

Amendment Abstract

Lease : Norton Scott LLC (t0011202)

Amendment Information		Lease Information	
Type	Original Lease	Lease	Norton Scott LLC
Status	Activated	Property	SIP CREF 6849 Old Dominion LLC(sipwd0001)
Terms	66	Customer	-
From	8/1/2021	Lease From	8/1/2021
To	1/31/2027	Lease To	1/31/2027
Effective Date	10/25/2021		
Contracted Area	2,150.00		
Description	Lease Agreement		

Space			
Unit	Building	Floor	Area Status
430		F04	2,150.00 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	11/1/2021	1/31/2022	-7,166.67	-86,000.04	2,150.00	-3.33 /MO	0.00
concoff	Concessions-Office Base Rent	2/1/2022	1/31/2027	0.00	0.00	2,150.00	0.00 /MO	0.00
estope	OPE-Recovery Income	11/1/2021	12/31/2021	0.00	0.00	2,150.00	0.00 /MO	0.00
estope	OPE-Recovery Income	1/1/2022	12/31/2022	0.00	0.00	2,150.00	0.00 /MO	0.00
estope	OPE-Recovery Income	1/1/2023	12/31/2023	87.82	1,053.84	2,150.00	0.04 /MO	0.00
estope	OPE-Recovery Income	1/1/2024	1/31/2027	0.00	0.00	2,150.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	11/1/2021	12/31/2021	0.00	0.00	2,150.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2022	12/31/2022	0.00	0.00	2,150.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2023	12/31/2023	19.47	233.64	2,150.00	0.01 /MO	0.00
esttax	TAX-Recovery Income	1/1/2024	1/31/2027	33.58	402.96	2,150.00	0.02 /MO	0.00
parking	Parking - Fixed Contract	8/1/2021	8/31/2021	0.00	0.00	2,150.00	0.00 /MO	0.00
parking	Parking - Fixed Contract	9/1/2021	1/31/2027	200.00	2,400.00	2,150.00	0.09 /MO	0.00
rentoff	Base Rent-Office	11/1/2021	10/31/2022	7,166.67	86,000.04	2,150.00	3.33 /MO	0.00
rentoff	Base Rent-Office	11/1/2022	10/31/2023	7,363.75	88,365.00	2,150.00	3.43 /MO	0.00
rentoff	Base Rent-Office	11/1/2023	10/31/2024	7,566.21	90,794.52	2,150.00	3.52 /MO	0.00
rentoff	Base Rent-Office	11/1/2024	10/31/2025	7,774.04	93,288.48	2,150.00	3.62 /MO	0.00
rentoff	Base Rent-Office	11/1/2025	10/31/2026	7,987.25	95,847.00	2,150.00	3.72 /MO	0.00
rentoff	Base Rent-Office	11/1/2026	1/31/2027	8,207.63	98,491.56	2,150.00	3.82 /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	8/1/2021	1/31/2027	12	12/1/2022 12:00:00 AM	822,901.71	0.00	0.00	0.00	3.19	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	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	1/31/2027	12	12/1/2022 12:00:00 AM	822,901.71	0.00	0.00	0.00	3.19	95.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	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	1/31/2027	12	12/1/2022 12:00:00 AM	208,373.81	0.00	0.00	0.00	3.19	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	GLA					

Late Fee						
Calculation Type	Grace	Percent	2nd Fee Calculation Type	2nd Fee Grace Period	2nd Fee Percent	Per Day Fee
% Owed-Total	5.00	5.00	% Owed-Total	10.00	18.00	0.00

Options					
Type	Status	Start Date	Expiration Date	Notice Date	Description
Renewal	Active		1/31/2027	1/31/2026	Renewal Option - Section 28

Other Lease Provisions / Clauses		
Id	Name	Description
allowanc	Tenant Allowance Terms	There is no tenant improvement allowance, suite to be taken "as-is".
other	Base Year and Pro Rata	Base Year for Operating Expenses: Calendar Year 2022
		Base Year for Taxes: Calendar Year 2022
		Pro Rata Share: 3.19%
latefee	Late Fees and Payment Terms	Due Day: 1st day of the month Grace Period: 5 days Late Fee Calculation: 5% of the total amount due
parking	Parking	Tenant shall be provided seven (7) monthly unreserved parking spaces on a first come first serve basis. Tenant shall have the right to convert two (2) of the unreserved spaces into exclusive use reserved parking spaces for a fee of \$100 per month per parking space.
secdep	Security Deposit	Security Deposit Amount: \$14,333.34.
renew	Option to Renew	Tenant has the option to renew for one (1) additional five year period by giving written notice at least 12 months before but no earlier than 15 months prior to the expirations of the current term.
other	Lease Commission	Total Lease Commission: \$18,296.72.