

1401 Wilson Boulevard

Deal Approval Sheet

as of February 24, 2015

Administrative Data

Deal Type:	Building:	1401 Wilson Boulevard
New (new tenant) <input type="checkbox"/>	Tenant:	Hyo Soon Suh, an individual, Dae Suk Suh, an Individual, and
Expansion <input type="checkbox"/>		Domo, Inc, d/b/a Kanpai Restaurant
Renewal <input type="checkbox"/>	Tenant Corporate Address:	1401 Wilson Boulevard, Suite 01101, Arlington, VA 22209
Amendment <input checked="" type="checkbox"/>	Tenant Tax ID:	
Assignment/Sublease <input type="checkbox"/>	Lease Signatory (if different):	Hyo Soon Suh (Co-Owner) Dae Suk Suh (Co-Owner)
Termination <input type="checkbox"/>	Floor(s)/Suite no(s):	1st Floor
License <input type="checkbox"/>	No. of months vacant:	
Consolidation <input type="checkbox"/>	Permitted Use:	Retail
	Leasing Contact:	Hyo Soon Suh (Co-Owner) Dae Suk Suh (Co-Owner)

Notice Parties

1401 Wilson Boulevard
Suite 01101
Arlington, VA 22209

Deal Terms

Rentable sq. ft.:	1,983 sf	Lease term:	13 mos	Escalations:	
RE Tax Building RSF:	187,881 sf	Ops Building RSF:	196,467	<input type="checkbox"/> Fixed:	N/A
RE Tax Proportionate share:	N/A	Ops Proportionate Share:	N/A	<input type="checkbox"/> CPI:	
Commencement date:	5/1/2015	Rent Step-up effective date:	5/1/2016	<input type="checkbox"/> Other:	
Float/Fixed:	Fixed	Expiration date:	5/31/2016		

Rent Type: ☐ Full Service ☒ Net of Utilities (not incl. water) ☐ NNN ☐ Other

Base Rent:	YR1: \$21.53	YR6: _____	YR11: _____	YR16: _____
	YR2: \$22.18	YR7: _____	YR12: _____	YR17: _____
	YR3: \$22.18	YR8: _____	YR13: _____	YR18: _____
	YR4: _____	YR9: _____	YR14: _____	YR19: _____
	YR5: _____	YR10: _____	YR15: _____	YR20: _____

Annual Base Rent:	\$42,699.37	Free Rent:	.00 months
Monthly Base Rent:	\$3,558.28	Free Rent (\$ value):	\$0

Operating Expenses:

<input type="checkbox"/> Base Year:	N/A
<input type="checkbox"/> Stop:	
<input type="checkbox"/> Capped:	
<input type="checkbox"/> Combined or Separate	

Real Estate Taxes:

<input type="checkbox"/> Base Year:	N/A
<input type="checkbox"/> Stop:	
<input type="checkbox"/> Capped:	
<input type="checkbox"/> Combined or Separate	

Tenant's parking ratio:

N/A	reserved @ _____ per space
N/A	unreserved @ _____ per space

TI/Turnkey Estimate (\$/SF):	\$0.00	
Landlord Work (\$/SF):	\$0.00	
Total TI (\$/SF):	\$0.00	TI Sunset Date: _____
Other Landlord Costs:	\$0.00	
CM Fee - Due from Tenant:		

Commissions:

Outside Broker/Agent: N/A

Total \$: _____

Monday Properties: N/A

Total \$: _____

LEASE CAPITAL REQUIRED:

Value of TI Package: \$0
 Value of Free Rent: \$0
 Total Value of Concession Package: \$0
 Concession Package (month's rent): .00 months
 Total Cost (concessions + brokerage): \$0.00
 Total Cost (month's rent): .00 months
 NPV - Budget / Proposed:
 Net Effective Rent - Budget / Proposed:

Deal Comments:

Tenant's business has continued to suffer and is in arrears in the payment of Annual Rental and utility charges. In addition, Tenant shall remain obligated during the Reduced Rent Period to perform all Tenant's obligations under this Lease except as expressly aforesaid (including, but not limited to, the payment of all utilities charges and all other amounts coming due under the Lease) LL and TT acknowledge and agree that TT owes LL certain Annual Rental and utility charges under the Lease in the amount of \$19,789.44, which is the Arrearage. The entire security deposit, which LL is holding will be applied to the Arrearage in the amount of \$5,000. TT agrees that neither TT nor any of TT's agents, employees or invitees shall have the right to use the surface parking lot located at the building for the remainder of the term of the Lease.

Guaranty:

Security deposit: N/A

☐ Cash☐ Letter of Credit

Prepayment: N/A

Renewal Rights: N/A

Term:

Rate:

Notice:

TI Allowance:

TI Available Date:

TI Sunset Date:

Right of First Offer: N/A

Term:

Location / SF:

TI Allowance:

Expansion Comments:

Termination Option: ☐

Comments:

LL Relocation Right: ☐

Comments:

Is Space optioned to other Tenant?

No

If yes, explain:

Retail

Exclusive Use / Non-Compete

Signage

Percentage Rent Reporting

☐
☐
☐

N/A

N/A

N/A

Reviews / Approvals / Conditions☒ Document reviewed prior to offer☒ Document properly executed☐ Credit review attached☐ Existing lease and A/R balance reviewed for renewals☐ SNDA required ☐ Current ☐ Future☐ Identity check performed☒ Not Required☐ 1st Month's rent received☐ Security Deposit Received☒ Lender approval attached☐ Partner approval attached☐ Broker Commission Agreement attached☐ Deal Analysis Attached☒ Not Required☒ Not Required☐ Not Required☒ Not Required☒ Not Required☒ Not Required

Landlord signature name:

Timothy Helmig

Landlord's Attorney:

Greenstein DeLorne & Luchs, P.C.

John Wharton - Local Approval

Austin Freeman - Local Approval

Date:

Date:


MONDAY
 PROPERTIES