

LEASE ABSTRACT

Tenant Name:	Abby A Karavani
Landlord:	1722 J ST, LLC

Property Information

Property Name:	1722 J Street	City:	Sacramento
Address:	1730 J Street	State:	CA
Tenant's Suite #	A	Zip Code:	95811

Tenant Information

Space Type:	Retail	Square Footage (SF):	708 SF
Recovery Type:	NNN	Doing Business As (dba):	
Tenant Use:	for a bar		

Critical Dates

	<u>Lease Execution</u>	<u>Lease Effective Date</u>	<u>Delivery Date</u>	<u>Lease Comm</u>	<u>Rent Comm</u>	<u>Expiration Date</u>
Current Term:	1/3/2020	1/3/2020		1/3/2020	6/1/2020	5/31/2025
Total Lease Term(s):	5 years and 5 months					
Lease Term Notes:	None.					

Base Term Rent Schedule

<u>Begin Date</u>	<u>End Date</u>	<u>Monthly Base Rent (\$)</u>	<u>Annual Base Rent (\$)</u>	<u>Increase (%)</u>	<u>Square Feet</u>	<u>Rent Per Square Foot (\$)</u>
1/3/2020	5/31/2020	\$0.00	\$0.00	-	708	\$0.00
6/1/2020	5/31/2022	\$2,619.60	\$31,435.20	-	708	\$44.40
6/1/2022	5/31/2024	\$2,725.00	\$32,700.00	4.0%	708	\$46.19
6/1/2024	5/31/2025	\$2,834.00	\$34,008.00	4.0%	708	\$48.03
Notes:	None.					

Inducements						
TIA:	Lease is silent.					
LL Work:	None. Tenant is taking space as-is. (Lease, Section 33, Page 8).					
Free Rent:	Rent abated for the period 01/03/2020 - 05/31/2020. (Lease, Section 4(D), Page 2).					
CAM						
	<u>Begin Date</u>	<u>End Date</u>	<u>Type (NNN/Gross/MG)</u>	<u>Pro-rata Share (%)</u>	<u>Base Year</u>	<u>CAM Cap (%)</u>
	6/1/2020	5/31/2025	NNN	2.75%	N/A	N/A
CAM includes:	(a) All real estate taxes, including assessments, all insurance costs, and all costs to maintain, repair, service and replace the Common Areas; (b) Reasonable reserves for the costs of repairing, re-roofing, painting and resurfacing the Common Areas; (c) All costs to supervise and administer the Shopping Center. Said costs may include a property management fee in connection with same and shall in any event include a fee to Landlord to supervise and administer same in an amount equal to 10% of the total costs of Section 6; (d) Any parking charges, utilities surcharges, or any other costs levied, assessed or imposed by, or at the direction of, or resulting from statutes or regulations, or interpretations thereof, promulgated by any governmental authority in connection with the use or occupancy of the Premises or the parking facilities serving the Premises; (e) Any costs to inspect, repair, maintain or replace the heating, air conditioning and fire protection systems and equipment (including fire sprinklers) serving the Premises, including the cost of a preventive maintenance contract providing for the regular inspection and maintenance of same.					
CAM excludes:	Lease is silent.					
	Tenant shall pay to Landlord Tenant's Proportionate Share of CAM expenses.					
Notes:	<p>Tenant's Proportionate Share: 2.75%. Such share is the percentage equivalent of a fraction, the numerator of which is the rentable area of the Premises, and the denominator of which is the total rentable area of the buildings in the Building available for the use and occupancy by tenants, as determined by Landlord from time to time on a consistent basis.</p> <p>Reconciliation: By March 1 of each year Landlord shall endeavor to give Tenant a statement showing the total Adjustments for the Shopping Center for the prior calendar year and Tenant's allocable share thereof. In the event the total of the monthly payments, which Tenant has made for the prior calendar year, is less than Tenant's actual share of such Adjustments then Tenant shall pay the difference in a lump sum within 10 days after receipt of such statement from Landlord. (Lease, Section 3(N), 6, Page 1, 2-3).</p>					

Real Estate Taxes and Insurance

<u>Begin Date</u>	<u>End Date</u>	<u>Type (NNN/Gross/MG)</u>	<u>Pro-rata share (%)</u>	<u>Base Year</u>	<u>CAM Cap (%)</u>
6/1/2020	5/31/2025	NNN	See Notes	N/A	N/A
Notes:	Tenant shall pay to Landlord all real estate taxes and insurance premiums relating to the Premises, including land, building, and improvements thereon. Such taxes and insurance premiums shall be reasonably apportioned in accordance with the total rentable area of the Premises as it relates to the total rentable area of the Shopping Center (provided, however, that if any tenants pay taxes directly to any taxing authority or carry their own insurance, as may be provided in their leases, their square footage shall not be deemed a part of the rentable area). (Lease, Section 6(A)(i), Page 2).				

Percentage Rent

<u>Begin Date</u>	<u>End Date</u>	<u>Frequency</u>	<u>Natural Breakpoint (\$)</u>	<u>Percentage of Sales (%)</u>
		-	-	-
Sales Reporting:	Lease is silent.			
Sales Exclusions:	Lease is silent.			
Notes:	None.			

Additional Information

Admin / Mgmt Fee:	A property management fee in connection with same and shall in any event include a fee to Landlord to supervise and administer same in an amount equal to 10% of the total costs of Section 6 shall be included in CAM expenses. (Lease, Section 6(A), Page 2).
Security Deposit (\$):	\$2,834.00. If Tenant shall fully and faithfully perform every provision of this Lease to be performed by it, the Security Deposit or any balance thereof shall be returned to Tenant (or, at Landlord's option, to the last assignee of Tenant's interest hereunder) within 10 days following expiration of the Lease Term. (Lease, Section 3(K), 5, Page 1, 2).
Other:	Lease is silent.

Renewal Options

<u>Latest Notice Date</u>	<u>Earliest Notice Date</u>	<u>Initial Monthly Rent (\$)</u>	<u>Initial Annual Rent (\$)</u>	<u>Per Square Foot (\$)</u>	<u>Increase (%)</u>
N/A					
Notes:	Lease is silent.				

Tenant Lease Options

Right to Relocate:	Lease is silent.
ROFR:	Lease is silent.
Right to Purchase:	Lease is silent.
Termination Option:	Lease is silent.
Notes:	Lease is silent.

Lease Clauses:	
Co-Tenancy	Lease is silent.
Landlord's Restrictions	Lease is silent.
Exclusive Use	Lease is silent.
Radius Restriction	Lease is silent.
Continuous Operations	Tenant shall continuously during the entire lease Term conduct and carry on Tenant's business in the Premises and shall keep the Premises open for business and cause Tenant's business to be conducted therein during the usual business hours of each and every business day as is customary for businesses of like character in the city in which the Premises are located to be open for business; provided, however, that this provision shall not apply if the Premises should be closed and the business of Tenant temporarily discontinued therein on account of strikes, lockouts or similar causes beyond the reasonable control of Tenant. In the event of breach by Tenant, Landlord shall have, in addition to any and all remedies herein provided, the right at its option to collect not only the Minimum Rent herein provided, but additional rent at the rate of 1/30 of the Minimum Rent herein provided for each and every day that the Tenant shall fail to conduct its business as herein provided. (Lease, Section 29, Page 6).
Go Dark	Lease is silent.
Audit Rights	Lease is silent.
Guarantors	Lease is silent.
Estoppel	Tenant shall at any time and from time to time, upon not less than 3 days prior written notice from Landlord, execute, acknowledge and deliver to Landlord. (Lease, Section 30(S), Page 7).
Financial Statements	Lease is silent.
Subordination/SNDA	Upon request of Landlord, Tenant will in writing subordinate its rights hereunder to the lien of any mortgage or deed of trust, to any bank, insurance company or other lending institution, now or hereafter in force against the Premises, and to all advances made or hereafter to be made upon the security thereof. In the event any proceedings are brought for foreclosure, or in the event of the exercise of the power or sale under any mortgage or deed of trust made by Landlord covering the Premises, Tenant shall attorn to the purchaser upon any such foreclosure or sale and recognize such purchase as Landlord under this Lease. (Lease, Section 30(Q), Page 7).
Alteration	Tenant shall not make or allow to be made any alterations, additions or improvements to or of the Premises or any part thereof without first obtaining the written consent of Landlord. (Lease, Section 9, Page 3).

Assign/Sublet	Tenant shall not either voluntarily, or by operation of law, assign, transfer, mortgage, pledge, hypothecate or encumber this Lease or any interest therein, and shall not sublet the Premises or any part thereof, or any right or privilege appurtenant thereto, or allow any other person (the employees, agents, servants and invitees of Tenant excepted) to occupy or use the Premises, or any portion thereof, without first obtaining the written consent of Landlord, which consent shall not be unreasonably withheld. Fee: Tenant shall pay Landlord reasonable fees, not to exceed \$100.00, incurred in connection with the processing of documents necessary to giving of such consent. (Lease, Section 12, Page 4).
Holdover	125% of last payable Base Rent, plus all other charges payable. (Lease, Section 19, Page 4-5).
Default	Monetary: After due date; Non-Monetary: 30 days after written notice. (Lease, Section 21, 22, Page 5).
Late Fee	If any installment of rent or any sum due from Tenant shall not be received by Landlord's designee within 5 days after said amount is past due, then Tenant shall pay to Landlord a late charge equal to the maximum amount permitted by law (and in the absence of any governing law, 6% of such overdue amount), plus any attorney's fees incurred by Landlord by reason of Tenant's failure to pay rent and/or other charges when due hereunder. (Lease, Section 30(I), Page 7).
Parking Requirements	Tenant does not have assigned parking spaces. If Tenant so chooses an additional parking agreement will be done. (Lease, Section 34, Page 8).
Tenant Insurance	Tenant shall, at Tenant's expense, obtain and keep in force during the Lease Term a policy of commercial general liability insurance (sometimes known as comprehensive public liability insurance) insuring Landlord and Tenant (and, if requested by Landlord, Landlord's lender and property manager) against any liability for bodily injury, property damage (including loss of use of Property) and personal injury arising out of the ownership, use, occupancy or maintenance of the Premises and all areas appurtenant thereto. Such insurance shall be in the amount of not less than \$1M per occurrence. (Lease, Section 15, Page 4).
R & M by LL	Landlord at its expense shall maintain and repair the structural portions of the Building, including the exterior walls and the structural portions of the roof, unless such maintenance and repair are caused in part or in whole by the act, neglect, fault or omission of any duty by the Tenant, its agents, servants, employees, invitees, or any damage caused by breaking and entering, in which case Tenant shall pay to Landlord the actual cost of such maintenance and repairs. Landlord shall not be liable for any failure to make such repairs or to perform any maintenance unless such failure shall persist for an unreasonable time after written notice of the need of such repairs or maintenance is given to Landlord by Tenant. (Lease, Section 10(B), Page 3).
R & M by TT	Tenant shall, at Tenant's sole cost and expense, keep the Premises and every part thereof in good condition and repair including without limitation, the maintenance, replacement and repair of any storefront, doors, glass, window casements, glazing, plumbing, pipes, electrical wiring and lighting fixtures and conduits, heating and air conditioning system (when there is an air conditioning system). (Lease, Section 10(A), Page 3).

Signage	Tenant may affix and maintain upon the glass panes and supports of the show windows and within 12 inches of any window and upon the exterior walls of the Premises only such signs, advertising placards, names, insignia, trademarks and descriptive material as shall have first received the written approval of Landlord as to type, size, color, location, copy nature and display qualities. Tenant shall not affix any sign to the roof. Tenant shall first receive written approval of Landlord as to type, size, color, location, copy nature and display qualities. Tenant shall, however, erect one sign on the front of the Premises not later than the date Tenant opens for business. The design of such sign shall be prepared by Tenant in accordance with Landlord's sign criteria and shall be subject to the approval of Landlord. (Lease, Section 26, Page 6).
Utilities	Tenant shall pay for it's pro-rata share of gas, heat, light, power, supplied to the Premises. If any such services are not separately metered to Tenant, Tenant shall pay a reasonable proportion to be determined by Landlord of all charges jointly metered with other premises. Tenant shall pay for its own telephone service. (Lease, Section 16, Page 4).
Broker	Landlord's Broker: University Capital Management Inc. (Lease, Section 3(B), 31, Page 1, 8).
Miscellaneous	Lease is silent.

Contact Information

Contact Type	Company Name	Attention	Street Address	City/State	Zip
Tenant Notice	Abby A Karavani		3755 Las Pasas Way	Sacramento, CA	95811
Landlord Notice	1722 J ST, LLC		2443 Fair Oaks Blvd.#368	Sacramento, CA	95825

Document Index

Document Type	Execution Date	Document Description/Notes
Original Lease	1/3/2020	Tenant leases the Premises for the period commencing from 01/03/2020 and expiring on 05/31/2025.

Missing Documents and Discrepancies

Missing Documents	None.
Discrepancies	None.

Abstract Completed By:	Vin	Completion Date:	11/25/2021
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