

Here is the comparison of clauses between the clauses document and the rental agreement documents:

1. Address of Premises:

Question: Describe the complete physical address of the premises leased with city, state, zipcode as per the document

Answer: The address of the Premises is 68 Willow Road, Menlo Park, California. (page 4)

2. Rentable Area [sf or number of seats]:

Question: What is the square footage or number of seats/workstation leased? Explain the terms and conditions associated with how it is calculated.

Answer: The rentable area is approximately 27,500 rentable square feet located at 68 Willow Road, Menlo Park, California plus the areas exterior to the Building in the Project as depicted on Exhibit B. (page 4)

3. Tenant:

Question: What is full and accurate legal name of the lessee's company that executed this lease?

Answer: The Tenant is ROBINHOOD MARKETS, INC., a Delaware corporation (page 4)

4. Landlord:

Question: What is full and accurate legal name of the lessor's company that executed this lease?

Answer: The Landlord is 68 WILLOW OWNER, LLC, a Delaware limited liability company (page 37)

5. Lease Commencement Date:

Question: What is the lease start date and describe the conditions based on which it is calculated in the agreement in a few sentences.

Answer: The Term Commencement Date shall mean one hundred twenty (120) days following the date that Landlord delivers (and Tenant accepts delivery of) the Premises to Tenant (the "Delivery Date"). (page 5)

6. Rent Abatement:

Question: Is there rent abatement granted? Describe the conditions based on which it is calculated and how long is the abatement period in a few sentences?

Answer: Tenant shall be entitled to an abatement of Base Rent with respect to the Premises, as originally described in this Lease, in the amount of \$199,374.96 per month for the first three (3) full calendar months of the initial Term. The maximum total amount of Base Rent abated with respect to the Premises shall equal \$598,124.88. (page 20)

7. Rent Commencement Date:

Question: What is the rent start date and describe the conditions based on which it is calculated in the agreement in a few sentences?

Answer: Base Rent for the first full month of the Term shall be paid by Tenant upon Tenant's execution of this Lease. (page 21)

8. Lease Expiration Date:

Question: What is the lease end date and describe the conditions based on which it is calculated in the agreement in a few sentences?

Answer: The Term of this Lease shall commence on the Term Commencement Date and continue in full force and effect for the period specified as the Term in the Basic Lease Information or until this Lease is terminated as otherwise provided herein, ending on February 28, 2026 (the "Term Expiration Date"). (pages 5 and 21)

9. Initial Term:

Question: What is the duration of the initial term specified in the agreement and any conditions associated with it- describe and convert the term from years into exact number of months

Answer: The initial term of this Lease is from the Term Commencement Date (estimated to be 120 days after the Delivery Date) through February 28, 2026, which is approximately 61 months. (pages 5 and 21)

10. Lock In Period:

Question: Does the lease reference a "lock in period" within the initial term which implies that the agreement can be terminated with notice after lock in period, describe its terms and conditions."

Answer: This document is silent on this.

11. Rent Payment Date:

Question: What is the frequency and specific date of rent payment?

Answer: Base Rent is payable in monthly installments in advance on or before the first day of each calendar month. (page 21)

12. Currency:

Question: What is the currency the lease rent is quoted in? Capture in acronym not symbol or text.

Answer: The currency used in the lease is United States Dollar (USD).

13. Base Rent:

Question: What is the base rent/fee at the beginning period of the agreement? Provide a detailed summary of the terms and conditions associated with how it is stated.

Answer:

Period of Term	Monthly Rate Per Square Foot	Monthly Base Rent
Month 1 - Month 12*	\$7.25	\$199,374.96*
Month 13 - Month 24	\$7.40	\$203,499.96
Month 25 - Month 36	\$7.55	\$207,624.96
Month 37 - Month 48	\$7.70	\$211,749.96
Month 49 - Month 60	\$7.85	\$215,874.96
Month 61 - February 28, 2026	\$8.01	\$220,275.00

*Base Rent for the first three (3) full calendar months of the initial Term is subject to abatement.
(pages 5-6)

14. Base Rent Escalation:

Question: Identify and extract all information about the adjustments, escalations, variable conditions that affect the starting base rent over time. Extract any table that exists for rent increases or changes during the lease term

Answer: Base Rent escalates around 3% annually as per the table below:

Period of Term	Monthly Rate Per Square Foot	Monthly Base Rent
Month 1 - Month 12*	\$7.25	\$199,374.96*
Month 13 - Month 24	\$7.40	\$203,499.96
Month 25 - Month 36	\$7.55	\$207,624.96
Month 37 - Month 48	\$7.70	\$211,749.96
Month 49 - Month 60	\$7.85	\$215,874.96
Month 61 - February 28, 2026	\$8.01	\$220,275.00 (pages 5-6)

15. Tenants' Proportionate Share:

Question: What is the percentage of shared expenses the tenant is responsible for, based on their leased space compared to the total leasable area?

Answer: Tenant's Proportionate Share is 100%. (page 6)

16. Additional Rent: Operating Expenses/Service Fee/CAM per month:

Question: Explain how operating expenses, CAM or service fee will be calculated by the landlord, presented to tenant and when is it payable.

Answer: In addition to Base Rent, beginning on the Term Commencement Date, Tenant shall pay as Additional Rent, Tenant's Proportionate Share of Operating Expenses (defined as all expenses and costs of every kind and nature which Landlord shall pay or become obligated to pay, because of or in connection with the ownership, management, maintenance, repair, preservation, replacement and operation of the Project and its supporting facilities). Operating expenses are estimated to be \$43,000.00 per month. (pages 6-7)

17. Additional Rent: Operating Expenses/Service Fee/CAM escalation:

Question: Identify and extract all information about the adjustments, escalations, or variable conditions that affect the starting CAM/maintenance fee/operating expenses/service fee over time.

Answer: This document is silent on this.

18. Additional Rent: Landlords' Insurance:

Question: Is property insurance cost for the tenants share included in base rent or operating expenses?

Answer: Insurance premiums and costs, including deductibles, for the insurance coverage set forth in Paragraph 8.A of the lease are included in Operating Expenses. (page 9)

19. Additional Rent: Property Tax:

Question: Is property tax cost for the tenants share included in base rent or operating expenses?

Answer: Taxes including possessory interest taxes are included in Operating Expenses. (page 8)

20. Additional Rent: Parking:

Question: Identify and extract all information about parking.

Answer: Tenant and Tenant's Parties shall have the exclusive right to use up to the number of parking spaces specified in the Basic Lease Information for passenger-size automobiles, in the parking areas for the Building. Tenant shall have the right to designate up to ten (10) parking stalls near the front entrance of the Building for "Visitor Parking". (page 31)

21. Variable Rent: Utilities:

Question: Is there any variable rent payable directly to the landlord based on lessee's consumption of utilities?

Answer: All utility and services used by Tenant or provided to the Premises shall be contracted for directly and paid for by Tenant and shall not be included as part of Operating Expenses, effective as of the Delivery Date. Such charges shall be based upon Tenant's usage as measured by the Building meter (in Tenant's name and connected directly to the utility provider). (page 18)

22. Variable Rent: Percentage of gross sales/receipts:

Question: Is there any reference to paying percentage of sales/revenue as additional rent to lessor?

Answer: This document is silent on this.

23. One time Fee:

Question: Is there a one time set up/onboarding or activation fee charged?

Answer: This document is silent on this.

24. Tenant Improvement Allowance:

Question: Is there an amount of the tenant improvement allowance/construction allowance specified in the agreement?

Answer: This document is silent on this.

25. Security Deposit:

Question: What is the security deposit/ service retainer to be paid and is it refundable?

Answer: Tenant agrees to deposit with Landlord upon execution of this Lease, a security deposit of \$1,196,250.00, which shall be held and owned by Landlord, without obligation to pay interest, as security for the performance of Tenant's covenants and obligations under this Lease. The Security Deposit is refundable subject to the provisions in Paragraph 20 of the lease. (page 20)

26. Prepaid Rent:

Question: Excluding the security deposit, is any type of rent due in advance at the execution of this agreement?

Answer: Base Rent for the first full month of the Term shall be paid by Tenant upon Tenant's execution of this Lease. (page 21)

27. Late Payment:

Question: What is the penalty for rent payment after the due date, grace period and notification requirements?

Answer: In addition to its other remedies, Landlord shall have the right without notice or demand to add to the amount of any payment required to be made by Tenant hereunder, and which is not paid and received by Landlord on or before the fifth day of each calendar month, an amount equal to four percent (4%) of the delinquent amount, or \$150.00, whichever amount is greater. (page 27)

28. Residual Value Guarantee:

Question: Is there any reference to residual value guarantee?

Answer: This document is silent on this.

29. Renewal Option:

Question: Is there an option for renewal or extension after the initial term and what are the conditions?

Answer: Provided certain conditions are met, Tenant shall have one (1) option to extend (the "Extension Option") this Lease for a term of five (5) years (the "Extension Term"). If Tenant elects to exercise the Extension Option, then Tenant shall provide Landlord with written notice no earlier than 365 days and no later than 270 days prior to the expiration of the Term of this Lease. (pages 33-34)

30. Purchase Option:

Question: Does the lessee have option of purchasing the space?

Answer: This document is silent on this.

31. Permitted Use:

Question: Extract all information about the permitted business operations or activities allowed and any restrictions

Answer: The Premises may be used and occupied for general business office and administrative use, research and development, and other related legal uses and for no other use or purpose. (page 5)

32. Exclusive Use:

Question: Does the lease state any provision of exclusive use for lessee?

Answer: Tenant and Tenant's Parties shall have the exclusive right to use the parking areas, driveways and other common areas of the Building and Project. (page 5)

33. Building Hours:

Question: What are the building hours of operation?

Answer: This document is silent on this.

34. Compliance with Laws and Regulations:

Question: Summarize all clauses that references federal, state, city lor town laws and regulations the tenant needs to comply with

Answer: Tenant shall at its sole cost and expense comply with all existing or future applicable municipal, state and federal and other governmental statutes, rules, requirements, regulations, laws and ordinances, including zoning ordinances and regulations, and covenants, easements and restrictions of record governing and relating to the use, occupancy or possession of the Premises, to Tenant's use of the common areas, or to the use, storage, generation or disposal of Hazardous Materials. (page 6)

35. Alterations and Improvements:

Question: Summarize all clauses that references alterations or improvements permitted, restrictions, performance of work limitations and enforcement.

Answer: Tenant shall not make, or allow to be made, any alterations, physical additions, improvements or partitions in, about or to the Premises ("Alterations") without obtaining the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned or delayed. Tenant shall at Tenant's sole expense, perform any additional work required under applicable Regulations due to the Alterations hereunder. (page 16)

36. Access and Entry:

Question: Summarize all clauses that reference landlords rights to access and entry as well as any limitations on it.

Answer: After reasonable notice, Landlord and Landlord's agents and representatives, shall have the right to enter the Building with an escort from Tenant to inspect the same, to clean, to perform such work as may be permitted or required hereunder, to make repairs, improvements or alterations to the Premises or Building or to other tenant spaces therein, to deal with emergencies, to exhibit the Premises to prospective tenants, purchasers, encumbrancers or to others. (page 18)

37. Subleasing and Assignment:

Question: Summarize the clause on subleasing and assignments. Identify conditions for obtaining consent or approval for both.

Answer: Tenant shall not assign this Lease or sublet the Premises or any part thereof, without Landlord's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed. Landlord shall then have 15 days following receipt of the Transfer Notice to notify Tenant in writing that Landlord elects whether to consent to the proposed assignment or sublease. (page 21)

38. Holdover:

Question: Summarize the holdover clause. Identify conditions under which a holdover fee may apply, the amount and consequences associated with holdover.

Answer: Unless Landlord expressly consents in writing to Tenant's holding over, Tenant shall be unlawfully and illegally in possession of the Premises, and shall pay to Landlord for each day of such retention during such holding over period, one hundred fifty percent (150%) of Base Rent and one hundred percent (100%) of all Additional Rent as of the last month prior to the date of expiration or earlier termination. (page 25)

39. Surrender of Premises:

Question: Summarize the clause on surrender of premises. Extract details on timeline, condition to surrender the space, repairs and restoration, removal of property, notice & inspection and keys & access

Answer: Tenant shall, upon expiration or sooner termination of this Lease, surrender the Premises to Landlord in good working order and repair and in no lesser condition as existed on the date Tenant originally took possession thereof, subject to normal wear and tear and Casualty and condemnation damage and repairs and maintenance for which Landlord is expressly liable under this Lease. (page 30)

40. Co-Tenancy:

Question: Are there any terms and conditions of the co-tenancy specified in the document?

Answer: This document is silent on this.

41. Repairs & Maintenance:

Question: What does the agreement specify regarding the obligation of the tenant for regular upkeep/regular maintenance of certain systems or facilities within the space by the tenant?

Answer: Except as expressly required to be repaired and maintained by Landlord, Tenant shall, at its own cost and expense, keep and maintain all parts of the Premises and Building in good condition, promptly making all necessary repairs and replacements, ordinary or extraordinary, with materials and workmanship of the same character, kind and quality as the original. (page 13)

42. Tenants' Insurance:

Question: What insurance coverage is the tenant required to obtain? List all of them such as general liability, workers comp etc, the amount of coverage specified and who all should be covered.

Answer: Tenant shall procure Property/Business Interruption Insurance, Commercial General Liability insurance, Workers' Compensation and Employers' Liability Insurance. General Liability coverage shall have a minimum combined single limit of liability of at least Two Million Dollars (\$2,000,000.00), and a minimum general aggregate limit of Three Million Dollars (\$3,000,000.00), with an "Additional Insured - Managers or Lessors of Premises Endorsement." (pages 12-13)

43. Utilities:

Question: What is the responsibility of tenant to obtain utilities directly from providers, list all specific ones and any conditions.

Answer: All utility and services used by Tenant or provided to the Premises shall be contracted for directly and paid for by Tenant including electricity, gas, water, sewer, telephone, internet and trash/garbage services. (page 18)

44. Services:

Question: Summarize the tenant services and amenities provided by the landlord, legal and financial compliance by landlord, emergency response and security.

Answer: Landlord shall not provide a security program for the Building; all security shall be at Tenant's sole cost and provided through direct contracts between Tenant and its security contractors. Landlord shall not be liable in any manner to Tenant or any other Tenant's Parties for any acts regarding security at the Premises. (page 18)

45. Repairs & Maintenance:

Question: Summarize the clauses on landlord obligations for repairs and maintenance, landscaping, cleaning common areas, and ensuring the proper functioning of utilities, as well as promptly addressing repair requests from tenants

Answer: Landlord shall maintain the structural portions of the Building including the roof membrane, foundations, floors and exterior walls. Landlord is also responsible for the fire/life safety systems and equipment in the Building, the heating, ventilating and air conditioning systems, electrical systems and fixtures, sprinkler systems, plumbing work and fixtures. (page 14)

46. Utilities:

Question: Summarize the clauses on utilities provided by the landlord as part of base rent or operating expenses and what happens if there are any overages.

Answer: This document is silent on this.

47. Events of Default:

Question: Summarize what are the specific conditions or actions that could trigger a lessee default under the agreement

Answer: Events of default include: failure to pay rent or any amount due, failure to perform any obligation under the lease (after notice and opportunity to cure), abandonment of premises, general assignment by tenant for benefit of creditors, tenant bankruptcy filings, appointment of receiver for tenant's assets or leasehold, attachment related to tenant's assets or leasehold. (pages 25-26)

48. Landlord Remedies:

Question: Explain in detail what happens in the event of default, what are landlord remedies and cure period.

Answer: In event of default, Landlord shall have the right to terminate Tenant's right to possession by written notice. Landlord has the remedies provided in California Civil Code Section 1951.2, including right to recover unpaid rent and worth of rent for the balance of the term in excess of reasonably avoided rent losses. (pages 26-27)

49. Termination Notice Period:

Question: If the tenant does not wish to renew is there a notice period required for ending the initial term or does it automatically end?

Answer: This document is silent on this.

50. Unilateral Tenant Termination Rights:

Question: Does the tenant have the right to terminate the lease early, within the binding period of the agreement?

Answer: Tenant cannot terminate this lease early.

51. Subordination, Attornment:

Question: Summarize all the clauses on subordination and attornment- listing both separately.

Answer: This Lease shall be subject and subordinate at all times to all ground leases and any mortgage or deed of trust which may now exist or be placed upon the Building and/or the land upon which the Premises or the Building are situated. Tenant shall attorn to and become the Tenant of the successor in interest to Landlord. (page 19)

52. Destruction, Fire & Casualty:

Question: Summarize all the clauses on destruction of property, what happens in the event of fire or any such similar event of casualty.

Answer: If the Premises or Building should be damaged by Casualty (fire, tornado etc), and rebuilding can be reasonably completed within 180 days, Landlord shall rebuild and repair the Premises. If rebuilding cannot reasonably be completed within 180 days, Landlord has the option to terminate the Lease or continue the Lease and rebuild and repair the Premises. (pages 23-24)

53. Estoppel:

Question: Summarize in simple english the clause on estoppel, scope, preclusion of contradictory claims and enforceability.

Answer: Tenant agrees from time to time, within fifteen (15) days after request of Landlord, to deliver an estoppel certificate stating that the Lease is in effect, the amount of rent paid, and other statements verifying the status of the lease. (page 20)

54. Indemnity:

Question: Summarize all clauses in simple english on scope of indemnification, indemnification trigger events, limitations and exclusions, notice and defense obligations, survival of indemnity obligations and enforceability and remedies.

Answer: Tenant shall indemnify, defend and hold harmless Landlord from and against claims of injury or damage arising out of or related to: (1) third party claims of injury or damage occurring in or about the Premises; (2) third party claims arising from work performed for Tenant in the Premises; (3) third party claims arising from Tenant's breach under the Lease. Landlord shall indemnify and hold Tenant harmless from third party claims of injury or damage to the extent resulting from negligence or misconduct of Landlord or Landlord Parties. (pages 13-14)

55. Eminent Domain, Condemnation:

Question: Summarize all clauses in simple english on eminent domain and condemnation.

Answer: If a substantial part of the Building is taken or condemned under eminent domain or private purchase in lieu thereof, and the taking would prevent or materially interfere with Tenant's use of the Premises, either party shall have the right to terminate the Lease. (page 23)

56. Landlord Address for Notices:

Question: What is the complete physical address to send notices to lessor?

Answer: 68 Willow Owner, LLC, 801 Hamilton Street, Redwood City, California 94063, Attn: Michael Halow (page 4)

57. Landlord Contact:

Question: Who is the landlord contact for notices- capture the first and last name?

Answer: Michael Halow (page 4)

58. Landlord Contact Information:

Question: If email or phone number is provided for the landlord contact for notices, capture that

Answer: No email or phone number provided.

59. Tenant Address for Notices:

Question: What is the complete physical address to send notices to lessee?

Answer: Robinhood Markets, Inc., 80 Willow Road, Menlo Park, CA 94025, Attn: Archit Shah, General Counsel (Prior to Term Commencement Date) (page 4)

60. Tenant Contact:

Question: Who is the tenant contact for notices- capture the first and last name?

Answer: Archit Shah (page 4)

61. Tenant Contact Information:

Question: If email or phone number is provided for the tenant contact for notices, capture that

Answer: No email or phone number provided.