

Amendment Abstract

Lease : General Counsel PC (t0005076)

Amendment Information		Lease Information	
Type	Renewal	Lease	General Counsel PC
Status	Activated	Property	SIP CREF 6849 Old Dominion LLC(sipwd001)
Terms	2	Customer	-
From	3/1/2024	Lease From	1/19/2014
To	4/30/2024	Lease To	4/30/2024
Effective Date	2/14/2024		
Contracted Area	3,741.00		
Description	4th Amendment		

Space			
Unit	Building	Floor	Area Status
220		F02	2,631.00 In
222		F02	1,110.00 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	3/1/2024	4/30/2024	175.27	2,103.24	3,741.00	0.05 /MO	0.00
esttax	TAX-Recovery Income	3/1/2024	4/30/2024	24.24	290.88	3,741.00	0.01 /MO	0.00
parking	Parking - Fixed Contract	3/1/2024	4/30/2024	300.00	3,600.00	3,741.00	0.08 /MO	0.00
rentoff	Base Rent-Office	3/1/2024	4/30/2024	12,048.14	144,577.68	3,741.00	3.22 /MO	0.00
signage	Signage	3/1/2024	4/30/2024	300.00	3,600.00	3,741.00	0.08 /MO	0.00
signage	Signage	3/1/2024	4/30/2024	0.00	0.00	3,741.00	0.00 /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	3/1/2024	4/30/2024	12	12/1/2018 12:00:00 AM	714,015.46	0.00	0.00	0.00		0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	65,999.00					
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	3/1/2024	4/30/2024	12	12/1/2018 12:00:00 AM	714,015.46	0.00	0.00	0.00		100.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	65,999.00					
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	3/1/2024	4/30/2024	12	12/1/2018 12:00:00 AM	203,654.69	0.00	0.00	0.00		0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	65,999.00					

Other Lease Provisions / Clauses		
Id	Name	Description
parking	Parking - #7.A	Landlord agrees to make available to tenant and its employee Nine (9) monthly unreserved parking permits. Tenant shall also have the right to two (2) reserved parking spaces for a fee of \$100.00 per reserved parking space per month. The forgoing notwithstanding, the first six (6) full calendar months of the reserved parking monthly fee for each of tenants parking spaces shall be abated.
other	Renewal Option - 6.0	Tenants option to renew the term beyond the new expiration date pursuant to the terms of Paragraph 5 of the second amendment to the original lease is null and void and of no further force or effect.
other	Base year - 5.c	Operating Expenses and Real Estate Tax base year shall remain calendar year 2018
allowanc	Tenant Allowance - Exhibit B	Landlord agrees to provide to tenant an allowance with respect to the actual construction costs and design cost of tenant work for the construction of improvements upon the premises in the amount of \$74,820.00.