

# Amendment Abstract

Lease : Guidance Residential (t0012585)

Amendment Information		Lease Information	
Type	Original Lease	Lease	Guidance Residential
Status	Activated	Property	Stewart Chestnut Sunset Hills, LLC( sipwd007)
Terms	136	Customer	-
From	11/1/2022	Lease From	11/1/2022
To	2/28/2034	Lease To	2/28/2034
Effective Date	3/23/2023		
Contracted Area	18,371.00		
Description	RS07gui		

Space			
Unit	Building	Floor	Area Status
300		3	18,371.00 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	11/1/2022	3/15/2023	-44,013.85	-528,166.20	18,371.00	-2.40 /MO	0.00
concoff	Concessions-Office Base Rent	3/16/2023	8/31/2023	-44,013.85	-528,166.20	18,371.00	-2.40 /MO	0.00
concoff	Concessions-Office Base Rent	9/1/2023	2/28/2034	0.00	0.00	18,371.00	0.00 /MO	0.00
rentoff	Base Rent-Office	11/1/2022	3/15/2023	44,013.85	528,166.20	18,371.00	2.40 /MO	0.00
rentoff	Base Rent-Office	3/16/2023	10/31/2023	44,013.85	528,166.20	18,371.00	2.40 /MO	0.00
rentoff	Base Rent-Office	11/1/2023	10/31/2024	45,116.11	541,393.32	18,371.00	2.46 /MO	0.00
rentoff	Base Rent-Office	11/1/2024	10/31/2025	46,248.99	554,987.88	18,371.00	2.52 /MO	0.00
rentoff	Base Rent-Office	11/1/2025	10/31/2026	47,397.18	568,766.16	18,371.00	2.58 /MO	0.00
rentoff	Base Rent-Office	11/1/2026	10/31/2027	48,575.99	582,911.88	18,371.00	2.64 /MO	0.00
rentoff	Base Rent-Office	11/1/2027	10/31/2028	49,800.72	597,608.64	18,371.00	2.71 /MO	0.00
rentoff	Base Rent-Office	11/1/2028	10/31/2029	51,040.76	612,489.12	18,371.00	2.78 /MO	0.00
rentoff	Base Rent-Office	11/1/2029	10/31/2030	52,311.42	627,737.04	18,371.00	2.85 /MO	0.00
rentoff	Base Rent-Office	11/1/2030	10/31/2031	53,628.01	643,536.12	18,371.00	2.92 /MO	0.00
rentoff	Base Rent-Office	11/1/2031	10/31/2032	54,959.91	659,518.92	18,371.00	2.99 /MO	0.00
rentoff	Base Rent-Office	11/1/2032	10/31/2033	56,337.73	676,052.76	18,371.00	3.07 /MO	0.00
rentoff	Base Rent-Office	11/1/2033	2/28/2034	57,746.18	692,954.16	18,371.00	3.14 /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	2/28/2034	12	12/1/2023 12:00:00 AM	1,110,368.48	0.00	0.00	0.00	18.22	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	69.30	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	2/28/2034	12	12/1/2023 12:00:00 AM	1,110,368.48	0.00	0.00	0.00	18.22	100.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	69.30	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	2/28/2034	12	12/1/2023 12:00:00 AM	253,359.00	0.00	0.00	0.00	18.22	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	69.30	GLA	GLA					

Options						
Type	Status	Start Date	Expiration Date	Notice Date	Description	
Renewal	Active		2/28/2034	6/30/2033		
ROFO	Active		2/28/2034			
Termination	Active		10/31/2029	10/31/2029		

Other Lease Provisions / Clauses		
Id	Name	Description
parking	Parking	4 reserved parking spaces. No charge.
insuranc	Insurance Requirements	CGL: 1M per occr; 2M Aggregate 1M personal/advertising injury 50K fire 5K medical payments Aut 1M Umbrella: 5M