

# Amendment Abstract

Lease : Richard A. Hall, P.C (t0008438)

Amendment Information		Lease Information	
Type	Original Lease	Lease	Richard A. Hall, P.C
Status	Activated	Property	SIP CREF 6849 Old Dominion LLC( sipwd001)
Terms	72	Customer	-
From	1/1/2020	Lease From	1/1/2020
To	12/31/2025	Lease To	12/31/2025
Effective Date	3/11/2020		
Contracted Area	1,775.00		
Description	Lease Agreement		

Space			
Unit	Building	Floor	Area Status
360		F03	1,775.00 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	1/1/2020	3/31/2020	-5,361.98	-64,343.76	1,775.00	-3.02 /MO	0.00
concoff	Concessions-Office Base Rent	4/1/2020	12/31/2025	0.00	0.00	1,775.00	0.00 /MO	0.00
estope	OPE-Recovery Income	1/1/2020	10/31/2020	0.00	0.00	1,775.00	0.00 /MO	0.00
estope	OPE-Recovery Income	11/1/2020	12/31/2020	0.00	0.00	1,775.00	0.00 /MO	0.00
estope	OPE-Recovery Income	1/1/2021	12/31/2021	266.65	3,199.80	1,775.00	0.15 /MO	0.00
estope	OPE-Recovery Income	1/1/2022	12/31/2022	107.60	1,291.20	1,775.00	0.06 /MO	0.00
estope	OPE-Recovery Income	1/1/2023	12/31/2023	311.34	3,736.08	1,775.00	0.18 /MO	0.00
estope	OPE-Recovery Income	1/1/2024	12/31/2025	374.63	4,495.56	1,775.00	0.21 /MO	0.00
esttax	TAX-Recovery Income	1/1/2020	10/31/2020	0.00	0.00	1,775.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	11/1/2020	12/31/2020	0.00	0.00	1,775.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2021	12/31/2021	2.03	24.36	1,775.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2022	12/31/2022	0.00	0.00	1,775.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2023	12/31/2023	0.00	0.00	1,775.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2024	12/31/2025	0.00	0.00	1,775.00	0.00 /MO	0.00
parking	Parking - Fixed Contract	1/1/2020	12/31/2025	100.00	1,200.00	1,775.00	0.06 /MO	0.00
parking	Parking - Fixed Contract	1/1/2020	12/31/2020	-100.00	-1,200.00	1,775.00	-0.06 /MO	0.00
parking	Parking - Fixed Contract	1/1/2021	12/31/2025	0.00	0.00	1,775.00	0.00 /MO	0.00
rentoff	Base Rent-Office	1/1/2020	12/31/2020	5,361.98	64,343.76	1,775.00	3.02 /MO	0.00
rentoff	Base Rent-Office	1/1/2021	12/31/2021	5,522.84	66,274.08	1,775.00	3.11 /MO	0.00
rentoff	Base Rent-Office	1/1/2022	12/31/2022	5,688.52	68,262.24	1,775.00	3.20 /MO	0.00
rentoff	Base Rent-Office	1/1/2023	12/31/2023	5,859.18	70,310.16	1,775.00	3.30 /MO	0.00
rentoff	Base Rent-Office	1/1/2024	12/31/2024	6,034.95	72,419.40	1,775.00	3.40 /MO	0.00
rentoff	Base Rent-Office	1/1/2025	12/31/2025	6,216.00	74,592.00	1,775.00	3.50 /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 %
OPEX	opexall	Operating Expenses ALL	1/1/2020	12/31/2025	12	12/1/2020 12:00:00 AM	669,193.45	0.00	0.00	0.00	2.64	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	67,235.00					
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	1/1/2020	12/31/2025	12	12/1/2020 12:00:00 AM	669,193.45	0.00	0.00	0.00	2.64	100.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	67,235.00					
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	1/1/2020	12/31/2025	12	12/1/2020 12:00:00 AM	229,776.61	0.00	0.00	0.00	2.64	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	67,235.00					

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	% Owed-Total	10.00	18.00	0.00

Options					
Type	Status	Start Date	Expiration Date	Notice Date	Description
Renewal	Active	1/1/2026	12/31/2032	3/1/2025	

Other Lease Provisions / Clauses		
Id	Name	Description
expopt	Renewal Option - 28.0	Tenant shall have the option to renew the lease for (1) additional (6) year term. Tenant may exercise its option by giving landlord written notice at least (9) months prior to the expiration of the initial term.
holdover	Holdover - 20.01	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, at a rental rate equal to twice the rental
latefee	Late Fee Rate - 3.02	Any installment of rent , which is not paid within 5 days after due date, shall be subject each month to a late charge of 10% and shall accrue interest at 18% per annum. Landlord agrees to waive the first late fee and interest payments in any lease year provided, landlord receives the late payment within 10-days following written notice to the tenant.
other	Security Deposit- 3.04	Tenant shall deposit a security deposit of \$5,361.98, upon execution of this lease.
parking	Parking - 26.21	Landlord agrees to make available to tenant and its employees (7) monthly unreserved parking permits. Tenant shall have the right to convert (1) f the unreserved parking spaces to a reserved parking space for a fee of \$100.00 per reserved parking space per month. The tenant has selected parking space number (1) as their desired reserved parking space. The \$100.00 fee shall be waived for the first (12) months, from the date that tenant elects to convert (1) space to a reserved parking space.
other	First Months Rent- 3.04	Tenant shall deposit upon execution of this lease the First Months Rent in the amount of \$5,361.98
other	Rent Abatement - K	Landlord shall abate (100%) of the monthly base rent installment for the months of January 2020-March 2020.
other	Tenants Pr Rata Share	Tenants Pro Rata Share is 2.64%
other	Building Directory - 4.01-v	Changes to either the building directory or the suite entry sign shall be performed by Landlord, at the sole cost and expense of the tenant, following a written request, which request must be delivered together with \$100.00, change fee.
allowanc	Tenant Allowance-Exhibit A-1	Tenant is not in default under the lease, tenant shall receive an allowance of up to an amount equal to \$3,550.00, for Moving Expenses.
other	Leasing Commission	The leasing commission is 4% - Avison Young
other	Base Year-N & Gross Up-306.6	Tenants Base Year - 2020 Gross Up- If at any time during a calendar year following the base year, less than all of the total rentable square feet of office space in the building is occupied by tenants, the amount of Operating Expenses and/or Real Estate Taxes for any such subsequent year shall be deemed to be the amount of Operating Expenses and/or Real Estate Taxes as reasonably estimated by Landlord that would have been incurred if the building was fully occupied during such subsequent year.