

**Amendment Abstract**  
 Lease : McLean Neuropsychiat (t0010947)

Amendment Information		Lease Information	
Type	Relocation	Lease	McLean Neuropsychiat
Status	Activated	Property	SIP CREF 6849 Old Dominion LLC( sipwd001)
Terms	90	Customer	-
From	3/11/2024	Lease From	7/1/2021
To	8/31/2031	Lease To	8/31/2031
Effective Date	3/14/2024		
Contracted Area	4,400.00		
Description	Relocation Suite 315		

Space			
Unit	Building	Floor	Area Status
315		F03	4,400.00 In
340		F03	2,024.00 Out

Charge Schedules								
Charge Code	Charge Desc	Date From	Date To	Monthly Amt	Annual Amt	Area	Amt Per Area	Mgmt fees
estope	OPE-Recovery Income	3/11/2024	8/31/2026	85.57	1,026.84	4,400.00	0.02 /MO	0.00
esttax	TAX-Recovery Income	3/11/2024	8/31/2026	18.31	219.72	4,400.00	0.00 /MO	0.00
rentoff	Base Rent-Office	3/11/2024	2/28/2025	15,400.00	184,800.00	4,400.00	3.50 /MO	0.00
rentoff	Base Rent-Office	3/1/2025	2/28/2026	15,862.00	190,344.00	4,400.00	3.61 /MO	0.00
rentoff	Base Rent-Office	3/1/2026	2/28/2027	16,337.86	196,054.32	4,400.00	3.71 /MO	0.00
rentoff	Base Rent-Office	3/1/2027	2/29/2028	16,828.00	201,936.00	4,400.00	3.82 /MO	0.00
rentoff	Base Rent-Office	3/1/2028	2/28/2029	17,332.84	207,994.08	4,400.00	3.94 /MO	0.00
rentoff	Base Rent-Office	3/1/2029	2/28/2030	17,852.82	214,233.84	4,400.00	4.06 /MO	0.00
rentoff	Base Rent-Office	3/1/2030	2/28/2031	18,388.41	220,660.92	4,400.00	4.18 /MO	0.00
rentoff	Base Rent-Office	3/1/2031	8/31/2031	18,940.06	227,280.72	4,400.00	4.30 /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	3/1/2025	8/31/2031	12	12/1/2024 12:00:00 AM	822,901.71	0.00	0.00	0.00	3.00	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	opexall	Operating Expenses ALL	3/11/2024	2/28/2025	12	12/1/2022 12:00:00 AM	822,901.71	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	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	3/1/2025	8/31/2031	12	12/1/2024 12:00:00 AM	822,901.71	0.00	0.00	0.00	6.53	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 %
OPEX	opexgros	Opex Gross	3/11/2024	2/28/2025	12	12/1/2022 12:00:00 AM	822,901.71	0.00	0.00	0.00	3.00	100.00
	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	3/11/2024	2/28/2025	12	12/1/2022 12:00:00 AM	208,373.81	0.00	0.00	0.00	3.00	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 %
TAX	tax	All Taxes	3/1/2025	8/31/2031	12	12/1/2024 12:00:00 AM	0.00	0.00	0.00	0.00	6.53	100.00
	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	10.00	% Owed-Total	10.00	18.00	0.00

## Other Lease Provisions / Clauses

Id	Name	Description
holdover	Holdover - (20)	<p>If a 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 substantially in excess of the rental rate at the end of the term.</p> <p>Holdover Rent: The rate is equal to 200% of the rental payable that is immediately prior to the termination of this lease.</p>
latefee	Late Fees - (3.02)	<p>Due Day: 1st day of the month  Grace Period: 5 days  Late Fee Calculation: 10%:  Interest Rate: 18%</p>
parking	Parking - (26.22)	Landlord makes available to tenant and its employees (14) monthly unreserved parking permits.
secdep	Security Deposit - (3.040)	<p>Security Deposit: \$20,619.50. Per Mike Simmons email, security deposit is due 30 days within execution of lease. Commencing upon the first day of the (19th) full calendar month of the lease term, the security deposit should be reduced by \$6,873.16. Commencing upon the first day of the (37th) full calendar month of the lease term, the Security Deposit shall be reduced by \$6,873.17. The remaining balance of the security deposit shall be \$6,673.17.</p>
guartnor other	Lease Guaranty - Lease Exhibit E Base Year & Pro Rata Share	<p>Aazaz UL Haq, M.D.  Tenant's base Year is 2022  Pro Rata Share - 3%  After anniversary of expansion (3/1/2025) base year adjusts to 2024 and tenant pro rate increase to 6.53</p>
allowanc	Tenant Allowance Terms	Landlord to complete work listed in lease Exhibit A-1. Tenant will take possession after work is completed and landlord shall not be required to perform any other work in connection with the lease.