

# Amendment Abstract

Lease : Evexia, LLC (t0011899)

Amendment Information		Lease Information	
Type	Remeasure	Lease	Evexia, LLC
Status	Activated	Property	SIP/CREF 1420 Beverly LLC( sipwd002)
Terms	125	Customer	-
From	7/1/2022	Lease From	7/1/2022
To	11/30/2032	Lease To	11/30/2032
Effective Date	7/26/2022		
Contracted Area	2,662.00		
Description	1st Amendment		

Space			
Unit	Building	Floor	Area Status
380		3	2,662.00 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	7/1/2022	11/30/2022	-9,982.50	-119,790.00	2,662.00	-3.75 /MO	0.00
concoff	Concessions-Office Base Rent	12/1/2022	11/30/2032	0.00	0.00	2,662.00	0.00 /MO	0.00
rentoff	Base Rent-Office	7/1/2022	6/30/2023	9,982.50	119,790.00	2,662.00	3.75 /MO	0.00
rentoff	Base Rent-Office	7/1/2023	6/30/2024	10,281.98	123,383.76	2,662.00	3.86 /MO	0.00
rentoff	Base Rent-Office	7/1/2024	6/30/2025	10,590.32	127,083.84	2,662.00	3.98 /MO	0.00
rentoff	Base Rent-Office	7/1/2025	6/30/2026	10,907.55	130,890.60	2,662.00	4.10 /MO	0.00
rentoff	Base Rent-Office	7/1/2026	6/30/2027	11,235.86	134,830.32	2,662.00	4.22 /MO	0.00
rentoff	Base Rent-Office	7/1/2027	6/30/2028	11,573.05	138,876.60	2,662.00	4.35 /MO	0.00
rentoff	Base Rent-Office	7/1/2028	6/30/2029	11,919.11	143,029.32	2,662.00	4.48 /MO	0.00
rentoff	Base Rent-Office	7/1/2029	6/30/2030	12,276.26	147,315.12	2,662.00	4.61 /MO	0.00
rentoff	Base Rent-Office	7/1/2030	6/30/2031	12,644.50	151,734.00	2,662.00	4.75 /MO	0.00
rentoff	Base Rent-Office	7/1/2031	6/30/2032	13,023.84	156,286.08	2,662.00	4.89 /MO	0.00
rentoff	Base Rent-Office	7/1/2032	11/30/2032	13,416.48	160,997.76	2,662.00	5.04 /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	7/1/2022	11/30/2032	12	12/1/2022 12:00:00 AM	677,029.87	0.00	0.00	0.00	5.64	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	7/1/2022	11/30/2032	12	12/1/2022 12:00:00 AM	677,029.87	0.00	0.00	0.00	5.64	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	7/1/2022	11/30/2032	12	12/1/2022 12:00:00 AM	124,384.52	0.00	0.00	0.00	5.64	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
% Monthly Rent	10.00	10.00				0.00

Options					
Type	Status	Start Date	Expiration Date	Notice Date	Description
Renewal	Active	7/1/2022	11/30/2032	8/31/2032	

Other Lease Provisions / Clauses		
Id	Name	Description
holdover	Holdover	Holdover - Rental rate equal to twice the rent payable hereunder immediately prior to the termination of this lease.
latefee	Late Fees and Payment Terms	What are the late fee settings? Where are payments sent? What are the NSF fees? Due Day: 1 day of the month Grace Period: 10 days Interest Rate: 10%
parking	Parking	Total Spaces: 9 unreserved spaces
secdep	Security Deposit	What is the security deposit amount required? Are there provisions for releasing the security deposit prior to termination? Are there provisions for applying the security deposit to unpaid rent and what are the consequences? Security Deposit: Yes Security Deposit: \$19,687.50
renew	Option to Renew	What is the renewal term? 5 year term. What is the renewal rate? Fair Market Rental How many options are there? 1
insuranc	Insurance Requirements	States insurance policies required to be carried by the Tenant.  CGL - \$2 million Auto - \$1 million Employer's Liability - \$500k Workers Comp - Statutory
allowanc	Tenant Allowance Terms	The landlord agrees to provide the tenant a tenant allowance with respect to the construction of improvements upon the Premises in an amount not to exceed \$186,340.00 Landlord agrees to complete certain demolition and demising work for an amount not to exceed \$39,650.00.