

# Amendment Abstract

Lease : Arlington Loudoun Pe (t0010310)

Amendment Information		Lease Information	
Type	Original Lease	Lease	Arlington Loudoun Pe
Status	Activated	Property	SIP/CREF 1420 Beverly LLC( sipwd002)
Terms	97	Customer	-
From	1/6/2021	Lease From	1/6/2021
To	1/31/2029	Lease To	1/31/2029
Effective Date	2/10/2021		
Contracted Area	1,750.00		
Description	Lease Agreement		

Space			
Unit	Building	Floor	Area Status
110		1	1,750.00 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	1/6/2021	4/5/2021	-6,562.50	-78,750.00	1,750.00	-3.75 /MO	0.00
estope	OPE-Recovery Income	1/6/2021	12/31/2021	0.00	0.00	1,750.00	0.00 /MO	0.00
estope	OPE-Recovery Income	1/1/2022	12/31/2022	0.00	0.00	1,750.00	0.00 /MO	0.00
estope	OPE-Recovery Income	1/1/2023	12/31/2023	0.00	0.00	1,750.00	0.00 /MO	0.00
estope	OPE-Recovery Income	1/1/2024	1/31/2029	867.79	10,413.48	1,750.00	0.50 /MO	0.00
esttax	TAX-Recovery Income	1/6/2021	12/31/2021	0.00	0.00	1,750.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2022	12/31/2022	0.00	0.00	1,750.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2023	12/31/2023	0.00	0.00	1,750.00	0.00 /MO	0.00
esttax	TAX-Recovery Income	1/1/2024	1/31/2029	0.00	0.00	1,750.00	0.00 /MO	0.00
rentoff	Base Rent-Office	1/6/2021	1/31/2022	6,562.50	78,750.00	1,750.00	3.75 /MO	0.00
rentoff	Base Rent-Office	2/1/2022	1/31/2023	6,749.17	80,990.04	1,750.00	3.86 /MO	0.00
rentoff	Base Rent-Office	2/1/2023	1/31/2024	6,941.67	83,300.04	1,750.00	3.97 /MO	0.00
rentoff	Base Rent-Office	2/1/2024	1/31/2025	7,140.00	85,680.00	1,750.00	4.08 /MO	0.00
rentoff	Base Rent-Office	2/1/2025	1/31/2026	7,344.17	88,130.04	1,750.00	4.20 /MO	0.00
rentoff	Base Rent-Office	2/1/2026	1/31/2027	7,554.17	90,650.04	1,750.00	4.32 /MO	0.00
rentoff	Base Rent-Office	2/1/2027	1/31/2028	7,770.00	93,240.00	1,750.00	4.44 /MO	0.00
rentoff	Base Rent-Office	2/1/2028	1/31/2029	7,991.67	95,900.04	1,750.00	4.57 /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	1/6/2021	1/31/2029	12	12/1/2021 12:00:00 AM	423,379.37	0.00	0.00	0.00	3.80	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	46,000.00					
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	1/6/2021	1/31/2029	12	12/1/2021 12:00:00 AM	423,379.37	0.00	0.00	0.00	3.80	100.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	46,000.00					
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	1/6/2021	1/31/2029	12	12/1/2021 12:00:00 AM	100,198.73	0.00	0.00	0.00	3.80	0.00
	Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator					
	N	N		0.00	0.00	GLA	GLA					

Options					
Type	Status	Start Date	Expiration Date	Notice Date	Description
Renewal	Active		1/31/2029	2/1/2028	

Other Lease Provisions / Clauses		
Id	Name	Description
parking	Parking (26.21)	Landlord agrees to make available to tenant and its employees up to (6) unreserved parking spaces. The tenant shall have the right to convert (1) of the parking spaces to a reserved parking space for a fee of \$100.00 per month.
renew	Option to Renew (28.01)	Tenant shall have the option to renew the lease for (1) additional (5) year term. The base rent payable by tenant shall be the prevailing market rate for comparable renewal leases of medical space in the building.
secdep	Security Deposit (3.04)	Tenant shall deposit with landlord a security deposit in the amount of \$13,125.00. Landlord may use, apply or retain all or part of the security deposit for payment of any rent. Tenant shall replenish the security deposit upon request.
holdover	Holdover (20.01)	If tenant remains in possession of the leased premises after the expiration of the stated lease term, the tenant must pay rent to the landlord in an amount in excess of the rental rate at the end of the term. Holdover Rent: 150% of the last month's Base Rent.
latefee	Late Fees and Payment Terms (3.02)	Due Day: 1st day of the month; Grace Period: 5 days; Late Fee Calculation: 5%; Late Fee Waiver: One late payment per calendar year; Interest Rate: 12%
other	Base Year OPE & TAX (N.1&2)	Base Year for Operating Expenses and Real Estate Taxes - Calendar Year 2021
other	Pro Rate Share OPE & TAX (N 3 & 4)	Tenants Pro Rata Share of Operating Expenses and Real Estate Taxes - 3.80%