

**Amendment Abstract**

Lease : Beloved Yoga &amp; Welln (t0012686)

**Amendment Information**

**Type** Original Lease  
**Status** Activated  
**Terms** 133  
**From** 3/21/2018  
**To** 3/31/2029  
**Effective Date** 3/22/2023  
**Contracted Area** 6,134.00  
**Description** RSH09bel

**Lease Information**

**Lease** Beloved Yoga & Welln  
**Property** Stewart Chestnut Sunset Hills, LLC( sipwd007)  
**Customer** -  
**Lease From** 3/21/2018  
**Lease To** 3/31/2029

**Space**

Unit	Building	Floor	Area	Status
0100		01	6,134.00	In

**Charge Schedules**

Charge Code	Charge Desc	Date From	Date To	Monthly Amt	Annual Amt	Area	Amt Per Area	Mgmt fees
estcam	CAM-Recovery Income	3/21/2018	3/15/2023	983.68	11,804.16	6,134.00	0.16 /MO	0.00
estcam	CAM-Recovery Income	3/16/2023	12/31/2023	983.68	11,804.16	6,134.00	0.16 /MO	0.00
estcam	CAM-Recovery Income	1/1/2024	3/31/2029	1,459.05	17,508.60	6,134.00	0.24 /MO	0.00
estins	INS-Recovery Income	3/21/2018	3/31/2029	0.00	0.00	6,134.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	3/21/2018	3/15/2023	375.54	4,506.48	6,134.00	0.06 /MO	0.00
esttax	TAX-Recovery Income	3/16/2023	12/31/2023	375.54	4,506.48	6,134.00	0.06 /MO	0.00
esttax	TAX-Recovery Income	1/1/2024	3/31/2029	415.18	4,982.16	6,134.00	0.07 /MO	0.00
rentoff	Base Rent-Office	3/21/2018	3/15/2023	12,273.11	147,277.32	6,134.00	2.00 /MO	0.00
rentoff	Base Rent-Office	3/16/2023	3/31/2023	12,273.11	147,277.32	6,134.00	2.00 /MO	0.00
rentoff	Base Rent-Office	4/1/2023	3/31/2024	12,579.81	150,957.72	6,134.00	2.05 /MO	0.00
rentoff	Base Rent-Office	4/1/2024	3/31/2025	12,891.62	154,699.44	6,134.00	2.10 /MO	0.00
rentoff	Base Rent-Office	4/1/2025	3/31/2026	13,213.66	158,563.92	6,134.00	2.15 /MO	0.00
rentoff	Base Rent-Office	4/1/2026	3/31/2027	13,545.92	162,551.04	6,134.00	2.21 /MO	0.00
rentoff	Base Rent-Office	4/1/2027	3/31/2028	13,883.29	166,599.48	6,134.00	2.26 /MO	0.00
rentoff	Base Rent-Office	4/1/2028	3/31/2029	14,230.88	170,770.56	6,134.00	2.32 /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	3/31/2029	12	12/1/2018 12:00:00 AM	293,839.00	0.00	0.00	0.00	14.89	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	28.32	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	3/31/2029	12	12/1/2018 12:00:00 AM	293,839.00	0.00	0.00	0.00	14.89	95.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	28.32	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	3/31/2029	12	12/1/2018 12:00:00 AM	57,663.00	0.00	0.00	0.00	14.89	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	28.32	GLA	GLA					

Options					
Type	Status	Start Date	Expiration Date	Notice Date	Description
Renewal	Active		3/31/2029	3/21/2028	

Other Lease Provisions / Clauses		
Id	Name	Description
insuranc	Insurance Requirements	GL: 2M per occurrence; 4M per occurrence Aut 1M per accident Employer liability: 1M disease-policy limit; 1M disease-each employee A:XI Best's Insurance Guide Name the Landlord, managing agent and holder of any Mortgage as additional insured
parking	Parking	18 reserved surface parking spaces without additional charge.