2024	4/30/2026	12	12/1/2019 12:00:00 AM	222,182.71	0.00	0.00	0.00	2.52	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	66,944.00					

Late Fee

Calculation Type	Grace	Percent	2nd Fee Calculation Type	2nd Fee Grace Period	2nd Fee Percent	Per Day Fee
% Owed-Total	5.00	10.00				0.00

Other Lease Provisions / Clauses

Id	Name	Description
asgnsb	Assignment/Subletting Provisions	Section 12.01: Tenant will not assign, transfer, mortgage or encumber this Lease or sublet all or a portion of the Premises, without obtaining the prior written consent of Landlord
allowanc	Tenant Allowance Terms	Landlord to provide tenant allowance in an amount not to exceed \$42,100.00.
hvac	HVAC - After Hours Rate	Section 4.01: Normal building hours are Monday-Friday 8am to 6pm and Saturday 9am to 1pm. Overtime HVAC will be charged outside of these hours at a rate determined by landlord.
parking	Parking	Tenant may elect to have (2) assigned reserved parking spaces at a rate of \$100 per month per parking space.
other	Other Clauses and Notes	Tenant will be charged a \$100 directory fee, payable upon lease execution.
latefee	Late Fee Rate	3. 02 Late Fees and Interest. Any installments of Rent (as hereinafter defined) which are not paid within five (5) days after the due date shall be subject each month to a late charge equal to ten percent (10%) of the amount due, which shall be payable as Additional Rent. Any installment of Rent not paid within ten (10) days from the date due shall accrue interest at eighteen percent (18%) per annum (or the highest legal rate, if lower) until paid in full, which interest shall be deemed Additional Rent hereunder.
other	Other Clauses and Notes	Base year for operating expenses and real estate taxes is calendar year 2019. Tenant's pro rata share of operating expenses and real estate taxes is 2.52%.
holdover	Holdover	Holdover rent will be charged at a rate of 150%.