

LEASE AGREEMENT

This Lease Agreement ("Lease") is entered into by and between Property Management LLC ("Landlord") and Acme Corporation ("Tenant").

SECTION 1.1 - PREMISES

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, those certain premises located at 789 Office Boulevard, Suite 200, San Francisco, CA 94103. The Premises consist of approximately five thousand (5,000) rentable square feet on the second floor of the building known as Tech Center Plaza.

SECTION 2.1 - TERM

The Lease Term shall commence on January 1, 2024 ("Commencement Date") and shall continue for a period of thirty-six (36) months, ending on December 31, 2026 ("Expiration Date").

SECTION 3.2 - RENEWAL OPTIONS

Tenant shall have two (2) options to extend the Lease Term for additional periods of twelve (12) months each, provided Tenant is not in default and provides written notice to Landlord at least one hundred eighty (180) days prior to the Expiration Date.

TENANT INFORMATION:

Name: Acme Corporation
Address: 123 Business Park, Suite 100
City: San Francisco, CA 94105
Contact: John Smith
Email: john.smith@acmecorp.com
Phone: 415-555-0123

LANDLORD INFORMATION:

Name: Property Management LLC
Address: 456 Commercial Plaza
City: San Francisco, CA 94102
Contact: Jane Doe
Email: jane.doe@propertymanagement.com
Phone: 415-555-0456

SECTION 4.1 - BASE RENT

Tenant shall pay Base Rent of Fifteen Thousand Dollars (\$15,000.00) per month, due on the first day of each calendar month. Base Rent shall increase by three percent (3%) annually on each anniversary of the Commencement Date.

SECTION 5 - SECURITY DEPOSIT

Upon execution of this Lease, Tenant shall deposit with Landlord the sum of Thirty Thousand Dollars (\$30,000.00) as a security deposit. The security deposit shall be held by Landlord as security for the faithful performance by Tenant of all terms and conditions of this Lease.

SECTION 6 - ADDITIONAL RENT

In addition to Base Rent, Tenant shall pay its prorated share of Operating Expenses including but not limited to common area maintenance, property taxes, and insurance.

SECTION 7 - LATE FEES

If any payment of Rent is not received within five (5) days after the due date, Tenant shall pay a late charge equal to five percent (5%) of the overdue amount.

PROPERTY DETAILS:

Address: 789 Office Boulevard, Suite 200

City: San Francisco, CA 94103

Square Feet: 5,000

Floor: 2nd Floor

Building: Tech Center Plaza

Type: Office Space

Lease Type: Triple Net (NNN)

FINANCIAL SUMMARY:

Monthly Base Rent: \$15,000.00

Annual Escalation: 3%

Security Deposit: \$30,000.00

Payment Method: ACH transfer

Late Fee: 5% after 5 days

