

Lease Abstract

Lease : Subway Real Estate Corp. (t0001404)

Lease Information

Name	Subway Real Estate Corp.	Status	Current
DBA	Subway #17571	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	SANDWICH SHOP
Location	Woodland Heights	Contract Area	1,600.00 (GLA)
Customer	Subway	Area	1,600.00 (GLA)
Legal Entity	usall001	Annual Rent	usd 37,119.96
Base Currency	usd	Rent Per Area	usd 23.20
		Deposit	1,437.50
Primary Contact		Lease Term	From 2/1/1996 To 1/31/2025
Name	Subway Real Estate 17571		
Office Phone			
Cell Phone			
E-Mail	aasandwiches@gmail.com		

Space

Unit	Building	Floor	Area	Amendment Type
004		1	1,600.00	Renewal

Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt Amt	Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
prev	Base Rent - Previous Owner	2/1/1996	1/31/1997	1,533.33	Monthly	Monthly	Flat Amt	usd		1,600.00	0.96 / Mo	0.00	Original Lease	004
prev	Base Rent - Previous Owner	2/1/1997	1/31/1998	1,600.00	Monthly	Monthly	Flat Amt	usd		1,600.00	1.00 / Mo	0.00	Original Lease	004
prev	Base Rent - Previous Owner	2/1/1998	6/4/1998	1,666.67	Monthly	Monthly	Flat Amt	usd		1,600.00	1.04 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	6/5/1998	1/31/1999	1,666.67	Monthly	Monthly	Flat Amt	usd		1,600.00	1.04 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/1999	1/31/2000	1,733.33	Monthly	Monthly	Flat Amt	usd		1,600.00	1.08 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2000	1/31/2001	1,800.00	Monthly	Monthly	Flat Amt	usd		1,600.00	1.13 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2001	1/31/2002	1,800.00	Monthly	Monthly	Flat Amt	usd		1,600.00	1.13 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2002	1/31/2003	1,853.33	Monthly	Monthly	Flat Amt	usd		1,600.00	1.16 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2003	1/31/2004	1,908.00	Monthly	Monthly	Flat Amt	usd		1,600.00	1.19 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2004	1/31/2005	1,866.67	Monthly	Monthly	Flat Amt	usd		1,600.00	1.17 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2005	1/31/2006	1,908.00	Monthly	Monthly	Flat Amt	usd		1,600.00	1.19 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2006	1/31/2007	1,908.00	Monthly	Monthly	Flat Amt	usd		1,600.00	1.19 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2007	1/31/2008	1,965.33	Monthly	Monthly	Flat Amt	usd		1,600.00	1.23 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2008	1/31/2009	2,024.00	Monthly	Monthly	Flat Amt	usd		1,600.00	1.27 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2009	1/31/2010	2,085.33	Monthly	Monthly	Flat Amt	usd		1,600.00	1.30 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2010	1/31/2011	2,148.00	Monthly	Monthly	Flat Amt	usd		1,600.00	1.34 / Mo	0.00	Original Lease	004

brre	Base Rent - Retail	2/1/2011	1/31/2012	2,212.00	Monthly	Monthly	Flat Amt	usd		1,600.00	1.38 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2012	1/31/2013	2,278.67	Monthly	Monthly	Flat Amt	usd		1,600.00	1.42 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2013	1/31/2014	2,346.67	Monthly	Monthly	Flat Amt	usd		1,600.00	1.47 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2014	1/31/2015	2,417.33	Monthly	Monthly	Flat Amt	usd		1,600.00	1.51 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2015	1/31/2016	2,489.33	Monthly	Monthly	Flat Amt	usd		1,600.00	1.56 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2016	1/31/2017	2,564.00	Monthly	Monthly	Flat Amt	usd		1,600.00	1.60 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2017	1/31/2018	2,641.33	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	1.65 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2018	1/31/2019	2,720.00	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	1.70 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	2/1/2019	1/31/2020	2,802.67	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	1.75 / Mo	0.00	Renewal	004
brre	Base Rent - Retail	2/1/2020	1/31/2021	2,886.67	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	1.80 / Mo	0.00	Renewal	004
brre	Base Rent - Retail	2/1/2021	1/31/2022	2,973.33	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	1.86 / Mo	0.00	Renewal	004
brre	Base Rent - Retail	2/1/2022	1/31/2023	3,033.33	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	1.90 / Mo	0.00	Renewal	004
brre	Base Rent - Retail	2/1/2023	1/31/2024	3,093.33	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	1.93 / Mo	0.00	Renewal	004
brre	Base Rent - Retail	2/1/2024	1/31/2025	3,156.00	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	1.97 / Mo	0.00	Renewal	004
came	CAM Estimated Escrow	7/1/1998	2/28/2010	166.67	Monthly	Monthly	Flat Amt	usd		1,600.00	0.10 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	4/1/1999	2/28/2010	204.91	Monthly	Monthly	Flat Amt	usd		1,600.00	0.13 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	5/1/1999	2/28/2010	4.91	Monthly	Monthly	Flat Amt	usd		1,600.00	0.00 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	9/1/1999	2/28/2010	24.00	Monthly	Monthly	Flat Amt	usd		1,600.00	0.02 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	3/1/2000	2/28/2010	206.38	Monthly	Monthly	Flat Amt	usd		1,600.00	0.13 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	4/1/2001	2/28/2010	309.36	Monthly	Monthly	Flat Amt	usd		1,600.00	0.19 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	3/1/2002	2/28/2010	316.56	Monthly	Monthly	Flat Amt	usd		1,600.00	0.20 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	3/1/2003	2/28/2010	345.51	Monthly	Monthly	Flat Amt	usd		1,600.00	0.22 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	4/1/2004	2/28/2010	358.37	Monthly	Monthly	Flat Amt	usd		1,600.00	0.22 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	2/1/2005	2/28/2010	371.12	Monthly	Monthly	Flat Amt	usd		1,600.00	0.23 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	1/1/2006	2/28/2010	-317.04	Monthly	Monthly	Flat Amt	usd		1,600.00	-0.20 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	3/1/2006	12/31/2006	317.04	Monthly	Monthly	Flat Amt	usd		1,600.00	0.20 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	1/1/2007	2/28/2010	270.08	Monthly	Monthly	Flat Amt	usd		1,600.00	0.17 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	4/1/2007	3/31/2008	270.08	Monthly	Monthly	Flat Amt	usd		1,600.00	0.17 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	4/1/2008	2/28/2009	345.80	Monthly	Monthly	Flat Amt	usd		1,600.00	0.22 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	8/1/2008	12/31/2008	170.65	Monthly	Monthly	Flat Amt	usd		1,600.00	0.11 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	3/1/2009	7/31/2009	373.31	Monthly	Monthly	Flat Amt	usd		1,600.00	0.23 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	8/1/2009	2/28/2010	373.31	Monthly	Monthly	Flat Amt	usd		1,600.00	0.23 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	2/1/2010	2/28/2010	-95.02	Monthly	Monthly	Flat Amt	usd		1,600.00	-0.06 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	3/1/2010	2/28/2011	325.80	Monthly	Monthly	Flat Amt	usd		1,600.00	0.20 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	2/1/2011	2/28/2011	29.18	Monthly	Monthly	Flat Amt	usd		1,600.00	0.02 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	3/1/2011	8/31/2012	340.39	Monthly	Monthly	Flat Amt	usd		1,600.00	0.21 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	9/1/2012	9/30/2012	340.39	Monthly	Monthly	Flat Amt	usd		1,600.00	0.21 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	9/1/2012	9/30/2012	220.41	Monthly	Monthly	Flat Amt	usd		1,600.00	0.14 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	10/1/2012	2/28/2014	364.88	Monthly	Monthly	Flat Amt	usd		1,600.00	0.23 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	2/1/2014	2/28/2014	169.14	Monthly	Monthly	Flat Amt	usd		1,600.00	0.11 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	3/1/2014	2/28/2015	449.45	Monthly	Monthly	Flat Amt	usd		1,600.00	0.28 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	3/1/2015	8/31/2015	581.93	Monthly	Monthly	Flat Amt	usd		1,600.00	0.36 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	9/1/2015	10/31/2018	581.93	Monthly	Monthly	Flat Amt	usd		1,600.00	0.36 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	11/1/2018	1/31/2019	508.17	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.32 / Mo	0.00	Original Lease	004

came	CAM Estimated Escrow	2/1/2019	8/31/2019	508.17	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.32 / Mo	0.00	Renewal	004
came	CAM Estimated Escrow	9/1/2019	1/31/2022	582.38	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.36 / Mo	0.00	Renewal	004
came	CAM Estimated Escrow	2/1/2022	12/31/2022	582.38	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.36 / Mo	0.00	Renewal	004
came	CAM Estimated Escrow	1/1/2023	1/31/2025	486.49	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.30 / Mo	0.00	Renewal	004
camt	CAM True-Up	3/1/1999	3/31/1999	229.46	Monthly	Monthly	Flat Amt	usd		1,600.00	0.14 / Mo	0.00	Original Lease	004
camt	CAM True-Up	3/1/1999	3/31/1999	114.72	Monthly	Monthly	Flat Amt	usd		1,600.00	0.07 / Mo	0.00	Original Lease	004
camt	CAM True-Up	2/1/2000	2/29/2000	-45.06	Monthly	Monthly	Flat Amt	usd		1,600.00	-0.03 / Mo	0.00	Original Lease	004
camt	CAM True-Up	2/1/2000	2/29/2000	264.34	Monthly	Monthly	Flat Amt	usd		1,600.00	0.17 / Mo	0.00	Original Lease	004
camt	CAM True-Up	3/1/2001	3/31/2001	1,235.76	Monthly	Monthly	Flat Amt	usd		1,600.00	0.77 / Mo	0.00	Original Lease	004
camt	CAM True-Up	3/1/2001	3/31/2001	308.94	Monthly	Monthly	Flat Amt	usd		1,600.00	0.19 / Mo	0.00	Original Lease	004
camt	CAM True-Up	2/1/2002	2/28/2002	812.02	Monthly	Monthly	Flat Amt	usd		1,600.00	0.51 / Mo	0.00	Original Lease	004
camt	CAM True-Up	2/1/2002	2/28/2002	14.40	Monthly	Monthly	Flat Amt	usd		1,600.00	0.01 / Mo	0.00	Original Lease	004
camt	CAM True-Up	2/1/2003	2/28/2003	347.37	Monthly	Monthly	Flat Amt	usd		1,600.00	0.22 / Mo	0.00	Original Lease	004
camt	CAM True-Up	2/1/2003	2/28/2003	57.90	Monthly	Monthly	Flat Amt	usd		1,600.00	0.04 / Mo	0.00	Original Lease	004
camt	CAM True-Up	3/1/2004	3/31/2004	154.37	Monthly	Monthly	Flat Amt	usd		1,600.00	0.10 / Mo	0.00	Original Lease	004
camt	CAM True-Up	3/1/2004	3/31/2004	38.58	Monthly	Monthly	Flat Amt	usd		1,600.00	0.02 / Mo	0.00	Original Lease	004
camt	CAM True-Up	1/1/2005	1/31/2005	12.75	Monthly	Monthly	Flat Amt	usd		1,600.00	0.01 / Mo	0.00	Original Lease	004
camt	CAM True-Up	1/1/2005	1/31/2005	152.95	Monthly	Monthly	Flat Amt	usd		1,600.00	0.10 / Mo	0.00	Original Lease	004
camt	CAM True-Up	2/1/2006	2/28/2006	-108.16	Monthly	Monthly	Flat Amt	usd		1,600.00	-0.07 / Mo	0.00	Original Lease	004
camt	CAM True-Up	2/1/2006	2/28/2006	-648.88	Monthly	Monthly	Flat Amt	usd		1,600.00	-0.41 / Mo	0.00	Original Lease	004
inst	Ins True-Up	12/1/1998	12/31/1998	-2.36	Monthly	Monthly	Flat Amt	usd		1,600.00	0.00 / Mo	0.00	Original Lease	004
inst	Ins True-Up	12/1/1999	12/31/1999	-128.59	Monthly	Monthly	Flat Amt	usd		1,600.00	-0.08 / Mo	0.00	Original Lease	004
inse	Insurance Estimated Escrow	7/1/1998	8/31/1999	24.00	Monthly	Monthly	Flat Amt	usd		1,600.00	0.02 / Mo	0.00	Original Lease	004
misc	Miscellaneous	7/1/1998	9/30/1998	291.72	Monthly	Monthly	Flat Amt	usd		1,600.00	0.18 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	1/1/1997	12/31/2009	666.67	Monthly	Monthly	Flat Amt	usd		1,600.00	0.42 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	1/1/1999	12/31/2009	836.98	Monthly	Monthly	Flat Amt	usd		1,600.00	0.52 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	11/1/2001	12/31/2009	600.76	Monthly	Monthly	Flat Amt	usd		1,600.00	0.38 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	12/1/2002	12/31/2009	666.53	Monthly	Monthly	Flat Amt	usd		1,600.00	0.42 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	10/1/2003	12/31/2009	661.34	Monthly	Monthly	Flat Amt	usd		1,600.00	0.41 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	12/1/2004	12/31/2009	707.63	Monthly	Monthly	Flat Amt	usd		1,600.00	0.44 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	12/1/2005	12/31/2009	632.24	Monthly	Monthly	Flat Amt	usd		1,600.00	0.40 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	10/1/2006	11/30/2008	649.44	Monthly	Monthly	Flat Amt	usd		1,600.00	0.41 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	12/1/2008	7/31/2009	765.33	Monthly	Monthly	Flat Amt	usd		1,600.00	0.48 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	8/1/2009	12/31/2009	765.33	Monthly	Monthly	Flat Amt	usd		1,600.00	0.48 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	12/1/2009	12/31/2009	135.96	Monthly	Monthly	Flat Amt	usd		1,600.00	0.08 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	1/1/2010	11/30/2011	776.66	Monthly	Monthly	Flat Amt	usd		1,600.00	0.49 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	12/1/2011	8/31/2012	800.11	Monthly	Monthly	Flat Amt	usd		1,600.00	0.50 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	9/1/2012	8/31/2013	706.92	Monthly	Monthly	Flat Amt	usd		1,600.00	0.44 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	9/1/2013	8/31/2014	836.12	Monthly	Monthly	Flat Amt	usd		1,600.00	0.52 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014	377.12	Monthly	Monthly	Flat Amt	usd		1,600.00	0.24 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	9/1/2014	8/31/2015	883.26	Monthly	Monthly	Flat Amt	usd		1,600.00	0.55 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	9/1/2015	9/30/2015	883.26	Monthly	Monthly	Flat Amt	usd		1,600.00	0.55 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	928.67	Monthly	Monthly	Flat Amt	usd		1,600.00	0.58 / Mo	0.00	Original Lease	004

rete	Real Estate Tax Escrow	11/1/2016	9/30/2017	985.65	Monthly	Monthly	Flat Amt	usd		1,600.00	0.62 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	10/1/2017	9/30/2018	904.84	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.57 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	10/1/2018	1/31/2019	838.12	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.52 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	2/1/2019	12/31/2021	904.84	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.57 / Mo	0.00	Renewal	004
rete	Real Estate Tax Escrow	1/1/2022	1/31/2022	921.13	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.58 / Mo	0.00	Renewal	004
rete	Real Estate Tax Escrow	2/1/2022	12/31/2022	904.84	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.57 / Mo	0.00	Renewal	004
rete	Real Estate Tax Escrow	1/1/2023	1/31/2025	937.03	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.59 / Mo	0.00	Renewal	004
rett	RET True-Up	11/1/2000	11/30/2000	-2,799.70	Monthly	Monthly	Flat Amt	usd		1,600.00	-1.75 / Mo	0.00	Original Lease	004
rett	RET True-Up	12/1/2000	12/31/2000	-1,544.70	Monthly	Monthly	Flat Amt	usd		1,600.00	-0.97 / Mo	0.00	Original Lease	004
rett	RET True-Up	10/1/2001	10/31/2001	-1,289.93	Monthly	Monthly	Flat Amt	usd		1,600.00	-0.81 / Mo	0.00	Original Lease	004
rett	RET True-Up	10/1/2001	10/31/2001	-2,362.20	Monthly	Monthly	Flat Amt	usd		1,600.00	-1.48 / Mo	0.00	Original Lease	004
rett	RET True-Up	11/1/2002	11/30/2002	789.22	Monthly	Monthly	Flat Amt	usd		1,600.00	0.49 / Mo	0.00	Original Lease	004
rett	RET True-Up	11/1/2002	11/30/2002	723.47	Monthly	Monthly	Flat Amt	usd		1,600.00	0.45 / Mo	0.00	Original Lease	004
rett	RET True-Up	9/1/2003	9/30/2003	-46.71	Monthly	Monthly	Flat Amt	usd		1,600.00	-0.03 / Mo	0.00	Original Lease	004
rett	RET True-Up	9/1/2003	9/30/2003	39.18	Monthly	Monthly	Flat Amt	usd		1,600.00	0.02 / Mo	0.00	Original Lease	004
rett	RET True-Up	11/1/2004	11/30/2004	509.19	Monthly	Monthly	Flat Amt	usd		1,600.00	0.32 / Mo	0.00	Original Lease	004
rett	RET True-Up	11/1/2004	11/30/2004	555.49	Monthly	Monthly	Flat Amt	usd		1,600.00	0.35 / Mo	0.00	Original Lease	004
rett	RET True-Up	11/1/2005	11/30/2005	-904.74	Monthly	Monthly	Flat Amt	usd		1,600.00	-0.57 / Mo	0.00	Original Lease	004
rett	RET True-Up	11/1/2005	11/30/2005	-829.29	Monthly	Monthly	Flat Amt	usd		1,600.00	-0.52 / Mo	0.00	Original Lease	004
rett	RET True-Up	9/1/2006	9/30/2006	433.48	Monthly	Monthly	Flat Amt	usd		1,600.00	0.27 / Mo	0.00	Original Lease	004
rett	RET True-Up	9/1/2006	9/30/2006	154.80	Monthly	Monthly	Flat Amt	usd		1,600.00	0.10 / Mo	0.00	Original Lease	004

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brre	Base Rent - Retail	2/1/2019	1/31/2020								Renewal	004
brre	Base Rent - Retail	2/1/2020	1/31/2021								Renewal	004
brre	Base Rent - Retail	2/1/2021	1/31/2022								Renewal	004
brre	Base Rent - Retail	6/5/1998	1/31/1999								Original Lease	004
brre	Base Rent - Retail	2/1/1999	1/31/2000								Original Lease	004
brre	Base Rent - Retail	2/1/2000	1/31/2001								Original Lease	004
brre	Base Rent - Retail	2/1/2001	1/31/2002								Original Lease	004
brre	Base Rent - Retail	2/1/2002	1/31/2003								Original Lease	004
brre	Base Rent - Retail	2/1/2003	1/31/2004								Original Lease	004
brre	Base Rent - Retail	2/1/2004	1/31/2005								Original Lease	004
brre	Base Rent - Retail	2/1/2005	1/31/2006								Original Lease	004

brre	Base Rent - Retail	2/1/2006	1/31/2007	Original Lease	004
brre	Base Rent - Retail	2/1/2007	1/31/2008	Original Lease	004
brre	Base Rent - Retail	2/1/2008	1/31/2009	Original Lease	004
brre	Base Rent - Retail	2/1/2009	1/31/2010	Original Lease	004
brre	Base Rent - Retail	2/1/2010	1/31/2011	Original Lease	004
brre	Base Rent - Retail	2/1/2011	1/31/2012	Original Lease	004
brre	Base Rent - Retail	2/1/2012	1/31/2013	Original Lease	004
brre	Base Rent - Retail	2/1/2013	1/31/2014	Original Lease	004
brre	Base Rent - Retail	2/1/2014	1/31/2015	Original Lease	004
brre	Base Rent - Retail	2/1/2015	1/31/2016	Original Lease	004
brre	Base Rent - Retail	2/1/2016	1/31/2017	Original Lease	004
brre	Base Rent - Retail	2/1/2017	1/31/2018	Original Lease	004
brre	Base Rent - Retail	2/1/2018	1/31/2019	Original Lease	004
brre	Base Rent - Retail	2/1/2022	1/31/2023	Renewal	004
brre	Base Rent - Retail	2/1/2023	1/31/2024	Renewal	004
brre	Base Rent - Retail	2/1/2024	1/31/2025	Renewal	004
came	CAM Estimated Escrow	2/1/2022	12/31/2022	Renewal	004
came	CAM Estimated Escrow	1/1/2023	1/31/2025	Renewal	004
came	CAM Estimated Escrow	1/1/2006	2/28/2010	Original Lease	004
came	CAM Estimated Escrow	1/1/2007	2/28/2010	Original Lease	004
came	CAM Estimated Escrow	4/1/2007	3/31/2008	Original Lease	004
came	CAM Estimated Escrow	4/1/2008	2/28/2009	Original Lease	004
came	CAM Estimated Escrow	8/1/2008	12/31/2008	Original Lease	004
came	CAM Estimated Escrow	3/1/2009	7/31/2009	Original Lease	004
came	CAM Estimated Escrow	8/1/2009	2/28/2010	Original Lease	004
came	CAM Estimated Escrow	3/1/2010	2/28/2011	Original Lease	004

came	CAM Estimated Escrow	2/1/2010	2/28/2010	Original Lease	004
came	CAM Estimated Escrow	3/1/2011	8/31/2012	Original Lease	004
came	CAM Estimated Escrow	2/1/2011	2/28/2011	Original Lease	004
came	CAM Estimated Escrow	9/1/2012	9/30/2012	Original Lease	004
came	CAM Estimated Escrow	10/1/2012	2/28/2014	Original Lease	004
came	CAM Estimated Escrow	9/1/2012	9/30/2012	Original Lease	004
came	CAM Estimated Escrow	3/1/2014	2/28/2015	Original Lease	004
came	CAM Estimated Escrow	2/1/2014	2/28/2014	Original Lease	004
came	CAM Estimated Escrow	3/1/2015	8/31/2015	Original Lease	004
came	CAM Estimated Escrow	9/1/2015	10/31/2018	Original Lease	004
came	CAM Estimated Escrow	11/1/2018	1/31/2019	Original Lease	004
came	CAM Estimated Escrow	7/1/1998	2/28/2010	Original Lease	004
came	CAM Estimated Escrow	4/1/1999	2/28/2010	Original Lease	004
came	CAM Estimated Escrow	5/1/1999	2/28/2010	Original Lease	004
came	CAM Estimated Escrow	9/1/1999	2/28/2010	Original Lease	004
came	CAM Estimated Escrow	3/1/2000	2/28/2010	Original Lease	004
came	CAM Estimated Escrow	4/1/2001	2/28/2010	Original Lease	004
came	CAM Estimated Escrow	3/1/2002	2/28/2010	Original Lease	004
came	CAM Estimated Escrow	3/1/2003	2/28/2010	Original Lease	004
came	CAM Estimated Escrow	4/1/2004	2/28/2010	Original Lease	004
came	CAM Estimated Escrow	2/1/2005	2/28/2010	Original Lease	004
came	CAM Estimated Escrow	3/1/2006	12/31/2006	Original Lease	004
came	CAM Estimated Escrow	2/1/2019	8/31/2019	Renewal	004
came	CAM Estimated Escrow	9/1/2019	1/31/2022	Renewal	004
camt	CAM True-Up	3/1/1999	3/31/1999	Original Lease	004
camt	CAM True-Up	3/1/1999	3/31/1999	Original Lease	004
camt	CAM True-Up	2/1/2000	2/29/2000	Original Lease	004
camt	CAM True-Up	2/1/2000	2/29/2000	Original Lease	004

camt	CAM True-Up	3/1/2001	3/31/2001	Original Lease	004
camt	CAM True-Up	3/1/2001	3/31/2001	Original Lease	004
camt	CAM True-Up	2/1/2002	2/28/2002	Original Lease	004
camt	CAM True-Up	2/1/2002	2/28/2002	Original Lease	004
camt	CAM True-Up	2/1/2003	2/28/2003	Original Lease	004
camt	CAM True-Up	2/1/2003	2/28/2003	Original Lease	004
camt	CAM True-Up	3/1/2004	3/31/2004	Original Lease	004
camt	CAM True-Up	3/1/2004	3/31/2004	Original Lease	004
camt	CAM True-Up	1/1/2005	1/31/2005	Original Lease	004
camt	CAM True-Up	1/1/2005	1/31/2005	Original Lease	004
camt	CAM True-Up	2/1/2006	2/28/2006	Original Lease	004
camt	CAM True-Up	2/1/2006	2/28/2006	Original Lease	004
inse	Insurance Estimated Escrow	7/1/1998	8/31/1999	Original Lease	004
inst	Ins True-Up	12/1/1998	12/31/1998	Original Lease	004
inst	Ins True-Up	12/1/1999	12/31/1999	Original Lease	004
misc	Miscellaneous	7/1/1998	9/30/1998	Original Lease	004
prev	Base Rent - Previous Owner	2/1/1996	1/31/1997	Original Lease	004
prev	Base Rent - Previous Owner	2/1/1997	1/31/1998	Original Lease	004
prev	Base Rent - Previous Owner	2/1/1998	6/4/1998	Original Lease	004
rete	Real Estate Tax Escrow	2/1/2022	12/31/2022	Renewal	004
rete	Real Estate Tax Escrow	1/1/2023	1/31/2025	Renewal	004
rete	Real Estate Tax Escrow	12/1/2008	7/31/2009	Original Lease	004
rete	Real Estate Tax Escrow	12/1/2011	8/31/2012	Original Lease	004
rete	Real Estate Tax Escrow	9/1/2012	8/31/2013	Original Lease	004
rete	Real Estate Tax Escrow	8/1/2009	12/31/2009	Original Lease	004
rete	Real Estate Tax Escrow	1/1/2010	11/30/2011	Original Lease	004
rete	Real Estate Tax Escrow	12/1/2009	12/31/2009	Original Lease	004
rete	Real Estate Tax Escrow	9/1/2015	9/30/2015	Original Lease	004
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	Original Lease	004
rete	Real Estate Tax Escrow	11/1/2016	9/30/2017	Original Lease	004
rete	Real Estate Tax Escrow	10/1/2017	9/30/2018	Original Lease	004
rete	Real Estate Tax Escrow	10/1/2018	1/31/2019	Original Lease	004

rete	Real Estate Tax Escrow	9/1/2014	8/31/2015								Original Lease	004
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014								Original Lease	004
rete	Real Estate Tax Escrow	9/1/2013	8/31/2014								Original Lease	004
rete	Real Estate Tax Escrow	1/1/1997	12/31/2009								Original Lease	004
rete	Real Estate Tax Escrow	1/1/1999	12/31/2009								Original Lease	004
rete	Real Estate Tax Escrow	11/1/2001	12/31/2009								Original Lease	004
rete	Real Estate Tax Escrow	12/1/2002	12/31/2009								Original Lease	004
rete	Real Estate Tax Escrow	10/1/2003	12/31/2009								Original Lease	004
rete	Real Estate Tax Escrow	12/1/2004	12/31/2009								Original Lease	004
rete	Real Estate Tax Escrow	12/1/2005	12/31/2009								Original Lease	004
rete	Real Estate Tax Escrow	10/1/2006	11/30/2008								Original Lease	004
rete	Real Estate Tax Escrow	2/1/2019	12/31/2021								Renewal	004
rete	Real Estate Tax Escrow	1/1/2022	1/31/2022								Renewal	004
rett	RET True-Up	11/1/2000	11/30/2000								Original Lease	004
rett	RET True-Up	12/1/2000	12/31/2000								Original Lease	004
rett	RET True-Up	10/1/2001	10/31/2001								Original Lease	004
rett	RET True-Up	10/1/2001	10/31/2001								Original Lease	004
rett	RET True-Up	11/1/2002	11/30/2002								Original Lease	004
rett	RET True-Up	11/1/2002	11/30/2002								Original Lease	004
rett	RET True-Up	9/1/2003	9/30/2003								Original Lease	004
rett	RET True-Up	9/1/2003	9/30/2003								Original Lease	004
rett	RET True-Up	11/1/2004	11/30/2004								Original Lease	004
rett	RET True-Up	11/1/2004	11/30/2004								Original Lease	004
rett	RET True-Up	11/1/2005	11/30/2005								Original Lease	004
rett	RET True-Up	11/1/2005	11/30/2005								Original Lease	004
rett	RET True-Up	9/1/2006	9/30/2006								Original Lease	004
rett	RET True-Up	9/1/2006	9/30/2006								Original Lease	004

Recovery

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	004	operexp	_mgmtfee	Management Fees	2/1/2022	1/31/2025	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction	Anchor Group		CAP Inc %			Recovery Factor %		Numerator		Denominator	
	N	N			0.00			0.00		GLA		GLA	

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	004	operexp	_security	Security Expenses	2/1/2022	1/31/2025	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	N					0.00		0.00	GLA		GLA	
Renewal	004	operexp	_snow	Snow Expenses	2/1/2022	1/31/2025	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	N					0.00		0.00	GLA		GLA	
Renewal	004	operexp	_utility	Utility Expenses	2/1/2022	1/31/2025	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	N					0.00		0.00	GLA		GLA	
Renewal	004	retax	_retaxes	Real Estate Tax Expenses	2/1/2022	1/31/2025	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	N					0.00		0.00	GLA		GLA	
Renewal	004	operexp	_bldgexp	Building Expenses	2/1/2022	1/31/2025	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	N					0.00		0.00	GLA		GLA	
Renewal	004	operexp	_camextr	CAM Exterior Expenses	2/1/2022	1/31/2025	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	N					0.00		0.00	GLA		GLA	
Renewal	004	operexp	_camintr	CAM Interior Expenses	2/1/2022	1/31/2025	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	N					0.00		0.00	GLA		GLA	
Renewal	004	operexp	_capamrt	Capital Replacement Amort	2/1/2022	1/31/2025	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	N					0.00		0.00	GLA		GLA	

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	004	operexp	_fire	Fire Expenses	2/1/2022	1/31/2025	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	N	N				0.00		0.00		GLA		GLA	

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	004	operexp	_insur	Insurance Expenses	2/1/2022	1/31/2025	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	N	N				0.00		0.00		GLA		GLA	

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	004	operexp	_admin	Operational Expenses	2/1/2022	1/31/2025	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	N	N				0.00		0.00		GLA		GLA	

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
SANDWICH SHOP	Flat	2/1/2003	1/31/2004	0.00	550,000.00	6.00		Original Lease	004	No
SANDWICH SHOP	Flat	2/1/2004	1/31/2007	0.00	600,000.00	6.00		Original Lease	004	No
SANDWICH SHOP	Flat	2/1/2007	1/31/2010	0.00	650,000.00	6.00		Original Lease	004	No
SANDWICH SHOP	Flat	2/1/2010	1/31/2013	0.00	700,000.00	6.00		Original Lease	004	No
SANDWICH SHOP	Flat	2/1/2013	1/31/2016	0.00	750,000.00	6.00		Original Lease	004	No
SANDWICH SHOP	Flat	2/1/2016	1/31/2019	0.00	750,000.00	0.00		Original Lease	004	No
				750,000.01	0.00	6.00				
SANDWICH SHOP	Flat	2/1/2019	1/31/2022	0.00	750,000.00	0.00		Renewal	004	No
				750,000.01	0.00	6.00				
SANDWICH SHOP	Flat	2/1/2022	1/31/2025	0.00	750,000.00	0.00		Renewal	004	No
				750,000.01	0.00	6.00				

Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Renewal	Option Notice - Renewal	Activated	36	2/1/2022	1/31/2025	004
Original Lease	Original Lease	Superseded	276	2/1/1996	1/31/2019	004
Renewal	1st Renewal Option	Superseded	36	2/1/2019	1/31/2022	004

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Renewal	Active		1/31/2025	7/31/2024	3rd Renewal Option	Renewal
Renewal	Active		1/31/2028	7/31/2027	4th Renewal Option	Renewal
Renewal	Exercised		1/31/2019	7/31/2018	1st Renewal Option	Original Lease
Renewal	Exercised		1/31/2022	7/31/2021	2nd Renewal Option	Renewal
Renewal	Expired		1/31/2025	7/31/2024	3rd Renewal Option	Renewal
Renewal	Expired		1/31/2028	7/31/2027	4th Renewal Option	Renewal

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Exclusivities-X	Landlord agrees not to sell, lease, let, use or permit to be used, any part of the shopping center during the period of this lease or any extension thereof to any entity whose primary business is the sale of submarine sandwiches of the type sold by subway for on or off premises consumption. landlord further agrees not to sell, lease, let use or permit to be used, any part of the shopping center for a delicatessen or a bagel restaurant, provided that if the bagel restaurant sells only bulk bagels and not sandwiches, landlord shall be allowed to lease space to them within the shopping center. This exclusive shall not extend to any of the tenants occupying space at the shopping center at the time that this lease is executed.	Original Lease
	Restrictions-X	(8.2) Tenant shall not: injure, overload, deface or otherwise harm the lease premises; commit any nuisance; unreasonably annoy owners or occupants of neighboring property; use the leased premises for any hazardous purpose or in any manner that will suspend, void, or make inoperative any policy or policies of insurance at any time carried on any improvements within the shopping center or in any manner which will increase the cost of any of landlords insurance; burn any trash or refuse; or sell, display, distribute, or give away any alcoholic liquors or beverages; sell, distribute or give away any product in the common areas, nor make any use of the leased premises which is improper, immoral, offensive or contrary to any law or ordinance or regulation of any governmental authority; nor conduct or permit any going-out-of-business, bankruptcy, fire, auction, or similar sale on the leased premises; use any system for the reception of music which has not been approved by landlord; use any advertising such as hand bill, flashing lights, searchlights, loudspeakers, phonographs, sound amplifiers or radio or TV receiving equipment; load, unload or park any truck or delivery vehicle in any area of the center other than the area(s) designated by landlord; use any sidewalks, walkways, entrances to the premises, or common areas for the storage or disposal of trash or refuse or the keeping, selling, giving away, promoting or displaying of any merchandise or other object, it being agreed that tenant shall conduct all its business inside the leased premises and tenant shall not conduct any business operation or other operation whatsoever outside the premises, nor place any object of any nature outside the premises, including the use of any of the forgoing for any news stand, cigar stand, sidewalk shop or any business occupation or undertaking; nor place any fence, structure, barricade, building, improvement, division rail, or obstruction of any type or kind on any part of the common areas, sidewalks, walkways and entranceways to the leased premises, nor use the courts and walks for any purpose other than pedestrian traffic; nor install or use any writings, sign or advertising device anywhere in, on, or in connection with the leased premises, other than a store identity sign approved by landlord; nor use or permit the use of any portion of the leased premises as living quarters, sleeping apartments or lodging rooms; nor do any act tending to injure the reputation of the shopping center.	Original Lease
	Abatement	No Lease Provision	Original Lease
	Access	LL, LL's mortgagee and beneficiaries and their respective agents and employees to enter the Leased Premises after 24 hours notice, except in the case of an emergency, for the purpose of inspecting same, of making repairs, additions or alterations thereto or to the bldg in which the same are located and of showing the Leased Premises to prospective purchasers, lenders and tenants. (Lease, Sec. 8.1(L) , Pg. 15)	Original Lease
	Assignment/Sublease	Consent: T shall not assign, sell, mortgage, pledge or in any manner transfer the Lease or any interest therein, by operation of law or otherwise or sublet the Leased Premises or any part or parts thereof, or permit occupancy by anyone w/, through or under it. Profit Sharing: No Lease Provision. Assignment Fee: T shall pay to LL all of LL's costs which are incurred in reviewing T's request for consent, including, but not limited to, LL's attorney's fees and expenses. Permitted Assignment: T may assign the Lease or sublet the premises to any bona-fide Subway tenant/franchisee of Doctor's Associates, Inc. W/out the prior consent of or written notice to the LL. Recapture Rights: If T requests LL's consent to an assignment of the Lease or a sublease LL may, in lieu of granting such consent or w/holding the same, terminate the Lease effective on the proposed effective date of said assignment or on proposed commencement date specified in the sublease, as the case may be, to which LL's consent was requested. (Lease, Sec. 8.2(E), Pg. 20-21, 2nd Rider to Lease, Sec. R2, Pg. 5)	Original Lease
	Base Rent	Rent Changeover Day: In advance on the 1st day of each calendar month. Proration: No Lease Provision. Lease Year: Lease Year", means a period 12 consecutive calendar months. The 1st Lease Year shall begin on the CD of the term, if the CD shall occur on the first day of the calendar month; if not, then the first Lease Year shall commence on the 1st day of the calendar month next following the CD of the term. Prepaid Rent: No Lease Provision. (Lease, Sec. 2.7, 4.1(a), Pg. 5, 6)	Original Lease
	Brokers	LL Brokers: Mid-America Asset Management Co. (Lease, Sec. 11.7, Pg. 28)	Original Lease
	CAM Notes	PRS: T's PRS of the common area charges shall be calculated by multiplying the total of the common area charges by a fraction, the numerator of which is the gross SF of the Premises and the denominator of which is the gross leasable SF of the S/C. Denominator Exclusions: No Lease Provision. Billing Frequency: Paid in monthly installments on the 1st day of each calendar month in advance. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: Not to exceed 15% of the total costs of operating and maintaining the common area (exclusive of such administrative charges). CAP: No Lease Provision. Exclusion: Standard Exclusions. Reconciliation Deadline: After the end of each Calendar Year, LL shall furnish T a statement in reasonable detail of the actual common area charges expended by LL during such period. Any amount paid by T which exceeds the aforesaid amount due shall be credited against the next succeeding payments due. If T has paid less than the amount due, T shall pay the difference w/in ten (10) days of receipt of notice by LL. Audit Right: No Lease Provision. (Lease, Sec. 5.3-5.5, Pg. 9-10)	Original Lease
	Co-Tenancy	No Lease Provision	Original Lease
	Default	Monetary: Ten (10) days after receipt of written notice. Non-Monetary: 20 days after written notice from LL. (Lease, Sec. 10.1(g,i), Pg. 23)	Original Lease

Estoppel	T: At any time and from time to time, T agrees to execute, acknowledge and deliver to LL a written statement. LL: W/in 10 days after T's written notice. (Lease, Sec. 11.10, Pg. 28)	Original Lease
Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	No Lease Provision	Original Lease
Holdover	MTM Tenancy at a daily rental rate equal to 200% of the last payable Fixed Minimum Monthly Rent and Percentage Rent. (Lease, Sec. 10.2, Pg. 25)	Original Lease
Insurance	Included in CAM. (Lease, Sec. 5.3, 8.1(O)(b), Pg. 9, 17-18)	Original Lease
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Work	No Lease Provision	Original Lease
Late Fee	Late Charge: T shall pay to LL \$150.00, as a penalty, each time after three (3) times during any one lease year that the monthly rent is received after 5th day of the calendar month. Interest: After due date, T shall pay interest at Lease Interest Rate (= 4% over and above the base rate of interest as announced from time to time by American National Bank and Trust Company of Chicago). NSF Fee: No Lease Provision. (Lease, Sec. 11.17, Pg. 30, Rider to Lease, Sec. 10.1(h), Pg. 4)	Original Lease
List of Documents	(i) Lease dated 09/22/1995 (ii) Lease Extension Agreement dated 08/16/2000 (iii) Lease Extension Agreement dated 07/22/2003 (iv) Amendment dated 06/19/2006 (v) Letter dated 07/06/2006 (vi) Lease Amendment dated 09/11/2006 (vii) Second Lease Amendment dated 06/29/2009 (viii) Renewal option Letter dated 07/27/2012 (ix) Letter dated 07/24/2015	Original Lease
List of Documents	(X) Option Letter dated 07/30/2018. (Ltr); 3 Years Extension and remaining 3 - 3 Years option.	Renewal
List of Documents	(X) Option Letter dated 07/30/2018. (Ltr); 3 Years Extension and remaining 3 - 3 Years option. Option Letter dated 07/23/2021	Renewal
LL Maintenance	LL shall, at his expense, maintain the exterior of the bldg, including the roof, exterior walls, foundations, walks, driveways, parking areas, and the structural portion of the Premises, in good condition and repair except when damaged by T. (Lease, 2nd Rider to Lease, R4, Pg. 5)	Original Lease
Miscellaneous	No Lease Provision	Original Lease
OEA Notes	No Lease Provision	Original Lease
Option to Renew	TT extended the term commencing February 01, 2022-January 31, 2025.	Renewal
Outparcel Restriction	No Lease Provision	Original Lease
Overtime HVAC	No Lease Provision	Original Lease
Parking	T and its permitted concessionaires, officers, employees, agents, customers and invitees shall have the nonexclusive right, in common w/ LL and all others to whom LL has or may hereafter grant rights, to use the common areas as designated from time to time by LL, subject to the conditions hereinafter stated and to such reasonable regulations as LL may from time to time impose, including the designation of specific areas in which cars owned by T, its permitted concessionaires, officers, employees and agents must be parked. T shall upon request furnish to LL the license numbers and description of the cars operated by T and its permitted concessionaires, officers and employees. (Lease, Sec. 5.2, Pg. 9)	Original Lease
Penalty for Violating Exclusive	No Lease Provision	Original Lease
Percentage Rent Information	T agrees to pay LL, as Percentage Rent, the sum equivalent to 6% of Gross Receipts in excess of the Breakpoint. Breakpoint Amount: \$750,000.00. (1st Amend, Sec. 5, Pg. 2) Percentage Rent rate: 6%. Breakpoint Type: Non-Natural. Sales Report Frequency: 60 days after the end of each Lease Year. Payment Frequency: On or before the 15th day after expiration of each Lease year and 60 days after the expiration or earlier termination of the Lease Term. Sales Exclusions: Gross Receipts shall not, however, include any sums collected and paid out by T for any sales or retail excise tax imposed by any duly constituted governmental authority, nor shall they include any exchange of goods or merchandise between stores of T where such exchange of goods or merchandise is made solely for the convenient operations of the business of T and not for the purpose of consummating a sale which has theretofore been made at, in or from the Leased Premises, nor the amount of returns to shippers or manufacturers, nor the amount of any cash or credit refund made upon any sales, nor sales of fixtures which are not a part of T's stock in trade. Recapture Rights: No Lease Provision. Audit Right: LL may at its option may cause, at any reasonable time upon five (5) business days prior written notice to T, a complete audit to be made of T's entire business affairs and records relating to the Premises for the period covered by any statement issued by T. If such audit shall disclose a liability for rent to the extent of 4% or more in excess of the rentals theretofore computed and paid by T for such period, T shall promptly pay to the LL the cost of said audit in addition to the deficiency, which deficiency shall be payable in any event. (Lease, Sec. 1.1(e), 4.1(b), 4.2-4.3, 4.5, Pg. 2, 6-8)	Original Lease
Permitted Use	A restaurant whose primary use is for the sale of submarine sandwiches, salads, and related items. (Lease, Sec. 1.1(f), 8.1 (B), Pg. 2, 11)	Original Lease
Premises Notes	T leases from LL approximately 1,600 SF on Woodland Heights. (Lease, Sec. 2.2(a), Pg. 3)	Original Lease

Prohibited Use	T shall not operate any coin or token operating vending machine or similar device for the sale of any goods, wares, merchandise, food, beverages or services to the general public, including, but not limited to, pay telephones, pay lockers, pay toilets, scales, amusement devices and machines for the sale of beverages, food, candy, cigarettes or other commodities. (Lease, Sec. 8.2(D), Pg. 20)	Original Lease
Promotion Fund	No Lease Provision	Original Lease
Radius Restrictions	No Lease Provision	Original Lease
REA Notes	No Lease Provision	Original Lease
Real Estate Tax	PRS: T's PRS of the real estate taxes shall be calculated by multiplying ratio of the total SF of the Premises to the total leasable square footage of the S/C. Denominator Exclusions: No Lease Provision. Billing Frequency: Paid in monthly installments on the 1st day of each calendar month in advance. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: Standard Exclusions. Reconciliation Deadline: W/in a reasonable time after the end of the Calendar Year, LL shall notify T of the actual amount due from T. Any amount paid by T which exceeds the aforesaid amount due shall be credited against the next succeeding payments due pursuant to this Section. If T has paid less than the amount due, T shall pay the difference w/in 30 days of receipt of notice from LL. Audit Right: No Lease Provision. (Lease, Sec. 8.1(O)(a), Pg. 16-17)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	Amount (Cash): \$1,437.50. Return and Interest: The Security Deposit shall be returned to T, w/out interest, no later than 30 days after the expiration of the Lease Term or any renewal or expiration thereof provided T has vacated the Leased Premises and surrendered possession thereof to LL at the expiration of the Lease Term. Reduction/Increase: No Lease Provision. (Lease, Sec. 10.6, Pg. 26)	Original Lease
Signage	Consent: No sign, advertisement, notice, lettering, writing, placard or similar device shall be installed, exhibited, inscribed, painted, affixed or attached on or any part of the Premises (interior or exterior). No symbol, design, name, mark or insignia adopted by the LL for the S/C shall be used by T w/out the prior written consent of LL. Signage Rights: T shall be allowed to install its standard white and yellow "Subway" letters on a red background in the "box" sign frame provided on the fascia above the T's store front; T will be allowed a non-illuminated Subway sign on the rear exterior wall of the Premises; T shall be allowed to place neon signage along the interior windows of the Premises, such signage, its size and placement, is subject to the LL's, as well as the Village of Streamwood's approval. Pylon Sign: T will be allowed one dual-sided panel on the pylon using its colors on a standard brown background. (Lease, Rider to Lease, Sec. III, IV, Exh E, Pg. 3, 56)	Original Lease
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease
Subordination	The Lease shall be subject and subordinate to the lien of any deed of trust or mortgage which LL may place upon the premises, and to all terms, conditions and provisions thereof, to all advances made, and to any renewals, extensions, modifications or replacements thereof. (Lease, Sec. 8.1(N), Pg. 15-16)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	No Lease Provision	Original Lease
Tenant's Insurance Requirement	Public Liability Insurance: In an amount of not less than \$1,000,000.00 and if there is an aggregate on the T's insurance policy, that aggregate shall not be less than \$2,000,000 and for damage to property in an amount not less than \$500,000.00 made by or on behalf of any persons, firm or corporation, arising from, related to, or connected w/ the conduct and operation of T's business. Plate Glass Insurance: On a full replacement cost basis (no deduction for depreciation) covering all plate glass on the Premises. All Risk Fire Insurance: To the extent of their full replacement cost with no deduction for depreciation. (Lease, Sec. 8.1(J), Pg. 14)	Original Lease
Term Notes	Lease Commencement Date: The term of the Lease shall commence on the date 120 days after the day that the LL or LL's work in the Leased Premises is completed. Abstract assumes to reflect Commencement Date as 02/01/1996. Lease Expiration Date: 01/31/2019	Original Lease
Term Notes	Renewal LCD: 02/01/2019. Renewal RCD: 02/01/2019. Renewal LED: 01/31/2022. (Ltr)	Renewal
TT Maintenance	T shall maintain the interior of the Premises at all times in a first class condition and appearance. (Lease, Sec. 8.1(c), Pg. 13)	Original Lease
Utilities	Premises: T agrees that throughout the term of the Lease, it will provide and pay when due at T's sole cost and expense, all utilities charges consumed or used in connection w/ the Premises, including, but not limited to, water, gas, electric, sewer and telephone including all deposits, meter fees, installation, hook-up and connection fees and including all utility charges used in the operation of T's heating, ventilating and air-conditioning system. Separately Metered/Non-Separately Metered: LL shall ensure that all utilities are separately metered. (Lease, Sec. 6.1, Pg. 10)	Original Lease

Contacts					
Role	Company	Name	Address	Phone	Email
Billing		Subway Real Estate 17571	235 East Irving Park Road,Streamwood,IL 60107		aasandwiches@gmail.com
CAM		Subway Real Estate 17571	235 East Irving Park Road,Streamwood,IL 60107		
Commercial Cafe Contact		Subway Real Estate 17571	No address Listed		aasandwiches@gmail.com
Emergency Contact Name		A/P Contact Name	No address Listed	(630) 736-1231 x (Office)	
Emergency Contact Name		Raj Patel	No address Listed	(847) 845-2474 x (Office)	
Gross Sales		Subway Real Estate 17571	Subway Real Estate 17571,Streamwood,IL 60107		
Insurance		St Paul	No address Listed		
Notice1		Subway Real Estate Corp 17571	325 Bic Dr,Milford,CT 06460-3044		
Store Contact		Sejal Patel	No address Listed	(630) 736-1231 x (Office)	aasandwiches@gmail.com
Store Contact		Subway	No address Listed		
Taxes		Subway Real Estate 17571	235 East Irving Park Road,Streamwood,IL 60107		

Lease : +%Jewel Food Stores, Inc.,#ABS0635/4268 (t0001407)

Lease Information

Name	+%Jewel Food Stores, Inc.,#ABS0635/4268	Status	Current
DBA	Jewel Osco #4268	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	SUPERMARKETS
Location	Woodland Heights	Contract Area	60,626.00 (GLA)
Customer	Jewel Osco	Area	60,626.00 (GLA)
Legal Entity	usall001	Annual Rent	usd 303,129.96
Base Currency	usd	Rent Per Area	usd 5.00
		Deposit	0.00
Primary Contact		Lease Term	From 7/24/1971 To 11/30/2027
Name	Cathy Rogers		
Office Phone	(630) 948-6006 x		
Cell Phone			
E-Mail	cathy.rogers@albertsons.com		

Space

Unit	Building	Floor	Area	Amendment Type
010		1	60,626.00	Original Lease

Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt	Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
prev	Base Rent - Previous Owner	7/24/1971	7/31/1971	5,664.34	Monthly	Monthly	Flat Amt	usd		60,626.00	0.09 / Mo	0.00	Original Lease	010
prev	Base Rent - Previous Owner	8/1/1971	8/31/1971	6,840.99	Monthly	Monthly	Flat Amt	usd		60,626.00	0.11 / Mo	0.00	Original Lease	010
prev	Base Rent - Previous Owner	9/1/1971	3/31/1984	7,810.00	Monthly	Monthly	Flat Amt	usd		60,626.00	0.13 / Mo	0.00	Original Lease	010
prev	Base Rent - Previous Owner	4/1/1984	4/30/1984	11,513.01	Monthly	Monthly	Flat Amt	usd		60,626.00	0.19 / Mo	0.00	Original Lease	010
prev	Base Rent - Previous Owner	5/1/1984	10/31/1997	14,753.15	Monthly	Monthly	Flat Amt	usd		60,626.00	0.24 / Mo	0.00	Original Lease	010
prev	Base Rent - Previous Owner	11/1/1997	11/30/1997	20,357.25	Monthly	Monthly	Flat Amt	usd		60,626.00	0.34 / Mo	0.00	Original Lease	010
prev	Base Rent - Previous Owner	12/1/1997	6/4/1998	25,260.83	Monthly	Monthly	Flat Amt	usd		60,626.00	0.42 / Mo	0.00	Original Lease	010
brre	Base Rent - Retail	6/5/1998	11/19/2012	25,260.83	Monthly	Monthly	Flat Amt	usd		60,626.00	0.42 / Mo	0.00	Original Lease	010
brre	Base Rent - Retail	11/20/2012	11/30/2012	25,260.83	Monthly	Monthly	Flat Amt	usd		60,626.00	0.42 / Mo	0.00	Original Lease	010
brre	Base Rent - Retail	12/1/2012	11/30/2017	25,260.83	Monthly	Monthly	Flat Amt	usd		60,626.00	0.42 / Mo	0.00	Original Lease	010
brre	Base Rent - Retail	12/1/2017	11/30/2022	25,260.83	Monthly	Monthly	Flat Amt	usd	0.00	60,626.00	0.42 / Mo	0.00	Original Lease	010
brre	Base Rent - Retail	12/1/2022	11/30/2027	25,260.83	Monthly	Monthly	Flat Amt	usd	0.00	60,626.00	0.42 / Mo	0.00	Original Lease	010
camt	CAM True-Up	3/1/1999	3/31/1999	14,365.54	Monthly	Monthly	Flat Amt	usd		60,626.00	0.24 / Mo	0.00	Original Lease	010
camt	CAM True-Up	8/1/1999	8/31/1999	32,567.98	Monthly	Monthly	Flat Amt	usd		60,626.00	0.54 / Mo	0.00	Original Lease	010
camt	CAM True-Up	10/1/1999	10/31/1999	10,447.96	Monthly	Monthly	Flat Amt	usd		60,626.00	0.17 / Mo	0.00	Original Lease	010

camt	CAM True-Up	2/1/2000	2/29/2000	7,674.44	Monthly	Monthly	Flat Amt	usd	60,626.00	0.13 / Mo	0.00	Original Lease	010
camt	CAM True-Up	4/1/2000	4/30/2000	20,798.84	Monthly	Monthly	Flat Amt	usd	60,626.00	0.34 / Mo	0.00	Original Lease	010
camt	CAM True-Up	7/1/2000	7/31/2000	12,230.98	Monthly	Monthly	Flat Amt	usd	60,626.00	0.20 / Mo	0.00	Original Lease	010
camt	CAM True-Up	10/1/2000	10/31/2000	9,528.86	Monthly	Monthly	Flat Amt	usd	60,626.00	0.16 / Mo	0.00	Original Lease	010
camt	CAM True-Up	3/1/2001	3/31/2001	6,051.43	Monthly	Monthly	Flat Amt	usd	60,626.00	0.10 / Mo	0.00	Original Lease	010
camt	CAM True-Up	4/1/2001	4/30/2001	36,229.18	Monthly	Monthly	Flat Amt	usd	60,626.00	0.60 / Mo	0.00	Original Lease	010
camt	CAM True-Up	8/1/2001	8/31/2001	10,777.49	Monthly	Monthly	Flat Amt	usd	60,626.00	0.18 / Mo	0.00	Original Lease	010
camt	CAM True-Up	10/1/2001	10/31/2001	14,927.03	Monthly	Monthly	Flat Amt	usd	60,626.00	0.25 / Mo	0.00	Original Lease	010
camt	CAM True-Up	1/1/2002	1/31/2002	30,359.64	Monthly	Monthly	Flat Amt	usd	60,626.00	0.50 / Mo	0.00	Original Lease	010
camt	CAM True-Up	4/1/2002	4/30/2002	24,659.27	Monthly	Monthly	Flat Amt	usd	60,626.00	0.41 / Mo	0.00	Original Lease	010
camt	CAM True-Up	7/1/2002	7/31/2002	8,122.32	Monthly	Monthly	Flat Amt	usd	60,626.00	0.13 / Mo	0.00	Original Lease	010
camt	CAM True-Up	10/1/2002	10/31/2002	8,974.66	Monthly	Monthly	Flat Amt	usd	60,626.00	0.15 / Mo	0.00	Original Lease	010
camt	CAM True-Up	2/1/2003	2/28/2003	15,977.67	Monthly	Monthly	Flat Amt	usd	60,626.00	0.26 / Mo	0.00	Original Lease	010
camt	CAM True-Up	4/1/2003	4/30/2003	27,217.89	Monthly	Monthly	Flat Amt	usd	60,626.00	0.45 / Mo	0.00	Original Lease	010
camt	CAM True-Up	7/1/2003	7/31/2003	8,070.58	Monthly	Monthly	Flat Amt	usd	60,626.00	0.13 / Mo	0.00	Original Lease	010
camt	CAM True-Up	10/1/2003	10/31/2003	9,213.39	Monthly	Monthly	Flat Amt	usd	60,626.00	0.15 / Mo	0.00	Original Lease	010
camt	CAM True-Up	3/1/2004	3/31/2004	18,231.25	Monthly	Monthly	Flat Amt	usd	60,626.00	0.30 / Mo	0.00	Original Lease	010
camt	CAM True-Up	4/1/2004	4/30/2004	31,444.84	Monthly	Monthly	Flat Amt	usd	60,626.00	0.52 / Mo	0.00	Original Lease	010
camt	CAM True-Up	7/1/2004	7/31/2004	8,685.97	Monthly	Monthly	Flat Amt	usd	60,626.00	0.14 / Mo	0.00	Original Lease	010
camt	CAM True-Up	10/1/2004	10/31/2004	9,520.69	Monthly	Monthly	Flat Amt	usd	60,626.00	0.16 / Mo	0.00	Original Lease	010
camt	CAM True-Up	1/1/2005	1/31/2005	19,622.41	Monthly	Monthly	Flat Amt	usd	60,626.00	0.32 / Mo	0.00	Original Lease	010
camt	CAM True-Up	4/1/2005	4/30/2005	27,167.05	Monthly	Monthly	Flat Amt	usd	60,626.00	0.45 / Mo	0.00	Original Lease	010
camt	CAM True-Up	7/1/2005	7/31/2005	8,383.16	Monthly	Monthly	Flat Amt	usd	60,626.00	0.14 / Mo	0.00	Original Lease	010
camt	CAM True-Up	10/1/2005	10/31/2005	11,285.58	Monthly	Monthly	Flat Amt	usd	60,626.00	0.19 / Mo	0.00	Original Lease	010
camt	CAM True-Up	2/1/2006	2/28/2006	14,829.12	Monthly	Monthly	Flat Amt	usd	60,626.00	0.24 / Mo	0.00	Original Lease	010
camt	CAM True-Up	4/1/2006	4/30/2006	13,391.79	Monthly	Monthly	Flat Amt	usd	60,626.00	0.22 / Mo	0.00	Original Lease	010
camt	CAM True-Up	7/1/2006	7/31/2006	8,077.40	Monthly	Monthly	Flat Amt	usd	60,626.00	0.13 / Mo	0.00	Original Lease	010
camt	CAM True-Up	10/1/2006	10/31/2006	7,272.57	Monthly	Monthly	Flat Amt	usd	60,626.00	0.12 / Mo	0.00	Original Lease	010
rett	RET True-Up	11/1/1998	11/30/1998	120,963.68	Monthly	Monthly	Flat Amt	usd	60,626.00	2.00 / Mo	0.00	Original Lease	010
rett	RET True-Up	2/1/1999	2/28/1999	117,345.17	Monthly	Monthly	Flat Amt	usd	60,626.00	1.94 / Mo	0.00	Original Lease	010
rett	RET True-Up	4/1/2000	4/30/2000	263,223.64	Monthly	Monthly	Flat Amt	usd	60,626.00	4.34 / Mo	0.00	Original Lease	010
rett	RET True-Up	4/1/2000	4/30/2000	191,680.43	Monthly	Monthly	Flat Amt	usd	60,626.00	3.16 / Mo	0.00	Original Lease	010
rett	RET True-Up	11/1/2000	11/30/2000	82,806.58	Monthly	Monthly	Flat Amt	usd	60,626.00	1.37 / Mo	0.00	Original Lease	010
rett	RET True-Up	3/1/2001	3/31/2001	88,406.08	Monthly	Monthly	Flat Amt	usd	60,626.00	1.46 / Mo	0.00	Original Lease	010
rett	RET True-Up	10/1/2001	10/31/2001	184,757.99	Monthly	Monthly	Flat Amt	usd	60,626.00	3.05 / Mo	0.00	Original Lease	010
rett	RET True-Up	2/1/2002	2/28/2002	136,582.07	Monthly	Monthly	Flat Amt	usd	60,626.00	2.25 / Mo	0.00	Original Lease	010
rett	RET True-Up	12/1/2002	12/31/2002	166,484.54	Monthly	Monthly	Flat Amt	usd	60,626.00	2.75 / Mo	0.00	Original Lease	010
rett	RET True-Up	2/1/2003	2/28/2003	148,294.34	Monthly	Monthly	Flat Amt	usd	60,626.00	2.45 / Mo	0.00	Original Lease	010
rett	RET True-Up	9/1/2003	9/30/2003	156,256.50	Monthly	Monthly	Flat Amt	usd	60,626.00	2.58 / Mo	0.00	Original Lease	010
rett	RET True-Up	3/1/2004	3/31/2004	150,353.02	Monthly	Monthly	Flat Amt	usd	60,626.00	2.48 / Mo	0.00	Original Lease	010
rett	RET True-Up	11/1/2004	11/30/2004	171,402.94	Monthly	Monthly	Flat Amt	usd	60,626.00	2.83 / Mo	0.00	Original Lease	010
rett	RET True-Up	2/1/2005	2/28/2005	160,878.00	Monthly	Monthly	Flat Amt	usd	60,626.00	2.65 / Mo	0.00	Original Lease	010
rett	RET True-Up	11/1/2005	11/30/2005	126,596.94	Monthly	Monthly	Flat Amt	usd	60,626.00	2.09 / Mo	0.00	Original Lease	010
rett	RET True-Up	9/1/2006	9/30/2006	303,901.23	Monthly	Monthly	Flat Amt	usd	60,626.00	5.01 / Mo	0.00	Original Lease	010

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brre	Base Rent - Retail	6/5/1998	11/19/2012								Original Lease	010
brre	Base Rent - Retail	11/20/2012	11/30/2012								Original Lease	010
brre	Base Rent - Retail	12/1/2012	11/30/2017								Original Lease	010
brre	Base Rent - Retail	12/1/2017	11/30/2022								Original Lease	010
brre	Base Rent - Retail	12/1/2022	11/30/2027								Original Lease	010
camt	CAM True-Up	3/1/1999	3/31/1999								Original Lease	010
camt	CAM True-Up	8/1/1999	8/31/1999								Original Lease	010
camt	CAM True-Up	10/1/1999	10/31/1999								Original Lease	010
camt	CAM True-Up	2/1/2000	2/29/2000								Original Lease	010
camt	CAM True-Up	4/1/2000	4/30/2000								Original Lease	010
camt	CAM True-Up	7/1/2000	7/31/2000								Original Lease	010
camt	CAM True-Up	10/1/2000	10/31/2000								Original Lease	010
camt	CAM True-Up	3/1/2001	3/31/2001								Original Lease	010
camt	CAM True-Up	4/1/2001	4/30/2001								Original Lease	010
camt	CAM True-Up	8/1/2001	8/31/2001								Original Lease	010
camt	CAM True-Up	10/1/2001	10/31/2001								Original Lease	010
camt	CAM True-Up	1/1/2002	1/31/2002								Original Lease	010
camt	CAM True-Up	4/1/2002	4/30/2002								Original Lease	010
camt	CAM True-Up	7/1/2002	7/31/2002								Original Lease	010
camt	CAM True-Up	10/1/2002	10/31/2002								Original Lease	010
camt	CAM True-Up	2/1/2003	2/28/2003								Original Lease	010
camt	CAM True-Up	4/1/2003	4/30/2003								Original Lease	010
camt	CAM True-Up	7/1/2003	7/31/2003								Original Lease	010
camt	CAM True-Up	10/1/2003	10/31/2003								Original Lease	010
camt	CAM True-Up	3/1/2004	3/31/2004								Original Lease	010
camt	CAM True-Up	4/1/2004	4/30/2004								Original Lease	010
camt	CAM True-Up	7/1/2004	7/31/2004								Original Lease	010
camt	CAM True-Up	10/1/2004	10/31/2004								Original Lease	010
camt	CAM True-Up	1/1/2005	1/31/2005								Original Lease	010
camt	CAM True-Up	4/1/2005	4/30/2005								Original Lease	010
camt	CAM True-Up	7/1/2005	7/31/2005								Original Lease	010
camt	CAM True-Up	10/1/2005	10/31/2005								Original Lease	010
camt	CAM True-Up	2/1/2006	2/28/2006								Original Lease	010
camt	CAM True-Up	4/1/2006	4/30/2006								Original Lease	010
camt	CAM True-Up	7/1/2006	7/31/2006								Original Lease	010
camt	CAM True-Up	10/1/2006	10/31/2006								Original Lease	010

prev	Base Rent - Previous Owner	7/24/1971	7/31/1971							Original Lease	010
prev	Base Rent - Previous Owner	8/1/1971	8/31/1971							Original Lease	010
prev	Base Rent - Previous Owner	9/1/1971	3/31/1984							Original Lease	010
prev	Base Rent - Previous Owner	4/1/1984	4/30/1984							Original Lease	010
prev	Base Rent - Previous Owner	5/1/1984	10/31/1997							Original Lease	010
prev	Base Rent - Previous Owner	11/1/1997	11/30/1997							Original Lease	010
prev	Base Rent - Previous Owner	12/1/1997	6/4/1998							Original Lease	010
rett	RET True-Up	11/1/1998	11/30/1998							Original Lease	010
rett	RET True-Up	2/1/1999	2/28/1999							Original Lease	010
rett	RET True-Up	4/1/2000	4/30/2000							Original Lease	010
rett	RET True-Up	4/1/2000	4/30/2000							Original Lease	010
rett	RET True-Up	11/1/2000	11/30/2000							Original Lease	010
rett	RET True-Up	3/1/2001	3/31/2001							Original Lease	010
rett	RET True-Up	10/1/2001	10/31/2001							Original Lease	010
rett	RET True-Up	2/1/2002	2/28/2002							Original Lease	010
rett	RET True-Up	12/1/2002	12/31/2002							Original Lease	010
rett	RET True-Up	2/1/2003	2/28/2003							Original Lease	010
rett	RET True-Up	9/1/2003	9/30/2003							Original Lease	010
rett	RET True-Up	3/1/2004	3/31/2004							Original Lease	010
rett	RET True-Up	11/1/2004	11/30/2004							Original Lease	010
rett	RET True-Up	2/1/2005	2/28/2005							Original Lease	010
rett	RET True-Up	11/1/2005	11/30/2005							Original Lease	010
rett	RET True-Up	9/1/2006	9/30/2006							Original Lease	010

Recovery

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Original Lease	010	operexp	_insur	Insurance Expenses	7/24/1971	11/30/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	Y	N					0.00		0.00		GLA		GLA

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Original Lease	010	operexp	_mgmtfee	Management Fees	7/24/1971	11/30/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	Y	N					0.00		0.00		GLA		GLA

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Original Lease	010	operexp	_security	Security Expenses	7/24/1971	11/30/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	Y	N					0.00		0.00	GLA		GLA	
Original Lease	010	retax	_retaxes	Real Estate Tax Expenses	7/24/1971	11/30/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	Y	N					0.00		0.00	GLA		GLA	
Original Lease	010	operexp	_camextr	CAM Exterior Expenses	7/24/1971	11/30/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	Y	N					0.00		0.00	GLA		GLA	
Original Lease	010	operexp	_camintr	CAM Interior Expenses	7/24/1971	11/30/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	Y	N					0.00		0.00	GLA		GLA	
Original Lease	010	operexp	_snow	Snow Expenses	7/24/1971	11/30/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	Y	N					0.00		0.00	GLA		GLA	
Original Lease	010	operexp	_utility	Utility Expenses	7/24/1971	11/30/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	Y	N					0.00		0.00	GLA		GLA	
Original Lease	010	operexp	_bldgexp	Building Expenses	7/24/1971	11/30/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	Y	N					0.00		0.00	GLA		GLA	
Original Lease	010	operexp	_fire	Fire Expenses	7/24/1971	11/30/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	Y	N					0.00		0.00	GLA		GLA	

Original Lease 010 operexp _admin Operational Expenses 7/24/1971 11/30/2027 12 0.00 0.00 0.00 0.00 0.00

Anchor	Anchor Deduction	Anchor Group	CAP Inc %	Recovery Factor %	Numerator	Denominator
Y	N		0.00	0.00	GLA	GLA

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
SUPERMARKETS	Flat	8/1/1971	11/19/2012	0.00	0.00	1.25		Original Lease	010	No
SUPERMARKETS	Flat	11/20/2012	11/30/2017	0.00	0.00	1.25	brre	Original Lease	010	Yes
SUPERMARKETS	Flat	12/1/2017	11/30/2022	0.00	0.00	1.25	brre	Original Lease	010	Yes
SUPERMARKETS	Flat	12/1/2022	11/30/2027	0.00	0.00	1.25	brre	Original Lease	010	Yes

Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	Original Lease	Activated	677	7/24/1971	11/30/2027	010

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Renewal	Active		11/30/2027	12/1/2026	1st Renewal Option	Original Lease
Renewal	Active		11/30/2032	12/1/2031	2nd Renewal Option	Original Lease
Renewal	Active		11/30/2037	12/1/2036	3rd Renewal Option	Original Lease
Renewal	Active		11/30/2042	12/1/2041	4th Renewal Option	Original Lease
Expansion	Active		11/30/2027	11/30/2027	Expansion Option	Original Lease
Renewal	Active		11/30/2047	12/1/2046	5th Renewal Option	Original Lease

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Exclusivities-X	(11.12) Lessor covenants that no store premises, nor any part thereof, in the shopping center other than the leased premises, shall be used or occupied for the retail selling of food of any kind for consumption off the premises except that said covenant shall not prohibit: (1) the incidental retail selling by one drug store in the shopping center of those foods normally sold in a drug store (except meat, fish, poultry other than canned snack foods); (2) any use of store premises leased to lessee pursuant to that certain lease dated 1/2/62, as amended, between lessor and lessee so long as said lease or any amendment or extension thereof is in effect; (3) the operation of any bakery, and (4) the sale of prepared carry-out foods like pizza, hot dogs, hamburgers and ice cream. (4th Amendment to lease, #5) Lessor also covenants that no store premises nor any part thereof in the shopping center, other than the leased premises, shall be used or occupied for the operation of a prescription pharmacy or drug store.	Original Lease
	Tenant Restrictions	No Lease Provision	Original Lease
	Abatement	No Lease Provision	Original Lease
	Access	No Lease Provision	Original Lease
	Assignment/Sublease	Consent: Lessee may from time to time assign or reassign the lease or sublease the whole or any part of the leased premises for any lawful purpose. Profit Sharing: No Lease Provision. Assignment Fee: No Lease Provision. Permitted Assignment: No Lease Provision. Recapture Rights: No Lease Provision. (Lease, Sec. 10.3, 11.9, Pg. 9, 11)	Original Lease
	Base Rent	Payment: On or before the 1st day of each accounting period of the term. (5th Amendment, Sec. 2(K)(iv), Pg. 5; Lease, Sec. 3.2) Proration: Minimum rent shall be reduced pro rata for any part of a lease year. (Lease, Sec. 3.2, Pg. 2) Lease Year: The term Lease Year shall mean a period of 13 consecutive accounting periods. The first lease year shall begin the date of the beginning of the term if such date occurs on the first day of an accounting period if not, then on the first day of the first accounting period succeeding the beginning of the term. Subsequent lease years shall run consecutively, each beginning on the first day of the accounting period succeeding the completion of the previous lease year. Prepaid Rent: No Lease Provision. (Lease, Sec. 2.3, Pg. 1)	Original Lease
	Brokers	No Lease Provision	Original Lease

CAM Notes	PRS: The ground floor area of the Premises bears to the total floor area of all bldgs in the S/C. Denominator Exclusions: No Lease Provision. Billing Frequency: No more than four (4) times each lease year, T shall pay its share w/in 15 days after receipt of said statement. Base Year: No Lease Provision. Management Fee: No Lease Provision. Gross Up: : No Lease Provision. Capital Expenses: No Lease Provision. Admin Fee: No Lease Provision. CAP and its exclusions: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: No Lease Provision. Audit Right: Statements are subject to verification. (Lease, Sec. 11.11, Pg. 13)	Original Lease
Co-Tenancy	No Lease Provision	Original Lease
Critical Date Note	Landlord agrees, at its sole cost and expense, to upgrade the parking lot lighting to LED and to powerwash and paint the facade of Tenant' s building on the Premises as per Tenant's painting specifications as provided to Landlord. Such work shall be fully completed by Landlord no later than June 1, 2018.	Original Lease
	Critical Date: 4/1/18	
	Follow Up With: PM	
Default	No Lease Provision	Original Lease
Estoppel	The LL and the T agree at any time and from time to time upon not less than 10 days, prior written request by the Mortgagee of the leasehold or of the premises to execute, acknowledge and deliver to such Mortgagee a statement in writing certifying that the Lease, as amended, is in full force and effect, and the date to which rent and other charges have been paid, and whether or not there is any existing default by the T or notice of default served by the LL. (2nd Amendment, Sec. 2, Pg. 2)	Original Lease
Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	No Lease Provision	Original Lease
Holdover	200% of the minimum rent prorated on a daily basis and 100.00% of the Additional Rent. In no event shall such holding over be deed to create a tenancy from year to year, nor shall LL elect to create such a tenancy. (Lease, Sec. 12.3, Pg. 15)	Original Lease
Insurance	LL shall maintain its Insurance. Liability Insurance Limits: Not less than \$100,000.00 w/ respect to injury to any one person; \$300,000.00 w/ respect to any one occurrence, and \$50,000.00 w/ respect to property damage arising out of any one occurrence. (Lease, Sec. 9.3, Pg. 8)	Original Lease
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Work	LL agrees, at its sole cost and expense, to upgrade the parking lot lighting to LED and to power wash and paint the façade of T's bldg. on the Premises as per T's painting specifications as provided to LL. Such work shall be fully completed by LL no later than June 1, 2018. (6th Amend, Sec. 5, Pg. 2)	Original Lease
	LL's Work shall be promptly commenced and diligently prosecuted to completion in accordance w/ plans and specifications and time schedules approved by T which approval shall not be unreasonably withheld or delayed. LL's Work shall be completed at least 60 days prior to the Start Date. LL shall be solely responsible for obtaining all approvals and permits required in connection w/ LL's Work. (5th Amendment, Sec. 3, pg. 6)	
Late Fee	No Lease Provision	Original Lease
List of Documents	1) Lease dated 10/1/1970 2) First Amendment to Lease dated 01/07/1971 3) Letter dated 07/26/1971 4) Second Amendment to Lease dated 12/06/1971. 5) Third Amendment to Lease dated 11/09/1982 6) Fourth Amendment to Lease dated 04/10/1984 7) Fifth Amendment to Lease dated 08/09/1996 8) Memorandum of Fifth Amendment to Lease dated 08/09/1996 9) Letter dated 12/04/1997 10) Letter dated 12/17/1997. 11) Option Exercise Letter dated 06/08/2011. 12) Option Exercise Letter dated 09/30/2016. 13) Sixth Amendment to Lease dated 12/23/2017 14) Drive Up and Go Signage Change	Original Lease
LL Maintenance	LL shall provide and maintain adequate connections w/ the local water supply, sewerage systems, gas electrical and other utilities, including separate meters for measuring T's use.	Original Lease
Miscellaneous	Heating Equipment: Except for replacements necessitated by reason of fire or other casualty LL and T shall share equally the cost of any necessary replacement of the heating equipment or any component part thereof. (Lease, Sec. 5.1(A), Pg. 4)	Original Lease
OEA Notes	No Lease Provision	Original Lease
Outparcel Restriction	No Lease Provision	Original Lease
Overtime HVAC	No Lease Provision	Original Lease
Parking	LL shall in connection w/ any construction in the S/C provide additional areas in the Shopping Center, if necessary, so that at all times the ratio of parking area to, the area of all floors in all bldgs in the S/C shat not be less than 3 to 1. (Lease, Sec. 11.4, Pg. 10)	Original Lease
Penalty for Violating Exclusive	In the event of a breach or threatened breach of said covenant, T shall be entitled to injunctive relief and any other appropriate remedy. (Lease, Sec. 11.12, Pg. 13).	Original Lease

Percentage Rent Information

Original Lease

	In addition to the New Minimum Rent, T shall pay as percentage rent a sum = 1.25% of sales made in or from the premises per lease year, minus the amount of New Minimum Rent paid during such lease year. (5th Amend, Sec. 2(K), Pg. 5) Percentage Rent rate: 1.25%. Breakpoint Type: Non-Natural. (Excess of Breakpoint amount: \$12,700,000.00). Sales Report Frequency: At the time of payment of percentage rent. Payment Frequency: On or before the 45th day following the end of the lease year. Sales Exclusions: The term "sales" shall not include any sums collected in connection w/ or on account of any sales, use, excise, occupation or similar tax which is imposed by any existing or future law or ordinance of the United States Government or of any state, municipality or other governmental authority upon, w/ respect to, or measured by, the selling price of merchandise or services; receipts from the sale of newspapers, postage stamps, stamped post cards and envelopes, and money orders; receipts from the sale of distressed, damaged or obsolescent merchandise sold in bulk to persons other than retail customers; receipts or commissions from pay telephones and weighing machines; receipts from delivery services; moneys received as agent for utility or other companies in payment of bills, premiums or debts; credits arising from the transfer of merchandise from the Premises to other stores; credits received resulting from claims for loss or damage to merchandise in transit. See Lease for complete details. Recapture Rights: No Lease Provision. Audit Right: LL or its auditors shall have the right to examine and audit during reasonable business hours all books and records of T pertaining to the sales in the Premises, provided that any such examination and audit be performed w/in 90 days after receipt of said statement. T shall keep full, complete and accurate records of all sales and shall preserve such records for a period of not less than said 90 days and thereafter while any dispute w/ respect thereto is unresolved. (5th Amendment, Sec. 2(k)(4), Pg. 4; 4th Amendment, Sec. 2, 16(b), Pg. 1, 3-4; Lease, Sec. 3.4, 3.5, Pg. 3)	
Permitted Use	The leased premises may be used for any lawful purpose. (4th Amendment, Sec, 2, Pg. 1; Lease, Sec. 6.1, Pg. 5)	Original Lease
Premises Notes	Total SF of Jewel-Osco Store is approximately 60,626 SF. (Ltr dtd 12/04/1997)	Original Lease
Prohibited Use	No Lease Provision	Original Lease
Promotion Fund	No Lease Provision	Original Lease
Radius Restrictions	No Lease Provision	Original Lease
REA Notes	No Lease Provision	Original Lease
Real estate Tax	PRS: A PRS of the general real estate taxes levied on the S/C premises (excluding that portion of said taxes based on the assessed valuation of land not improved w/ commercial bldgs or Common Facilities); said PRS shall bear the same ratio to said taxes on the S/C premises (excluding said portion) which the ground floor area of the bldg on the Premises bears to the floor area of all floors of all bldgs (including the bldg on the Premises) existing on the S/C premises on the applicable assessment dates. Denominator Exclusions: No Exclusion. Billing Frequency: Monthly. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: No Lease Provision. Audit Right: LL shall from time to time furnish T w/ a copy of each receipted tax bill paid w/ respect to the S/C premises, together w/ a statement in reasonable detail showing the amount, if any due from T, supported by evidence reasonably satisfactory to T w/ respect to the method of calculation of said amount and the basis therefor. Subject to verification by T as to the amount due and payment of such taxes, T shall w/in 30 days after receipt of the applicable tax bills, statement and evidence, remit to LL the amount due. (4th Amendment, Sec. 16(d), 16(e), Pg. 4-5); Lease, Sec. 11.10, Pg. 12)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	No Lease Provision	Original Lease
Signage	T shall have the exclusive right to place signs and advertisements on the exterior and interior of the Premises including the walls and canopy if the Premises from part of a bldg, provided that during the last six (6) months of the term LL may place Rent or Sale sign not in excess of 2 x 3 in size on any portion of the exterior of the Premises other than on the plate glass or in any place obstructing T's signs. In no event shall any signs be placed on the roof. (Lease, Sec. 6.8, Pg. 6) LL shall provide and maintain an illuminated sign on a pylon or tower of a size and design and in a location suitable to designate and advertise the S/C. In the event any sign in the S/C other than the signs on the individual store facades, bears any name or advertisement other than that of the S/C as a whole, T shall have the right to place its name and/or advertisement in the most prominent space. (Lease. Sec. 11.3, Pg. 20)	Original Lease
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease
Subordination	T agrees to subordinate the Lease to any mortgage or trust deed which may hereafter be placed on the Premises or the S/C premises, provided such mortgagee or trustee thereunder shall assure to T the right to possession of the Premises and other rights granted to T herein so long as T is not in default hereunder. (Lease, Sec, 10.5, Pg. 9)	Original Lease
Tenant Approval	No Lease Provision	Original Lease

Tenant Improvement Allowance	Allowance Amount: LL will pay T the amount of \$300,000.00. Payment: Which shall be payable w/in 20 days after 12/23/2017. (6th Amend, Sec. 4, Pg. 2)	Original Lease
	Allowance Amount: \$200,000.00 - Construction Cost, \$140,000.00 towards the Existing Roof Membrane Replacement. Unused Portion Rent Credit: If such amount is not received by T w/in such 10 day period such amount or any unpaid portion thereof shall bear interest at the Interest Rate (= the prime rate of interest then charged by Morgan Guaranty Trust Company of New York for short term (90 days) unsecured loans made to its preferred customers, plus 10%, or the highest legal rate of interest, whichever is lower), and T may, w/out further notice to LL, offset such amounts (plus accrued interest) against all rent (Minimum and percentage) payable by T under the Lease. Payment Descriptions: On 11/20/1997, LL shall reimburse T. None Outstanding. Supervision/Management Fee: No Lease Provision. (5th Amendment, Sec. 2(I), Pg. 3-4)	
Tenant's Insurance Requirement	Liability Insurance: W/ a "Combined Single Limit" (covering personal injury liability, bodily injury liability and property damage liability) of not less than \$5,000,000.00 for total claims for any one occurrence. Cancellation: 30 days prior written notice. (5th Amendment, Sec. 5, Pg. 7-8)	Original Lease
Term Notes	CD: 07/24/1971 (Ltr dtd 07/26/1971)	Original Lease
TT Maintenance	T agrees to provide ordinary maintenance of the heating equipment (and air conditioning and air-cooling equipment if provided or owned by LL) and make minor replacements incidental thereto. (Lease, Sec. 5.1, Pg. 4)	Original Lease
Utilities	Premises: T agrees to pay for all water, fuel, gas and electricity used by T. (Lease, Sec. 5.1, Pg. 4) Meter: Adequate connections w/ the City water supply, sewerage systems electrical and gas utilities shall be made or provided by LL. LL shall take out and pay for all meters. Where local codes require the tenant to apply for meters, the LL shall reimburse the T for the cost of this meter. Where the premises demised to T are a part of a multi-purpose bldg, separate meters for measuring T's usage of each utility shall be provided so the T may be billed for only its own usage. (Lease. Sec. 2.21, Pg. B-6)	Original Lease

Contacts

Role	Company	Name	Address	Phone	Email
A/P Contact Name		Isaac Salvador - Property Manager	No address Listed		isaac.salvador@jewelosco.com
Additional Gross Sales Contact		Jewel Food Stores, Inc.,#ABS0635/4268	250 Parkcenter Blvd.,Boise,ID 83702	(208) 395-6952 x (Office)	
Billing	Jewel Food Stores, Inc.,#ABS0635/4268	Cathy Rogers	150 Pierce Road, Suite 400,Itasca,IL 60143	(630) 948-6006 x (Office)(630) 948-6664 x (Other 1)	cathy.rogers@albertsons.com
CAM		Jewel Food Stores, Inc. #ABS0635/4268	No address Listed	(630) 948-6006 x (Office)	
CAM	Jewel Food Stores, Inc. #ABS0635/4268	Cathy Rogers	150 Pierce Road, Suite 400,Itasca,IL 60143	(630) 948-6006 x (Office)(630) 948-6664 x (Other 1)	cathy.rogers@albertsons.com
CAM Tracking		CAMDisputes	No address Listed		camdisputes@pinetree.com
Commercial Cafe Contact		Jewel Food Stores, Inc.	No address Listed		isaac.salvador@jewelosco.com
Emergency Contact Name	Jewel Food Stores, Inc. #ABS0635/4268	Dennis Goorsky	No address Listed	(630) 837-6015 x (Office)	dennis.goorsky@jewelosco.com
Emergency Contact Name	Jewel Food Stores, Inc. #ABS0635/4268	Scott Fairhead	No address Listed	(815) 477-3219 x (Mobile)	s4268c92@jewelosco.com
Gross Sales	c/o Albertson's Inc	Jewel Food Stores, Inc.,#ABS0635/4268	250 Parkcenter Blvd.,Boise,ID 83726	(208) 395-6478 x (Office)(208) 395-4430 x (Other 1)	nasc.regs rpt@albertsons.com
Insurance		Kristen Burns	No address Listed	(510) 921-0404 x (Mobile)	Kristen.Burns@albertsons.com
Notice1		Jewel Food Stores, Inc.,#ABS0635/4268	11555 Dublin Canyon Road,Pleasanton,CA 94588		
Notice2		Jewel Food Stores, Inc.,#ABS0635/4268	11555 Dublin Canyon Road,Itasca,IL 60143		
RET Billing Contact		Aaron Barrett	250 E. Parkcenter Blvd,Boise,ID 83706	(612) 227-3446 x (Office)	Aaron.Barrett@Albertsons.com
RET Billing Contact		Paradigm Tax Group	14850 Quorum Drive, Suite 300,Dallas,TX 75254		albertsons@paradigmatx.com
Store Contact		Dennis Gorski	No address Listed	(630) 837-6015 x (Office)	s4268c90@jewelosco.com
Taxes	Safeway Store #2469	Paradigm Tax Group	P.O. Box #800729,Dallas,TX 75380	(469) 421-2623 x (Office)	albertsons@ryan.com
Utility Billing Address		Tyler Gilbertson	No address Listed		tyler.gilbertson@jewelosco.com

Lease : H & R Block Enterprises, LLC (t0001408)

Lease Information

Name	H & R Block Enterprises, LLC	Status	Current
DBA	H & R Block #13178	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	FINANCIAL
Location	Woodland Heights	Contract Area	1,600.00 (GLA)
Customer	H & R Block	Area	1,600.00 (GLA)
Legal Entity	usall001	Annual Rent	usd 24,576.00
Base Currency	usd	Rent Per Area	usd 15.36
		Deposit	0.00
Primary Contact		Lease Term	From 12/30/1999 To 4/30/2025
Name	H&R Block		
Office Phone	(847) 695-9830 x		
Cell Phone			
E-Mail	hrleaseadmin.mo.amer@cushwake.com		

Space

Unit	Building	Floor	Area	Amendment Type
012		1	1,600.00	Renewal

Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt	Amt Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
brre	Base Rent - Retail	12/30/1999	12/31/1999	94.62	Monthly	Monthly	Flat Amt	usd		1,600.00	0.06 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	1/1/2000	4/30/2000	1,466.67	Monthly	Monthly	Flat Amt	usd		1,600.00	0.92 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	5/1/2000	7/31/2000	0.00	Monthly	Monthly	Flat Amt	usd		1,600.00	0.00 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	8/1/2000	12/31/2000	1,466.67	Monthly	Monthly	Flat Amt	usd		1,600.00	0.92 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	1/1/2001	4/30/2003	1,600.00	Monthly	Monthly	Flat Amt	usd		1,600.00	1.00 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	5/1/2003	4/30/2004	1,600.00	Monthly	Monthly	Flat Amt	usd		1,600.00	1.00 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	5/1/2004	4/30/2005	1,633.33	Monthly	Monthly	Flat Amt	usd		1,600.00	1.02 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	5/1/2005	4/30/2006	1,633.33	Monthly	Monthly	Flat Amt	usd		1,600.00	1.02 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	5/1/2006	4/30/2008	1,666.67	Monthly	Monthly	Flat Amt	usd		1,600.00	1.04 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	5/1/2008	4/30/2010	1,700.00	Monthly	Monthly	Flat Amt	usd		1,600.00	1.06 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	5/1/2010	4/30/2011	1,733.33	Monthly	Monthly	Flat Amt	usd		1,600.00	1.08 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	5/1/2011	4/30/2015	1,766.67	Monthly	Monthly	Flat Amt	usd		1,600.00	1.10 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	5/1/2015	4/30/2016	1,800.00	Monthly	Monthly	Flat Amt	usd		1,600.00	1.13 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	5/1/2016	4/30/2017	1,854.67	Monthly	Monthly	Flat Amt	usd		1,600.00	1.16 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	5/1/2017	4/30/2018	1,910.67	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	1.19 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	5/1/2018	4/30/2019	1,968.00	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	1.23 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	5/1/2019	4/30/2022	1,968.00	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	1.23 / Mo	0.00	Renewal	012
brre	Base Rent - Retail	5/1/2022	4/30/2023	2,008.00	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	1.26 / Mo	0.00	Renewal	012
brre	Base Rent - Retail	5/1/2023	4/30/2024	2,048.00	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	1.28 / Mo	0.00	Renewal	012
brre	Base Rent - Retail	5/1/2024	4/30/2025	2,088.00	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	1.31 / Mo	0.00	Renewal	012

came	CAM Estimated Escrow	1/1/2000	2/28/2010	230.67	Monthly	Monthly	Flat Amt	usd	1,600.00	0.14 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	4/1/2001	2/28/2010	262.37	Monthly	Monthly	Flat Amt	usd	1,600.00	0.16 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	3/1/2002	2/28/2010	282.98	Monthly	Monthly	Flat Amt	usd	1,600.00	0.18 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	3/1/2003	2/28/2010	303.22	Monthly	Monthly	Flat Amt	usd	1,600.00	0.19 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	2/1/2005	2/28/2010	333.13	Monthly	Monthly	Flat Amt	usd	1,600.00	0.21 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	3/1/2006	12/31/2006	284.78	Monthly	Monthly	Flat Amt	usd	1,600.00	0.18 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	1/1/2007	2/28/2010	-284.78	Monthly	Monthly	Flat Amt	usd	1,600.00	-0.18 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	1/1/2007	3/31/2008	264.00	Monthly	Monthly	Flat Amt	usd	1,600.00	0.17 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	4/1/2008	2/28/2010	335.98	Monthly	Monthly	Flat Amt	usd	1,600.00	0.21 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	8/1/2008	12/31/2008	170.65	Monthly	Monthly	Flat Amt	usd	1,600.00	0.11 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	2/1/2010	2/28/2010	-30.48	Monthly	Monthly	Flat Amt	usd	1,600.00	-0.02 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	3/1/2010	7/31/2010	320.74	Monthly	Monthly	Flat Amt	usd	1,600.00	0.20 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	8/1/2010	2/28/2011	320.74	Monthly	Monthly	Flat Amt	usd	1,600.00	0.20 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	2/1/2011	2/28/2011	4.90	Monthly	Monthly	Flat Amt	usd	1,600.00	0.00 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	3/1/2011	9/30/2012	323.19	Monthly	Monthly	Flat Amt	usd	1,600.00	0.20 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	9/1/2012	9/30/2012	199.89	Monthly	Monthly	Flat Amt	usd	1,600.00	0.12 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	10/1/2012	2/28/2014	345.40	Monthly	Monthly	Flat Amt	usd	1,600.00	0.22 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	2/1/2014	2/28/2014	139.60	Monthly	Monthly	Flat Amt	usd	1,600.00	0.09 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	3/1/2014	2/28/2015	415.20	Monthly	Monthly	Flat Amt	usd	1,600.00	0.26 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	3/1/2015	4/30/2015	542.31	Monthly	Monthly	Flat Amt	usd	1,600.00	0.34 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	5/1/2015	5/31/2015	542.31	Monthly	Monthly	Flat Amt	usd	1,600.00	0.34 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	6/1/2015	4/30/2019	542.31	Monthly	Monthly	Flat Amt	usd	1,600.00	0.34 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	5/1/2019	4/30/2022	542.31	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.34 / Mo	0.00	Renewal	012
came	CAM Estimated Escrow	5/1/2022	12/31/2022	542.31	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.34 / Mo	0.00	Renewal	012
came	CAM Estimated Escrow	1/1/2023	4/30/2025	575.13	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.36 / Mo	0.00	Renewal	012
camt	CAM True-Up	3/1/2001	3/31/2001	380.40	Monthly	Monthly	Flat Amt	usd	1,600.00	0.24 / Mo	0.00	Original Lease	012	
camt	CAM True-Up	3/1/2001	3/31/2001	95.10	Monthly	Monthly	Flat Amt	usd	1,600.00	0.06 / Mo	0.00	Original Lease	012	
camt	CAM True-Up	2/1/2002	2/28/2002	496.49	Monthly	Monthly	Flat Amt	usd	1,600.00	0.31 / Mo	0.00	Original Lease	012	
camt	CAM True-Up	2/1/2002	2/28/2002	41.22	Monthly	Monthly	Flat Amt	usd	1,600.00	0.03 / Mo	0.00	Original Lease	012	
camt	CAM True-Up	2/1/2003	2/28/2003	242.75	Monthly	Monthly	Flat Amt	usd	1,600.00	0.15 / Mo	0.00	Original Lease	012	
camt	CAM True-Up	2/1/2003	2/28/2003	40.48	Monthly	Monthly	Flat Amt	usd	1,600.00	0.03 / Mo	0.00	Original Lease	012	
camt	CAM True-Up	3/1/2004	3/31/2004	-2.12	Monthly	Monthly	Flat Amt	usd	1,600.00	0.00 / Mo	0.00	Original Lease	012	
camt	CAM True-Up	1/1/2005	1/31/2005	358.74	Monthly	Monthly	Flat Amt	usd	1,600.00	0.22 / Mo	0.00	Original Lease	012	
camt	CAM True-Up	1/1/2005	1/31/2005	29.91	Monthly	Monthly	Flat Amt	usd	1,600.00	0.02 / Mo	0.00	Original Lease	012	
camt	CAM True-Up	2/1/2006	2/28/2006	-580.21	Monthly	Monthly	Flat Amt	usd	1,600.00	-0.36 / Mo	0.00	Original Lease	012	
camt	CAM True-Up	2/1/2006	2/28/2006	-96.70	Monthly	Monthly	Flat Amt	usd	1,600.00	-0.06 / Mo	0.00	Original Lease	012	
rete	Real Estate Tax Escrow	1/1/2000	12/31/2009	766.67	Monthly	Monthly	Flat Amt	usd	1,600.00	0.48 / Mo	0.00	Original Lease	012	
rete	Real Estate Tax Escrow	11/1/2001	12/31/2009	660.84	Monthly	Monthly	Flat Amt	usd	1,600.00	0.41 / Mo	0.00	Original Lease	012	
rete	Real Estate Tax Escrow	12/1/2002	12/31/2009	733.18	Monthly	Monthly	Flat Amt	usd	1,600.00	0.46 / Mo	0.00	Original Lease	012	
rete	Real Estate Tax Escrow	10/1/2003	12/31/2009	727.47	Monthly	Monthly	Flat Amt	usd	1,600.00	0.45 / Mo	0.00	Original Lease	012	
rete	Real Estate Tax Escrow	12/1/2004	12/31/2009	778.39	Monthly	Monthly	Flat Amt	usd	1,600.00	0.49 / Mo	0.00	Original Lease	012	
rete	Real Estate Tax Escrow	12/1/2005	12/31/2009	695.46	Monthly	Monthly	Flat Amt	usd	1,600.00	0.43 / Mo	0.00	Original Lease	012	
rete	Real Estate Tax Escrow	10/1/2006	11/30/2008	714.38	Monthly	Monthly	Flat Amt	usd	1,600.00	0.45 / Mo	0.00	Original Lease	012	
rete	Real Estate Tax Escrow	12/1/2008	12/31/2009	841.87	Monthly	Monthly	Flat Amt	usd	1,600.00	0.53 / Mo	0.00	Original Lease	012	

rete	Real Estate Tax Escrow	12/1/2009	12/31/2009	149.52	Monthly	Monthly	Flat Amt	usd		1,600.00	0.09 / Mo	0.00	Original Lease	012
rete	Real Estate Tax Escrow	1/1/2010	7/31/2010	854.33	Monthly	Monthly	Flat Amt	usd		1,600.00	0.53 / Mo	0.00	Original Lease	012
rete	Real Estate Tax Escrow	8/1/2010	12/31/2010	854.33	Monthly	Monthly	Flat Amt	usd		1,600.00	0.53 / Mo	0.00	Original Lease	012
rete	Real Estate Tax Escrow	1/1/2011	11/30/2011	854.33	Monthly	Monthly	Flat Amt	usd		1,600.00	0.53 / Mo	0.00	Original Lease	012
rete	Real Estate Tax Escrow	12/1/2011	8/31/2012	880.10	Monthly	Monthly	Flat Amt	usd		1,600.00	0.55 / Mo	0.00	Original Lease	012
rete	Real Estate Tax Escrow	9/1/2012	8/31/2013	777.61	Monthly	Monthly	Flat Amt	usd		1,600.00	0.49 / Mo	0.00	Original Lease	012
rete	Real Estate Tax Escrow	9/1/2013	8/31/2014	919.73	Monthly	Monthly	Flat Amt	usd		1,600.00	0.57 / Mo	0.00	Original Lease	012
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014	414.88	Monthly	Monthly	Flat Amt	usd		1,600.00	0.26 / Mo	0.00	Original Lease	012
rete	Real Estate Tax Escrow	9/1/2014	4/30/2015	971.59	Monthly	Monthly	Flat Amt	usd		1,600.00	0.61 / Mo	0.00	Original Lease	012
rete	Real Estate Tax Escrow	5/1/2015	5/31/2015	971.59	Monthly	Monthly	Flat Amt	usd		1,600.00	0.61 / Mo	0.00	Original Lease	012
rete	Real Estate Tax Escrow	6/1/2015	9/30/2015	971.59	Monthly	Monthly	Flat Amt	usd		1,600.00	0.61 / Mo	0.00	Original Lease	012
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	1,021.54	Monthly	Monthly	Flat Amt	usd		1,600.00	0.64 / Mo	0.00	Original Lease	012
rete	Real Estate Tax Escrow	11/1/2016	9/30/2017	1,084.21	Monthly	Monthly	Flat Amt	usd		1,600.00	0.68 / Mo	0.00	Original Lease	012
rete	Real Estate Tax Escrow	10/1/2017	9/30/2018	995.32	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.62 / Mo	0.00	Original Lease	012
rete	Real Estate Tax Escrow	10/1/2018	4/30/2019	921.93	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.58 / Mo	0.00	Original Lease	012
rete	Real Estate Tax Escrow	5/1/2019	12/31/2021	921.93	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.58 / Mo	0.00	Renewal	012
rete	Real Estate Tax Escrow	1/1/2022	4/30/2022	1,013.24	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.63 / Mo	0.00	Renewal	012
rete	Real Estate Tax Escrow	5/1/2022	12/31/2022	1,013.24	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.63 / Mo	0.00	Renewal	012
rete	Real Estate Tax Escrow	1/1/2023	4/30/2025	1,030.73	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	0.64 / Mo	0.00	Renewal	012
rcra	Rental Conc - Rent Abatements	5/1/2003	5/31/2003	-1,600.00	Monthly	Monthly	Flat Amt	usd		1,600.00	-1.00 / Mo	0.00	Original Lease	012
rcra	Rental Conc - Rent Abatements	5/1/2006	5/31/2006	-833.34	Monthly	Monthly	Flat Amt	usd		1,600.00	-0.52 / Mo	0.00	Original Lease	012
rcra	Rental Conc - Rent Abatements	5/1/2011	5/31/2011	-1,766.67	Monthly	Monthly	Flat Amt	usd		1,600.00	-1.10 / Mo	0.00	Original Lease	012
rcra	Rental Conc - Rent Abatements	5/1/2019	5/31/2019	-1,968.00	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	-1.23 / Mo	0.00	Renewal	012
rcra	Rental Conc - Rent Abatements	5/1/2023	5/31/2023	-2,048.00	Monthly	Monthly	Flat Amt	usd	0.00	1,600.00	-1.28 / Mo	0.00	Renewal	012
rett	RET True-Up	10/1/2001	10/31/2001	-1,270.01	Monthly	Monthly	Flat Amt	usd		1,600.00	-0.79 / Mo	0.00	Original Lease	012
rett	RET True-Up	10/1/2001	10/31/2001	-1,058.30	Monthly	Monthly	Flat Amt	usd		1,600.00	-0.66 / Mo	0.00	Original Lease	012
rett	RET True-Up	11/1/2002	11/30/2002	868.09	Monthly	Monthly	Flat Amt	usd		1,600.00	0.54 / Mo	0.00	Original Lease	012
rett	RET True-Up	11/1/2002	11/30/2002	795.74	Monthly	Monthly	Flat Amt	usd		1,600.00	0.50 / Mo	0.00	Original Lease	012
rett	RET True-Up	9/1/2003	9/30/2003	-51.39	Monthly	Monthly	Flat Amt	usd		1,600.00	-0.03 / Mo	0.00	Original Lease	012
rett	RET True-Up	9/1/2003	9/30/2003	43.10	Monthly	Monthly	Flat Amt	usd		1,600.00	0.03 / Mo	0.00	Original Lease	012
rett	RET True-Up	11/1/2004	11/30/2004	560.12	Monthly	Monthly	Flat Amt	usd		1,600.00	0.35 / Mo	0.00	Original Lease	012
rett	RET True-Up	11/1/2004	11/30/2004	611.07	Monthly	Monthly	Flat Amt	usd		1,600.00	0.38 / Mo	0.00	Original Lease	012
rett	RET True-Up	11/1/2005	11/30/2005	-995.17	Monthly	Monthly	Flat Amt	usd		1,600.00	-0.62 / Mo	0.00	Original Lease	012
rett	RET True-Up	11/1/2005	11/30/2005	-912.23	Monthly	Monthly	Flat Amt	usd		1,600.00	-0.57 / Mo	0.00	Original Lease	012
rett	RET True-Up	9/1/2006	9/30/2006	476.89	Monthly	Monthly	Flat Amt	usd		1,600.00	0.30 / Mo	0.00	Original Lease	012
rett	RET True-Up	9/1/2006	9/30/2006	170.28	Monthly	Monthly	Flat Amt	usd		1,600.00	0.11 / Mo	0.00	Original Lease	012

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brre	Base Rent - Retail	5/1/2022	4/30/2023								Renewal	012
brre	Base Rent - Retail	5/1/2023	4/30/2024								Renewal	012
brre	Base Rent - Retail	5/1/2024	4/30/2025								Renewal	012
brre	Base Rent - Retail	12/30/1999	12/31/1999								Original Lease	012
brre	Base Rent - Retail	1/1/2000	4/30/2000								Original Lease	012
brre	Base Rent - Retail	5/1/2000	7/31/2000								Original Lease	012
brre	Base Rent - Retail	8/1/2000	12/31/2000								Original Lease	012
brre	Base Rent - Retail	1/1/2001	4/30/2003								Original Lease	012
brre	Base Rent - Retail	5/1/2003	4/30/2004								Original Lease	012
brre	Base Rent - Retail	5/1/2004	4/30/2005								Original Lease	012
brre	Base Rent - Retail	5/1/2005	4/30/2006								Original Lease	012
brre	Base Rent - Retail	5/1/2006	4/30/2008								Original Lease	012
brre	Base Rent - Retail	5/1/2008	4/30/2010								Original Lease	012
brre	Base Rent - Retail	5/1/2010	4/30/2011								Original Lease	012
brre	Base Rent - Retail	5/1/2011	4/30/2015								Original Lease	012
brre	Base Rent - Retail	5/1/2015	4/30/2016								Original Lease	012
brre	Base Rent - Retail	5/1/2016	4/30/2017								Original Lease	012
brre	Base Rent - Retail	5/1/2017	4/30/2018								Original Lease	012
brre	Base Rent - Retail	5/1/2018	4/30/2019								Original Lease	012
brre	Base Rent - Retail	5/1/2019	4/30/2022								Renewal	012
brre	Base Rent - Retail	5/1/2022	4/30/2022								HoldOver	012
came	CAM Estimated Escrow	1/1/2000	2/28/2010								Original Lease	012
came	CAM Estimated Escrow	4/1/2001	2/28/2010								Original Lease	012
came	CAM Estimated Escrow	3/1/2002	2/28/2010								Original Lease	012

came	CAM Estimated Escrow	3/1/2003	2/28/2010	Original Lease	012
came	CAM Estimated Escrow	2/1/2005	2/28/2010	Original Lease	012
came	CAM Estimated Escrow	3/1/2006	12/31/2006	Original Lease	012
came	CAM Estimated Escrow	5/1/2022	12/31/2022	Renewal	012
came	CAM Estimated Escrow	1/1/2023	4/30/2025	Renewal	012
came	CAM Estimated Escrow	1/1/2007	2/28/2010	Original Lease	012
came	CAM Estimated Escrow	1/1/2007	3/31/2008	Original Lease	012
came	CAM Estimated Escrow	4/1/2008	2/28/2010	Original Lease	012
came	CAM Estimated Escrow	8/1/2008	12/31/2008	Original Lease	012
came	CAM Estimated Escrow	3/1/2010	7/31/2010	Original Lease	012
came	CAM Estimated Escrow	2/1/2010	2/28/2010	Original Lease	012
came	CAM Estimated Escrow	8/1/2010	2/28/2011	Original Lease	012
came	CAM Estimated Escrow	5/1/2022	4/30/2022	HoldOver	012
came	CAM Estimated Escrow	5/1/2019	4/30/2022	Renewal	012
came	CAM Estimated Escrow	10/1/2012	2/28/2014	Original Lease	012
came	CAM Estimated Escrow	9/1/2012	9/30/2012	Original Lease	012
came	CAM Estimated Escrow	3/1/2011	9/30/2012	Original Lease	012
came	CAM Estimated Escrow	2/1/2011	2/28/2011	Original Lease	012
came	CAM Estimated Escrow	3/1/2014	2/28/2015	Original Lease	012
came	CAM Estimated Escrow	2/1/2014	2/28/2014	Original Lease	012
came	CAM Estimated Escrow	3/1/2015	4/30/2015	Original Lease	012
came	CAM Estimated Escrow	5/1/2015	5/31/2015	Original Lease	012
came	CAM Estimated Escrow	6/1/2015	4/30/2019	Original Lease	012
camt	CAM True-Up	3/1/2001	3/31/2001	Original Lease	012
camt	CAM True-Up	3/1/2001	3/31/2001	Original Lease	012
camt	CAM True-Up	2/1/2002	2/28/2002	Original Lease	012
camt	CAM True-Up	2/1/2002	2/28/2002	Original Lease	012
camt	CAM True-Up	2/1/2003	2/28/2003	Original Lease	012

camt	CAM True-Up	2/1/2003	2/28/2003	Original Lease	012
camt	CAM True-Up	3/1/2004	3/31/2004	Original Lease	012
camt	CAM True-Up	1/1/2005	1/31/2005	Original Lease	012
camt	CAM True-Up	1/1/2005	1/31/2005	Original Lease	012
camt	CAM True-Up	2/1/2006	2/28/2006	Original Lease	012
camt	CAM True-Up	2/1/2006	2/28/2006	Original Lease	012
rcra	Rental Conc - Rent Abatements	5/1/2003	5/31/2003	Original Lease	012
rcra	Rental Conc - Rent Abatements	5/1/2006	5/31/2006	Original Lease	012
rcra	Rental Conc - Rent Abatements	5/1/2011	5/31/2011	Original Lease	012
rcra	Rental Conc - Rent Abatements	5/1/2023	5/31/2023	Renewal	012
rcra	Rental Conc - Rent Abatements	5/1/2019	5/31/2019	Renewal	012
rete	Real Estate Tax Escrow	5/1/2022	12/31/2022	Renewal	012
rete	Real Estate Tax Escrow	1/1/2023	4/30/2025	Renewal	012
rete	Real Estate Tax Escrow	8/1/2010	12/31/2010	Original Lease	012
rete	Real Estate Tax Escrow	12/1/2008	12/31/2009	Original Lease	012
rete	Real Estate Tax Escrow	1/1/2010	7/31/2010	Original Lease	012
rete	Real Estate Tax Escrow	12/1/2009	12/31/2009	Original Lease	012
rete	Real Estate Tax Escrow	1/1/2000	12/31/2009	Original Lease	012
rete	Real Estate Tax Escrow	11/1/2001	12/31/2009	Original Lease	012
rete	Real Estate Tax Escrow	12/1/2002	12/31/2009	Original Lease	012
rete	Real Estate Tax Escrow	10/1/2003	12/31/2009	Original Lease	012
rete	Real Estate Tax Escrow	12/1/2004	12/31/2009	Original Lease	012
rete	Real Estate Tax Escrow	12/1/2005	12/31/2009	Original Lease	012
rete	Real Estate Tax Escrow	10/1/2006	11/30/2008	Original Lease	012
rete	Real Estate Tax Escrow	5/1/2022	4/30/2022	HoldOver	012
rete	Real Estate Tax Escrow	5/1/2019	12/31/2021	Renewal	012

rete	Real Estate Tax Escrow	1/1/2022	4/30/2022								Renewal	012
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016								Original Lease	012
rete	Real Estate Tax Escrow	11/1/2016	9/30/2017								Original Lease	012
rete	Real Estate Tax Escrow	10/1/2017	9/30/2018								Original Lease	012
rete	Real Estate Tax Escrow	10/1/2018	4/30/2019								Original Lease	012
rete	Real Estate Tax Escrow	1/1/2011	11/30/2011								Original Lease	012
rete	Real Estate Tax Escrow	9/1/2013	8/31/2014								Original Lease	012
rete	Real Estate Tax Escrow	12/1/2011	8/31/2012								Original Lease	012
rete	Real Estate Tax Escrow	9/1/2012	8/31/2013								Original Lease	012
rete	Real Estate Tax Escrow	6/1/2015	9/30/2015								Original Lease	012
rete	Real Estate Tax Escrow	5/1/2015	5/31/2015								Original Lease	012
rete	Real Estate Tax Escrow	9/1/2014	4/30/2015								Original Lease	012
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014								Original Lease	012
rett	RET True-Up	10/1/2001	10/31/2001								Original Lease	012
rett	RET True-Up	10/1/2001	10/31/2001								Original Lease	012
rett	RET True-Up	11/1/2002	11/30/2002								Original Lease	012
rett	RET True-Up	11/1/2002	11/30/2002								Original Lease	012
rett	RET True-Up	9/1/2003	9/30/2003								Original Lease	012
rett	RET True-Up	9/1/2003	9/30/2003								Original Lease	012
rett	RET True-Up	11/1/2004	11/30/2004								Original Lease	012
rett	RET True-Up	11/1/2004	11/30/2004								Original Lease	012
rett	RET True-Up	11/1/2005	11/30/2005								Original Lease	012
rett	RET True-Up	11/1/2005	11/30/2005								Original Lease	012
rett	RET True-Up	9/1/2006	9/30/2006								Original Lease	012
rett	RET True-Up	9/1/2006	9/30/2006								Original Lease	012

Recovery

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	012	control	_admin	Operational Expenses	5/1/2022	4/30/2025	12		0.00	3,722.04	10.00	0.00	0.00
	Anchor	Anchor Deduction	Anchor Group		CAP Inc %			Recovery Factor %		Numerator		Denominator	
	N	N			5.00			0.00		GLA		GLA	

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	012	control	_bldgexp	Building Expenses	5/1/2022	4/30/2025	12		0.00	3,722.04	10.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	N	N				5.00		0.00		GLA		GLA	
Renewal	012	control	_camextr	CAM Exterior Expenses	5/1/2022	4/30/2025	12		0.00	3,722.04	10.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	N	N				5.00		0.00		GLA		GLA	
Renewal	012	control	_camintr	CAM Interior Expenses	5/1/2022	4/30/2025	12		0.00	3,722.04	10.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	N	N				5.00		0.00		GLA		GLA	
Renewal	012	control	_capamrt	Capital Replacement Amort	5/1/2022	4/30/2025	12		0.00	3,722.04	10.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	N	N				5.00		0.00		GLA		GLA	
Renewal	012	control	_fire	Fire Expenses	5/1/2022	4/30/2025	12		0.00	3,722.04	10.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	N	N				5.00		0.00		GLA		GLA	
Renewal	012	control	_mgmtfee	Management Fees	5/1/2022	4/30/2025	12		0.00	3,722.04	10.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	N	N				5.00		0.00		GLA		GLA	
Renewal	012	control	_insur	Insurance Expenses	5/1/2022	4/30/2025	12		0.00	3,722.04	10.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	N	N				5.00		0.00		GLA		GLA	
Renewal	012	noncontr	_snow	Snow Expenses	5/1/2022	4/30/2025	12		0.00	0.00	10.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	N	N				0.00		0.00		GLA		Recovery 120,436	

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	012	noncontr	_utility	Utility Expenses	5/1/2022	4/30/2025	12		0.00	0.00	10.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	N	N				0.00		0.00		GLA		Recovery 120,436	

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	012	noncontr	_water2	Water - Spl Allocation	5/1/2022	4/30/2025	12		0.00	0.00	10.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	N	N				0.00		0.00		GLA		GLA	

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	012	retax	_retaxes	Real Estate Tax Expenses	5/1/2022	4/30/2025	12		0.00	0.00	10.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	N	N				0.00		0.00		GLA		GLA	

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Renewal	5th Amendment - Renewal	Activated	36	5/1/2022	4/30/2025	012
Original Lease	Original Lease	Superseded	233	12/30/1999	4/30/2019	012
Renewal	Extended Term	Superseded	36	5/1/2019	4/30/2022	012
HoldOver		Superseded	0	5/1/2022	4/30/2022	012

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Custom	Expired		4/30/2019	4/30/2019	Relocation Option	Original Lease
Custom	Expired		4/30/2019	4/30/2019	Relocation Option	Renewal

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Exclusivities-X	(R-1, Amendment) Provided that tenant is not in default and that the following uses dont interfere with any exclusivity provisions of other tenants or with the prohibitions in Exhibit F, and except for existing tenants under their existing leases and which permit such tenant to engage in any use otherwise prohibited here, landlord agrees that during the term tenant has the exclusive right in the center to use the premises for tax preparation and filing. Tenants exclusive right is subject to the following limitations: (A) Tenant acknowledges the use clauses in the existing tenants leases dont violate tenants exclusive right; (B) tenants exclusive right shall only limit competing uses that are the primary business of competing tenants and shall not prohibit any ancillary uses of any competing tenants provided that such competing use is limited to an area equal to 25% or less of competing tenants usable floor area in their premises; (C) tenants exclusive right is only effective as long as tenant continuously operates its exclusive business in the entire premises; and (D) tenants exclusive right shall automatically terminate on occurrence of an event of default by tenant. Anything to the contrary notwithstanding, tenant shall have no remedy for a violation of tenants exclusive right including, but not limited to, any right of offset, rent reduction or lease termination if all of the following occur: (1) another tenant or occupant in the center violates a provision of its lease or license agreement regarding its premises, which provision either does not permit or specifically prohibits a use that violates tenants exclusive use; (2) landlord provides notice of the lease or license agreement violation to such other tenant or occupant; and (3) landlord commences an action against such other agreement to obtain judicial relief. Judicial relief means a temporary restraining order, preliminary injunction, order or eviction, other court order resulting from an arbitration proceeding enjoining the prohibited use; provided, however, that landlord shall not be required to appeal any adverse decision denying judicial relief.	Original Lease
	Restrictions-X	(Exhibit F) Prohibited uses: (1) Funeral establishment; (2) automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; (3) auction or bankruptcy sale; (4) pawn shop; (5) outdoor circus, carnival or amusement park, or other entertainment facility; (6) outdoor meetings; (7) bowling alley; (8) primarily pool or billiard establishment; (9) shooting gallery; (10) off-track betting (state sponsored lottery tickets not prohibited); (11) refinery; (12) adult bookstore or facility selling or displaying pornographic books, literature, or videos (materials are considered adult opr pornographic if the same are not sold or rented to kids under 18 because they explicitly deal with or depict human sexuality), massage parlor; (13) any residential use, including living quarters, sleeping apartments or lodging rooms; (14) theater; (15) auditorium, meeting hall, ballroom, school or other place of public assembly; (16) unemployment agency, service or commission; (17) gym, health club, exercise or dance studio; (18) dance hall; (19) cocktail lounge, bar, disco or night club; (20) bingo or similar games of chance (lottery tickets and other items often sold in retail establishments may be sold as an incidental part of business); (21) video game or amusement arcade, except as an incidental part of another primary business; (22) head shop; (23) skating or roller rink; (24) car wash, repair, or rental agency; (25) second hand store, auction house, or flea market; (26) restaurant; (27) non-retail use (doesnt prohibit uses commonly referred to as quasi-retail or service retail such as a travel agency, real estae office, insurance agency, accounting service, etc., as long as they dont exceed 10% of the leaseable sq. feet of the shopping center); or (28) any other uses which conflict with the uses of existing tenants. Tenant may not install an ATM in or on the premises without written consent of landlord which consent landlord may deny at its sole discretion.	Original Lease
	Abatement	Base Rent Abatement Period: From May 1, 2019 - May 31, 2019 ("Rent Abatement Month") \$0.00/month. (4th Amend, Sec. 2, Pg. 1)	HoldOver
	Abatement	Base Rent Abatement Period: From May 1, 2019 - May 31, 2019 ("Rent Abatement Month") \$0.00/month. (4th Amend, Sec. 2, Pg. 1)	Renewal
	Abatement	T shall be entitled to an abatement of Minimum Rent for May 2011 in the amount of \$1,766.67. T shall be entitled to abatement of Minimum Rent for May 2006 in the amount of \$833.34. T shall be entitled to abatement of Minimum Rent for May 2003 in the amount of \$1,600.00. T shall be entitled to abatement of Fixed Minimum Rent for the months of May, June and July of 2000. (2nd Amend, Sec. 3, Pg. 1; Lease Extension Agreement dated 01/23/2006, Sec. 5, Pg. 2; Lease Amendment dated 03/07/2003, Sec. 4, Pg. 1-2; Lease, Exh B)	Original Lease
	Access	LL reserves the right to, at all reasonable times with advance notice to T, by itself or its duly authorized agents, employees and contractors to go upon and inspect the Premises and every part, to enforce or carry out the provisions of the Lease, at its option to make repairs, alterations and additions to the Premises or the building of which the Premises are a part, to perform any defaulted obligation of T or for any other proper purposes. LL also reserves the right to install or place upon, or affix to the roof and exterior walls of the Premises, equipment, signs, displays, antenna, cables and any other object or structure of any kind, provided the same shall not materially impair the structural integrity of the building or interfere w/ T's occupancy. (Lease, Sec. 7.5(B), Pg. 15)	Original Lease
	Assignment/Sublease	Consent: T will not assign the Lease, in whole or in part, nor sublet all or any part of the Premises, nor license concessions or lease departments therein, nor pledge or encumber by mortgage or other instruments any interest in the Lease w/out first obtaining the consent of LL, which consent LL shall not unreasonably w/hold. Profit Sharing: 100.0%. Assignment Fee: T shall pay to LL a Transfer Fee of \$250.00 for the written consent. Permitted Assignment: No Lease Provision. Recapture Rights: No Lease Provision. (Lease, Sec. 10.1, Pg. 19-21)	Original Lease
	Base Rent	Rent Changeover Day: On or before the 1st day of each calendar month. Proration: The Minimum Rent for the fractional month on a per diem basis (calculated on the basis of a 30-day month). Lease Year: No Lease Provision. Prepaid Rent: No Lease Provision. (Lease, Sec. 4.1, Pg. 5)	Original Lease
	Brokers	LL & T's Broker: JPA Real Estate and Mid-America Asset Management Corp. (Lease, Rider, R-10, Pg. 2)	Original Lease

CAM	T shall pay all items of additional rent, and other charges required to be paid pursuant to the Lease, including but not limited to, Common Area Maintenance, Insurance and Taxes, as provided for in the Lease. (4th Amend, Sec. 3, Pg. 1)	HoldOver
CAM	T shall pay all items of additional rent, and other charges required to be paid pursuant to the Lease, including but not limited to, Common Area Maintenance, Insurance and Taxes, as provided for in the Lease. (4th Amend, Sec. 3, Pg. 1)	Renewal
CAM Notes	PRS; T's PRS shall be in the same proportion as the total area of the Premises bears to the total number of SF of gross leasable floor area contained w/in all bldgs which are erected and completed in the S/C which at commencement shall be 1,600 SF divided by 120,436 SF or 1.32%. Denominator Exclusions: No Lease Provision. Estimates: T's Initial CAM estimate charge shall be \$230.67/month. Billing Frequency: Monthly. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: Not to exceed 10% of the aggregate of the sum of CAM and Real Estate Taxes. CAP: Not to exceed 5% of T's PRS of controllable CAM for the preceding CY, excluding snow and ice removal and utilities. Capital Expense: Cost of capital improvements or expenditures shall not be included in CAM. Exclusion: Standard Exclusions. Reconciliation Deadline: W/in 90 days after the end of each CY, and following receipt of billings for Real Estate Taxes and Insurance, LL shall supply T with an itemized statement covering all costs and expenditures as enumerated above and a determination of T's PRS. Audit: TT shall have the right, upon written notice to LL, to audit LL's books w/in one (1) year from the date of a billing. If T's audit indicates T has overcharges, then an appropriate refund shall be made to T. (Lease Amendment dated 03/07/2003, Sec. 11, Pg. 4; Lease, Sec. 1.4(C), 4.3, Pg. 2, 7-8)	Original Lease
Co-Tenancy	No Lease Provision	Original Lease
Default	Monetary: Five (5) days after due date. Non-Monetary: 20 days after written notice. (Lease, Sec. 11.1, Pg. 22)	Original Lease
Estoppel	W/in 20 days after LL's request. (Lease, Sec. 10.2(C), Pg. 21)	Original Lease
Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	No Lease Provision	Original Lease
Holdover	MTM Tenancy, at 150% of the last payable total Minimum Rent and 100% of Additional Rent. (Lease, Sec. 3.4, Pg. 5)	Original Lease
Insurance	Included in CAM. (Lease, Sec. 4.3(B)(2), Pg. 7)	Original Lease
Insurance	T shall pay all items of additional rent, and other charges required to be paid pursuant to the Lease, including but not limited to, Common Area Maintenance, Insurance and Taxes, as provided for in the Lease. (4th Amend, Sec. 3, Pg. 1)	HoldOver
Insurance	T shall pay all items of additional rent, and other charges required to be paid pursuant to the Lease, including but not limited to, Common Area Maintenance, Insurance and Taxes, as provided for in the Lease. (4th Amend, Sec. 3, Pg. 1)	Renewal
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Work	No Lease Provision	Original Lease
Late Fee	Late Charge: Ten (10) days after due date, T shall pay to LL a sum equal to the greater of \$50.00 or 10% of the Rent as special damages. Interest: After due date, T shall pay interest at the rate of 18%/annum from the date when due but not in excess of the highest legal rates. NSF Charge: \$50.00 per check. (Lease, Sec. 4.4(C), Pg. 8)	Original Lease
List of Documents	1. Fourth Amendment to Lease dated 01/09/2019. (4th Amend)	HoldOver
List of Documents	1. Fourth Amendment to Lease dated 01/09/2019. (4th Amend)	Renewal
List of Documents	1. Fourth Amendment to Lease dated 01/09/2019. (4th Amend) 2. Fifth Amendment to Lease Effective Date 05/18/2022	Renewal
List of Documents	1. Shopping Center Lease Agreement dated 11/24/1999. 2. Ltr dated 12/14/1999. 3. Lease Amendment dated 03/07/2003. 4. Lease Extension Agreement dated 01/23/2006. 5. Assignment and Assumption of Lease and Amendment to Lease dated 06/04/2007. 6. Letter dated 12/14/1999. 7. Second Amendment to Lease dated 07/14/2010. 8. Third Amendment to Lease dated 05/12/2015.	Original Lease
LL Maintenance	LL shall subject to T's reimbursement, maintain in good repair the exterior walls, roof, and sidewalks located on the S/C. (Lease, Sec. 6.3, Pg. 10-11)	Original Lease
Miscellaneous	No Lease Provision	Original Lease
Miscellaneous	Rent Payments: Under Section 6109 of the Internal Revenue Code, LL is required to provide T w/ the collect Taxpayer Identification Number (TIN) in order for T to file information returns to the IRS to report income paid to LL. Said W-9 form is included and LL shall return the form filled out upon Lease execution. (4th Amend, Sec. 4, Pg. 1)	HoldOver
	Americans w/ Disabilities Act ("ADA"): Notwithstanding anything contained to the contrary in the Lease, LL shall be responsible for making the Property/Bldg/S/C and its Common Areas, including but not limited to the entrances and exits of the Premises, comply w/ all past, present, and future laws, ordinances or regulations during the term of the Lease Past, present and future laws, ordinances and regulations shall include but not be limited to all requirements of the Americans w/ Disabilities Act. (4th Amend, Sec. 8, Pg. 2)	

Miscellaneous	Rent Payments: Under Section 6109 of the Internal Revenue Code, LL is required to provide T w/ the collect Taxpayer Identification Number (TIN) in order for T to file information returns to the IRS to report income paid to LL. Said W-9 form is included and LL shall return the form filled out upon Lease execution. (4th Amend, Sec. 4, Pg. 1)	Renewal
	Americans w/ Disabilities Act ("ADA"): Notwithstanding anything contained to the contrary in the Lease, LL shall be responsible for making the Property/Bldg/S/C and its Common Areas, including but not limited to the entrances and exits of the Premises, comply w/ all past, present, and future laws, ordinances or regulations during the term of the Lease Past, present and future laws, ordinances and regulations shall include but not be limited to all requirements of the Americans w/ Disabilities Act. (4th Amend, Sec. 8, Pg. 2)	
OEA Notes	No Lease Provision	Original Lease
Outparcel Restriction	No Lease Provision	Original Lease
Overtime HVAC	No Lease Provision	Original Lease
Parking	The parking area shall be limited to parking for customers of tenants of the S/C and T and its employees may not park in any portion of the parking area, except that portion designated or which may hereafter be designated as "Employees' Parking Area." If, after the second request of the LL, T and its employees vehicles shall be parked in area other those designed for employee parking, then T shall pay to LL on demand equal to \$10.00 per day of each day that such vehicles shall be parked in such non-designated areas. (Lease Amendment 03/07/2003, Sec. 14, Pg. 4; Lease, Sec. 7.2, Pg. 14)	Original Lease
Penalty for Violating Exclusive	T shall have no remedy for a violation of T's Exclusive Right including, but not limited to, any right of offset, rent reduction or Lease termination of all of the following occur: 1. Another tenant or occupant in the S/C violates a provision of its lease or license agreement regarding its premises, which provision either does not permit or specifically prohibits a use ("Prohibited Use") that violates T's Exclusive Use; and 2. LL provides notice of the lease or license agreement violation to such other tenant or occupant; and 3. LL commences an action (or arbitration, if required by such lease or license agreement)against such other agreement and to obtain Judicial Relief(= a temporary restraining order, preliminary injunction, order of eviction, other court order resulting from an arbitration proceeding enjoining the prohibited use; provided, however, LL shall not be required to appeal any adverse decision denying Judicial Relief). (Lease Amendment dated 03/07/2003, Sec. 8, Pg. 3)	Original Lease
Percentage Rent Information	No Lease Provision	Original Lease
Permitted Use	T shall use the Premises for the purpose of Tax preparation, tax school and such other products and services provided by H & R Block. (Lease, Sec. 1.7, 7.1, Pg. 2, 13-14)	Original Lease
Premises Notes	T leases from LL approximately 1,600 SF of gross floor area. (Lease, Sec. 1.2(B), Pg. 1)	Original Lease
Prohibited Use	T may not perform the following uses; (i) Funeral establishment; (ii) Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; (iii) Auction or bankruptcy sale. See lease for complete details. (Lease, Exh F)	Original Lease
Promotion Fund	No Lease Provision	Original Lease
Radius Restrictions	No Lease Provision	Original Lease
REA Notes	No Lease Provision	Original Lease
Real Estate Tax	PRS; T's PRS shall be in the same proportion as the total area of the Premises bears to the total number of SF of gross leasable floor area contained w/in all bldgs which are erected and completed in the S/C which at commencement shall be 1,600 SF divided by 120,436 SF or 1.32%. Denominator Exclusions: No Lease Provision. Estimates: T's Initial Real Estate Tax estimate charge shall be \$766.67/month. Billing Frequency: Monthly. Base Year: No Lease Provision. Admin Fee: Not to exceed 10% of the aggregate of the sum of CAM and Real Estate Taxes. CAP: No Lease Provision. Exclusion: Standard Exclusions. Reconciliation Deadline: W/in 90 days after the end of each CY, and following receipt of billings for Real Estate Taxes and Insurance, LL shall supply T with an itemized statement covering all costs and expenditures as enumerated above and a determination of T's PRS. Audit: TT shall have the right, upon written notice to LL, to audit LL's books w/in one (1) year from the date of a billing. If T's audit indicates T has overcharges, then an appropriate refund shall be made to T. (Lease Amendment dated 03/07/2003, Sec. 11, Pg. 4; Lease, Sec. 1.4(C), 4.3, Pg. 2, 7-8)	Original Lease
Real Estate Tax	T shall pay all items of additional rent, and other charges required to be paid pursuant to the Lease, including but not limited to, Common Area Maintenance, Insurance and Taxes, as provided for in the Lease. (4th Amend, Sec. 3, Pg. 1)	HoldOver
Real Estate Tax	T shall pay all items of additional rent, and other charges required to be paid pursuant to the Lease, including but not limited to, Common Area Maintenance, Insurance and Taxes, as provided for in the Lease. (4th Amend, Sec. 3, Pg. 1)	Renewal
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	No Lease Provision	Original Lease
Signage	Consent: T shall not place, alter, exhibit, inscribe, point, or affix any sign, awning, canopy, advertisement, notice or other lettering on any part of the outside of the Premises or of the bldg of which the Premises is a part, or inside the Premises if visible from the outside, w/out fast obtaining the LL's written approval thereof; which shall not be unreasonably withheld. Signage Rights: T shall have the right, at its option and at any time during the Lease, subject to LL's prior written consent, to change or modify any of its existing signage (electrical or otherwise), which is located on or about the interior or exterior of the Bldg and Premises. T shall be obligated to install at least one (1) sign in conformance w/, as well as any additional signs required by, such sign criteria. Pylon Sign: No Lease Provision. (2nd Amend, Sec. 5, Pg. 1; Lease, Sec. 6.5, Pg. 11)	Original Lease
Special Provisions	No Lease Provision	Original Lease

Storage	No Lease Provision	Original Lease
Subordination	The Lease is subordinate to any and all leases, mortgages or deeds of trust hereinafter placed upon the S/C, now or in the future, or any part thereof, and to all future modifications, consolidations, replacements, extensions and renewals of, and all amendments and supplements to said leases, mortgages or deeds of trust. (Lease, Sec. 10.2, Pg. 21)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	No Lease Provision	Original Lease
Tenant's Insurance Requirement	All Insurers must have a "A-VIII" or higher rating by AM Best. T's insurance shall meet LL's current minimum standards as follows: 1. General Liability limits minimum of \$1,000,000 per occurrence. 2. General Liability limits minimum of \$2,000,000 in aggregate. 3. General Liability policy must show evidence of Fire Legal Liability. 4. Auto Liability; owned, non-owned and hired, limits minimum of \$1,000,000 (if necessary). 5. Umbrella (Excess) Insurance minimum of \$5,000,000. 6. Worker's Compensation must have WC Statutory Limits. 7. Employers Liability policy limits minimum of \$1,000,000 for each accident. 8. Employers Liability policy limits minimum of \$1,000,000 for each disease - employee. 9. Employers Liability policy limits minimum of \$1,000,000 for each disease - policy limit. 10. Additional Insured endorsement of IRC Retail Centers LLC and IRC Woodland Heights, L.L.C., a Delaware limited liability company, ale endorsed as additional insured on liability policies and such insurance is primary non-contributory w/ any other insurance available to owner and property manager. Any and all references in the Lease to "LL" are hereby deemed to mean IRC Woodland Heights, L.L.C and IRC Retail Centers LLC, and each of their respective affiliates, successors, and assigns. 11. Dram Shop/Liquor Liability minimum of: \$1,000,000 per occurrence (if necessary). 12. Physical (a.k.a Content or Property) Damage Insurance. 13. Plate Glass Insurance provided that T shall have the right to self-insure for Plate Glass. (4th Amend, Sec. 5, Pg. 2)	HoldOver
Tenant's Insurance Requirement	All Insurers must have a "A-VIII" or higher rating by AM Best. T's insurance shall meet LL's current minimum standards as follows: 1. General Liability limits minimum of \$1,000,000 per occurrence. 2. General Liability limits minimum of \$2,000,000 in aggregate. 3. General Liability policy must show evidence of Fire Legal Liability. 4. Auto Liability; owned, non-owned and hired, limits minimum of \$1,000,000 (if necessary). 5. Umbrella (Excess) Insurance minimum of \$5,000,000. 6. Worker's Compensation must have WC Statutory Limits. 7. Employers Liability policy limits minimum of \$1,000,000 for each accident. 8. Employers Liability policy limits minimum of \$1,000,000 for each disease - employee. 9. Employers Liability policy limits minimum of \$1,000,000 for each disease - policy limit. 10. Additional Insured endorsement of IRC Retail Centers LLC and IRC Woodland Heights, L.L.C., a Delaware limited liability company, ale endorsed as additional insured on liability policies and such insurance is primary non-contributory w/ any other insurance available to owner and property manager. Any and all references in the Lease to "LL" are hereby deemed to mean IRC Woodland Heights, L.L.C and IRC Retail Centers LLC, and each of their respective affiliates, successors, and assigns. 11. Dram Shop/Liquor Liability minimum of: \$1,000,000 per occurrence (if necessary). 12. Physical (a.k.a Content or Property) Damage Insurance. 13. Plate Glass Insurance provided that T shall have the right to self-insure for Plate Glass. (4th Amend, Sec. 5, Pg. 2)	Renewal
Tenant's Insurance Requirement	Liability Insurance: W/ minimum limits of \$2,000,000 on account of bodily injuries to or death of one person, and \$2,000,000.00 on account of bodily injuries to or death of more than one person as the result of any one accident or disaster, \$2,000,000 on account of damage to property. Fire Legal Liability Insurance: In amounts sufficient to cover the replacements of the Premises and loss of use thereof. Plate Glass Insurance: T shall be responsible for keeping and maintaining the plate glass for the windows and doors in the Premises. Additional Insureds: LL and T. Cancellation: Each policy shall provide against cancellation w/out 30 days prior written notice the named insureds. (Lease Amendment dated 03/07/2003, Sec. 19, Pg. 5; Lease, Sec. 8.1(D), Pg. 17)	Original Lease
Term Notes	Lease Commencement: Lease shall commence on the date when LL shall deliver possession of the Premises to T. Lease Expiration: 04/30/2019. (3rd Amend, Sec. 1, Pg. 1; Lease, Sec. 3.1, Pg. 4)	Original Lease
Term Notes	The term of the Lease is hereby extended an additional three (3) years commencing on May 1, 2019 and expiring on April 30, 2022 ("ED"). (4th Amend, Sec. 1, Pg. 1)	HoldOver
Term Notes	The term of the Lease is hereby extended an additional three (3) years commencing on May 1, 2019 and expiring on April 30, 2022 ("ED"). (4th Amend, Sec. 1, Pg. 1)	Renewal
TT Maintenance	T shall keep and maintain in good order, condition and repair (including any such replacement, periodic painting, and restoration as is required for that purpose) the Premises and every part thereof exclusively serving the Premises any and all appurtenances hereto located. (Lease, Sec. 6.9, Pg. 13)	Original Lease
Utilities	Premises Utilities: T shall be responsible for and shall pay for all utilities used or consumed in or upon the Premises, and all sewer charges, as and when the charges therefor shall become due and payable. Separately Metered/Non Separately Metered: In the event any utility or utility services (such as water or sewage disposal) are furnished to T for which LL is billed directly or for which a lien could be filed against the Premises or any portion thereof, T shall at LL's request pay the cost thereof to LL as and when the charges thereof become due and payable; otherwise, T shall deliver original receipt bills to LL w/in 30 days after the same are due and payable w/out interest or penalty, except for LL's gross negligence at In no event shall LL be liable for any interruption or failure in the supply of any utilities to the Premises. Utilities, exclusive of water, shall be separately metered for H&R Block. T shall pay PRS of water use during the months in which T's business is in operation. (Lease, Sec. 4.6, Pg. 8-9, Rider, Sec. R-13)	Original Lease
Fifth Amendment Sec 1	Renewal	The term of the Lease is extended and additional three (3) years commencing May 1, 2022 and expiring April 30, 2025 ("Second Extension Period").

Contacts					
Role	Company	Name	Address	Phone	Email
A/P Contact Name		A/P Contact Name	No address Listed	(314) 392-2692 x (Office)	
Billing	c/o Cushman & Wakefield	H&R Block	575 Maryville Center Drive, Suite 600,St Louis,MO 63141	(847) 695-9830 x (Office)(314) 392-2701 x (Other 1)	hrbleaseadmin.mo.amer@cushwake.com
CAM	c/o Cushman & Wakefield	H&R Block	575 Maryville Center Drive, Suite 600,St Louis,MO 63141	(847) 695-9830 x (Office)(314) 392-2701 x (Other 1)	
Commercial Cafe Contact		H&R Block	No address Listed	(314) 392-2752 x (Office)	hrbleaseadmin.mo.amer@cushwake.com
Emergency Contact Name		Kevin O'sullivan	No address Listed	(847) 695-7395 x (Mobile)	
Emergency Contact Name		Ted Dolata	No address Listed	(630) 486-0389 x (Office)	
Gross Sales	c/o Cushman & Wakefield	H&R Block	575 Maryville Center Drive, Suite 600,St Louis,MO 63141	(847) 695-9830 x (Office)(314) 392-2701 x (Other 1)	
Notice	c/o Cushman & Wakefield	H&R Block	575 Maryville Center Drive, Suite 600,St Louis,MO 63141		
Other		H&R Block	1387 Danhof Dr.,Bolingbrook,IL 60490	(630) 930-3692 x (Office)(650) 560-1304 x (Other 1)	
Other		H&R Block -Off Season Access	No address Listed	(847) 385-8393 x (Office)	annamarie.hartley@hrblock.com
Store Contact		H&R Block Enterprises	No address Listed	(847) 345-5570 x (Office)	zoraine.moreno@hrblock.com
Store Contact		H&R Block Irving Park Rd	No address Listed	(630) 830-8115 x (Office)	
Taxes	c/o Cushman & Wakefield	H&R Block	575 Maryville Center Drive, Suite 600,St Louis,MO 63141	(847) 695-9830 x (Office)(314) 392-2701 x (Other 1)	

Lease : United States Postal Service (t0001410)

Lease Information

Name	United States Postal Service	Status	Current
DBA	U.S. Postal Service	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	MAILING/PACKAGING/SIGNS/POSTA L
Location	Woodland Heights	Contract Area	0.00 (GLA)
Customer	U.S. Postal Service	Area	10,150.00 (GLA)
Legal Entity	usall001	Annual Rent	usd 147,174.96
Base Currency	usd	Rent Per Area	usd 14.50
		Deposit	0.00
Primary Contact		Lease Term	From 12/1/1994 To 9/30/2023
Name	United States Postal Service		
Office Phone	(336) 665-2800 x		
Cell Phone			
E-Mail	connie.s.mccusker@usps.gov		

Space

Unit	Building	Floor	Area	Amendment Type
017		1	10,150.00	Original Lease

Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt	Amt Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
prev	Base Rent - Previous Owner	12/1/1994	6/4/1998	11,833.33	Monthly	Monthly	Flat Amt	usd		10,150.00	1.17 / Mo	0.00	Original Lease	017
brre	Base Rent - Retail	6/5/1998	11/30/1999	11,833.33	Monthly	Monthly	Flat Amt	usd		10,150.00	1.17 / Mo	0.00	Original Lease	017
brre	Base Rent - Retail	12/1/1999	9/30/2003	13,312.50	Monthly	Monthly	Flat Amt	usd		10,150.00	1.31 / Mo	0.00	Original Lease	017
brre	Base Rent - Retail	10/1/2003	9/30/2005	8,458.33	Monthly	Monthly	Flat Amt	usd		10,150.00	0.83 / Mo	0.00	Original Lease	017
brre	Base Rent - Retail	10/1/2005	9/30/2006	8,881.25	Monthly	Monthly	Flat Amt	usd		10,150.00	0.88 / Mo	0.00	Original Lease	017
brre	Base Rent - Retail	10/1/2006	9/30/2007	9,304.17	Monthly	Monthly	Flat Amt	usd		10,150.00	0.92 / Mo	0.00	Original Lease	017
brre	Base Rent - Retail	10/1/2007	9/30/2008	9,727.08	Monthly	Monthly	Flat Amt	usd		10,150.00	0.96 / Mo	0.00	Original Lease	017
brre	Base Rent - Retail	10/1/2008	9/30/2009	10,150.00	Monthly	Monthly	Flat Amt	usd		10,150.00	1.00 / Mo	0.00	Original Lease	017
brre	Base Rent - Retail	10/1/2009	9/30/2010	10,572.92	Monthly	Monthly	Flat Amt	usd		10,150.00	1.04 / Mo	0.00	Original Lease	017
brre	Base Rent - Retail	10/1/2010	9/30/2011	10,995.83	Monthly	Monthly	Flat Amt	usd		10,150.00	1.08 / Mo	0.00	Original Lease	017
brre	Base Rent - Retail	10/1/2011	9/30/2012	11,418.75	Monthly	Monthly	Flat Amt	usd		10,150.00	1.13 / Mo	0.00	Original Lease	017
brre	Base Rent - Retail	10/1/2012	9/30/2013	11,841.67	Monthly	Monthly	Flat Amt	usd		10,150.00	1.17 / Mo	0.00	Original Lease	017
brre	Base Rent - Retail	10/1/2013	9/30/2018	11,841.67	Monthly	Monthly	Flat Amt	usd		10,150.00	1.17 / Mo	0.00	Original Lease	017
brre	Base Rent - Retail	10/1/2018	9/30/2023	12,264.58	Monthly	Monthly	Flat Amt	usd	0.00	10,150.00	1.21 / Mo	0.00	Original Lease	017
brre	Base Rent - Retail	10/1/2023		12,264.58	Monthly	Monthly	Flat Amt	usd	0.00	10,150.00	1.21 / Mo	0.00	HoldOver	017
camt	CAM True-Up	3/1/1999	3/31/1999	13,659.02	Monthly	Monthly	Flat Amt	usd		10,150.00	1.35 / Mo	0.00	Original Lease	017
camt	CAM True-Up	2/1/2000	2/29/2000	31,692.28	Monthly	Monthly	Flat Amt	usd		10,150.00	3.12 / Mo	0.00	Original Lease	017
camt	CAM True-Up	3/1/2001	3/31/2001	41,090.75	Monthly	Monthly	Flat Amt	usd		10,150.00	4.05 / Mo	0.00	Original Lease	017
camt	CAM True-Up	2/1/2002	2/28/2002	50,125.25	Monthly	Monthly	Flat Amt	usd		10,150.00	4.94 / Mo	0.00	Original Lease	017

camt	CAM True-Up	2/1/2003	2/28/2003	45,891.68	Monthly	Monthly	Flat Amt	usd		10,150.00	4.52 / Mo	0.00	Original Lease	017
camt	CAM True-Up	3/1/2004	3/31/2004	42,872.88	Monthly	Monthly	Flat Amt	usd		10,150.00	4.22 / Mo	0.00	Original Lease	017
camt	CAM True-Up	1/1/2005	1/31/2005	28,379.28	Monthly	Monthly	Flat Amt	usd		10,150.00	2.80 / Mo	0.00	Original Lease	017
camt	CAM True-Up	2/1/2006	2/28/2006	24,446.15	Monthly	Monthly	Flat Amt	usd		10,150.00	2.41 / Mo	0.00	Original Lease	017
inst	Ins True-Up	12/1/1998	12/31/1998	506.40	Monthly	Monthly	Flat Amt	usd		10,150.00	0.05 / Mo	0.00	Original Lease	017
inst	Ins True-Up	12/1/1999	12/31/1999	1,768.40	Monthly	Monthly	Flat Amt	usd		10,150.00	0.17 / Mo	0.00	Original Lease	017
rcra	Rental Conc - Rent Abatements	10/1/2013	10/31/2013	-11,842.00	Monthly	Monthly	Flat Amt	usd		10,150.00	-1.17 / Mo	0.00	Original Lease	017
rcra	Rental Conc - Rent Abatements	10/1/2014	10/31/2014	-11,842.00	Monthly	Monthly	Flat Amt	usd		10,150.00	-1.17 / Mo	0.00	Original Lease	017
rcra	Rental Conc - Rent Abatements	10/1/2015	10/31/2015	-11,842.00	Monthly	Monthly	Flat Amt	usd		10,150.00	-1.17 / Mo	0.00	Original Lease	017
rcra	Rental Conc - Rent Abatements	10/1/2016	10/31/2016	-11,842.00	Monthly	Monthly	Flat Amt	usd		10,150.00	-1.17 / Mo	0.00	Original Lease	017
rcra	Rental Conc - Rent Abatements	10/1/2017	10/31/2017	-11,842.00	Monthly	Monthly	Flat Amt	usd	0.00	10,150.00	-1.17 / Mo	0.00	Original Lease	017
rett	RET True-Up	11/1/1998	11/30/1998	35,415.59	Monthly	Monthly	Flat Amt	usd		10,150.00	3.49 / Mo	0.00	Original Lease	017
rett	RET True-Up	2/1/1999	2/28/1999	34,356.14	Monthly	Monthly	Flat Amt	usd		10,150.00	3.38 / Mo	0.00	Original Lease	017
rett	RET True-Up	4/1/2000	4/30/2000	77,066.22	Monthly	Monthly	Flat Amt	usd		10,150.00	7.59 / Mo	0.00	Original Lease	017
rett	RET True-Up	4/1/2000	4/30/2000	56,119.94	Monthly	Monthly	Flat Amt	usd		10,150.00	5.53 / Mo	0.00	Original Lease	017
rett	RET True-Up	11/1/2000	11/30/2000	24,244.01	Monthly	Monthly	Flat Amt	usd		10,150.00	2.39 / Mo	0.00	Original Lease	017
rett	RET True-Up	2/1/2001	2/28/2001	25,883.40	Monthly	Monthly	Flat Amt	usd		10,150.00	2.55 / Mo	0.00	Original Lease	017
rett	RET True-Up	10/1/2001	10/31/2001	54,093.18	Monthly	Monthly	Flat Amt	usd		10,150.00	5.33 / Mo	0.00	Original Lease	017
rett	RET True-Up	2/1/2002	2/28/2002	39,988.33	Monthly	Monthly	Flat Amt	usd		10,150.00	3.94 / Mo	0.00	Original Lease	017
rett	RET True-Up	12/1/2002	12/31/2002	48,743.13	Monthly	Monthly	Flat Amt	usd		10,150.00	4.80 / Mo	0.00	Original Lease	017
rett	RET True-Up	2/1/2003	2/28/2003	43,417.46	Monthly	Monthly	Flat Amt	usd		10,150.00	4.28 / Mo	0.00	Original Lease	017
rett	RET True-Up	9/1/2003	9/30/2003	44,622.88	Monthly	Monthly	Flat Amt	usd		10,150.00	4.40 / Mo	0.00	Original Lease	017
rett	RET True-Up	5/1/2004	5/31/2004	39,269.40	Monthly	Monthly	Flat Amt	usd		10,150.00	3.87 / Mo	0.00	Original Lease	017
rett	RET True-Up	11/1/2004	11/30/2004	44,767.27	Monthly	Monthly	Flat Amt	usd		10,150.00	4.41 / Mo	0.00	Original Lease	017
rett	RET True-Up	2/1/2005	2/28/2005	26,934.18	Monthly	Monthly	Flat Amt	usd		10,150.00	2.65 / Mo	0.00	Original Lease	017
rett	RET True-Up	11/1/2005	11/30/2005	20,685.29	Monthly	Monthly	Flat Amt	usd		10,150.00	2.04 / Mo	0.00	Original Lease	017
rett	RET True-Up	9/1/2006	9/30/2006	49,438.40	Monthly	Monthly	Flat Amt	usd		10,150.00	4.87 / Mo	0.00	Original Lease	017

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brre	Base Rent - Retail	6/5/1998	11/30/1999								Original Lease	017
brre	Base Rent - Retail	12/1/1999	9/30/2003								Original Lease	017
brre	Base Rent - Retail	10/1/2003	9/30/2005								Original Lease	017
brre	Base Rent - Retail	10/1/2005	9/30/2006								Original Lease	017
brre	Base Rent - Retail	10/1/2006	9/30/2007								Original Lease	017

brre	Base Rent - Retail	10/1/2007	9/30/2008	Original Lease	017
brre	Base Rent - Retail	10/1/2008	9/30/2009	Original Lease	017
brre	Base Rent - Retail	10/1/2009	9/30/2010	Original Lease	017
brre	Base Rent - Retail	10/1/2010	9/30/2011	Original Lease	017
brre	Base Rent - Retail	10/1/2011	9/30/2012	Original Lease	017
brre	Base Rent - Retail	10/1/2012	9/30/2013	Original Lease	017
brre	Base Rent - Retail	10/1/2013	9/30/2018	Original Lease	017
brre	Base Rent - Retail	10/1/2018	9/30/2023	Original Lease	017
brre	Base Rent - Retail	10/1/2023		HoldOver	017
camt	CAM True-Up	3/1/1999	3/31/1999	Original Lease	017
camt	CAM True-Up	2/1/2000	2/29/2000	Original Lease	017
camt	CAM True-Up	3/1/2001	3/31/2001	Original Lease	017
camt	CAM True-Up	2/1/2002	2/28/2002	Original Lease	017
camt	CAM True-Up	2/1/2003	2/28/2003	Original Lease	017
camt	CAM True-Up	3/1/2004	3/31/2004	Original Lease	017
camt	CAM True-Up	1/1/2005	1/31/2005	Original Lease	017
camt	CAM True-Up	2/1/2006	2/28/2006	Original Lease	017
inst	Ins True-Up	12/1/1998	12/31/1998	Original Lease	017
inst	Ins True-Up	12/1/1999	12/31/1999	Original Lease	017
prev	Base Rent - Previous Owner	12/1/1994	6/4/1998	Original Lease	017
rcra	Rental Conc - Rent Abatements	10/1/2013	10/31/2013	Original Lease	017
rcra	Rental Conc - Rent Abatements	10/1/2014	10/31/2014	Original Lease	017
rcra	Rental Conc - Rent Abatements	10/1/2015	10/31/2015	Original Lease	017
rcra	Rental Conc - Rent Abatements	10/1/2016	10/31/2016	Original Lease	017
rcra	Rental Conc - Rent Abatements	10/1/2017	10/31/2017	Original Lease	017
rett	RET True-Up	11/1/1998	11/30/1998	Original Lease	017
rett	RET True-Up	2/1/1999	2/28/1999	Original Lease	017
rett	RET True-Up	4/1/2000	4/30/2000	Original Lease	017
rett	RET True-Up	4/1/2000	4/30/2000	Original Lease	017
rett	RET True-Up	11/1/2000	11/30/2000	Original Lease	017

rett	RET True-Up	2/1/2001	2/28/2001								Original Lease	017
rett	RET True-Up	10/1/2001	10/31/2001								Original Lease	017
rett	RET True-Up	2/1/2002	2/28/2002								Original Lease	017
rett	RET True-Up	12/1/2002	12/31/2002								Original Lease	017
rett	RET True-Up	2/1/2003	2/28/2003								Original Lease	017
rett	RET True-Up	9/1/2003	9/30/2003								Original Lease	017
rett	RET True-Up	5/1/2004	5/31/2004								Original Lease	017
rett	RET True-Up	11/1/2004	11/30/2004								Original Lease	017
rett	RET True-Up	2/1/2005	2/28/2005								Original Lease	017
rett	RET True-Up	11/1/2005	11/30/2005								Original Lease	017
rett	RET True-Up	9/1/2006	9/30/2006								Original Lease	017

Recovery

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Original Lease	017	retax	_retaxes	Real Estate Tax Expenses	12/1/1994	9/30/2023	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	Y	N				0.00		0.00		GLA		GLA	
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Original Lease	017	operexp	_insur	Insurance Expenses	12/1/1994	9/30/2023	12		0.00	0.00	8.43	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	Y	N				0.00		0.00		GLA		GLA	
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Original Lease	017	operexp	_mgmtfee	Management Fees	12/1/1994	9/30/2023	12		0.00	0.00	8.43	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	Y	N				0.00		0.00		GLA		GLA	
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Original Lease	017	operexp	_securty	Security Expenses	12/1/1994	9/30/2023	12		0.00	0.00	8.43	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	Y	N				0.00		0.00		GLA		GLA	
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Original Lease	017	operexp	_snow	Snow Expenses	12/1/1994	9/30/2023	12		0.00	0.00	8.43	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	Y	N				0.00		0.00		GLA		GLA	

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Original Lease	017	operexp	_utility	Utility Expenses	12/1/1994	9/30/2023	12		0.00	0.00	8.43	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	Y	N				0.00		0.00		GLA		GLA	
Original Lease	017	operexp	_water2	Water - Spl Allocation	12/1/1994	9/30/2023	12		0.00	0.00	8.43	8.43	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	Y	N				0.00		0.00		GLA		GLA	
Original Lease	017	operexp	_admin	Operational Expenses	12/1/1994	9/30/2023	12		0.00	0.00	8.43	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	Y	N				0.00		0.00		GLA		GLA	
Original Lease	017	operexp	_bldgexp	Building Expenses	12/1/1994	9/30/2023	12		0.00	0.00	8.43	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	Y	N				0.00		0.00		GLA		GLA	
Original Lease	017	operexp	_camextr	CAM Exterior Expenses	12/1/1994	9/30/2023	12		0.00	0.00	8.43	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	Y	N				0.00		0.00		GLA		GLA	
Original Lease	017	operexp	_camintr	CAM Interior Expenses	12/1/1994	9/30/2023	12		0.00	0.00	8.43	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	Y	N				0.00		0.00		GLA		GLA	
Original Lease	017	operexp	_capamrt	Capital Replacement Amort	12/1/1994	9/30/2023	12		0.00	0.00	8.43	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	Y	N				0.00		0.00		GLA		GLA	
Original Lease	017	operexp	_fire	Fire Expenses	12/1/1994	9/30/2023	12		0.00	0.00	8.43	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group		CAP Inc %		Recovery Factor %		Numerator		Denominator	
	Y	N				0.00		0.00		GLA		GLA	

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
HoldOver		Activated	0	10/1/2023		017
Original Lease	Original Lease	Superseded	346	12/1/1994	9/30/2023	017

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
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Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Tenant Restrictions	No Lease Provision	HoldOver
	Tenant Restrictions	No Lease Provision	Original Lease
	Abatement	LL agrees to 5 month's rent abatement = \$59,210.00. This is \$11,842.00 for each of the following months: October 2013, October 2014, October 2015, October 2016, October 2017. (Lease Renewal dated 11/22/2013, Addendum, Sec. 1)	HoldOver
	Abatement	LL agrees to 5 month's rent abatement = \$59,210.00. This is \$11,842.00 for each of the following months: October 2013, October 2014, October 2015, October 2016, October 2017. (Lease Renewal dated 11/22/2013, Addendum, Sec. 1)	Original Lease
	Access	LL or LL's agents shall have the right to enter the Premises at all reasonable times to examine the same, and to show to prospective purchasers or tenants of the Bldg and the Premises, and to make such repairs, structural alterations, improvements or additions as LL may deem necessary or desirable, provided however that the LL shall first obtain the approval shall not be unreasonably withheld) and all such entries shall be w/ the escort of said Postmaster or agent, and LL shall be allowed to take all material necessary to make such repairs, alterations, improvements, additions unto and upon said premises that may be required w/out the same constituting an eviction of T in whole or in part and the rent shall in no way abate while said repairs, alterations, improvements or additions are being made, by reason of loss or interruptions of business of T, or otherwise. (Lease, Sec. 22, Pg. 15)	HoldOver
	Access	LL or LL's agents shall have the right to enter the Premises at all reasonable times to examine the same, and to show to prospective purchasers or tenants of the Bldg and the Premises, and to make such repairs, structural alterations, improvements or additions as LL may deem necessary or desirable, provided however that the LL shall first obtain the approval shall not be unreasonably withheld) and all such entries shall be w/ the escort of said Postmaster or agent, and LL shall be allowed to take all material necessary to make such repairs, alterations, improvements, additions unto and upon said premises that may be required w/out the same constituting an eviction of T in whole or in part and the rent shall in no way abate while said repairs, alterations, improvements or additions are being made, by reason of loss or interruptions of business of T, or otherwise. (Lease, Sec. 22, Pg. 15)	Original Lease
	Assignment/Sublease	Consent: T will obtain from LL consent to any assignment; said consent shall not be unreasonably withheld. Permitted Transfer: No Lease Provision Assignment Fee: T shall pay to LL a transfer fee of \$2,000.00 upon delivery of T's request to assign the Lease in order to reimburse LL for all its internal costs and expenses incurred w/ respect to Transfer. Profit Sharing: 100% Recapture Rights: No Lease Provision Lease, Sec. 18(D), Pg. 10; Lease Renewal dated 11/22/2013, Addendum, Sec. 3, 5)	HoldOver
	Assignment/Sublease	Consent: T will obtain from LL consent to any assignment; said consent shall not be unreasonably withheld. Permitted Transfer: No Lease Provision Assignment Fee: T shall pay to LL a transfer fee of \$2,000.00 upon delivery of T's request to assign the Lease in order to reimburse LL for all its internal costs and expenses incurred w/ respect to Transfer. Profit Sharing: 100% Recapture Rights: No Lease Provision Lease, Sec. 18(D), Pg. 10; Lease Renewal dated 11/22/2013, Addendum, Sec. 3, 5)	Original Lease
	Base Rent	Rent Changeover Day: Payable in equal installments at the end of each calendar month. Proration: No Lease Provision Lease Year: No Lease Provision Prepaid Rent: No Lease Provision (Lease Renewal dated 11/22/2013, Sec. 3)	HoldOver
	Base Rent	Rent Changeover Day: Payable in equal installments at the end of each calendar month. Proration: No Lease Provision Lease Year: No Lease Provision Prepaid Rent: No Lease Provision (Lease Renewal dated 11/22/2013, Sec. 3)	Original Lease
	Brokers	TT's Broker: CBRE, Inc. (Lease Renewal dated 11/22/2013, Addendum, Sec. 2)	HoldOver
	Brokers	TT's Broker: CBRE, Inc. (Lease Renewal dated 11/22/2013, Addendum, Sec. 2)	Original Lease

CAM Notes	PRS: T agrees to pay as additional rent a pro-rata share 8.43% of the LL's annual cost for the maintenance and repair of the common areas of the shopping center. Denominator Exclusions: No Lease Provision. Estimates and its frequency: T will pay to LL the annual charges for Common Area Maintenance in annual installments on the 15th day after the first day of each Lease Year. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: Administrative charges in the amount of 8.43% of the total costs of operating and maintaining the Common Areas (exclusive of such administrative charges). CAP and its Exclusions: No Lease Provision. Capital Expense: No Lease Provision. Exclusions: No Lease Provision. Reconciliation Deadline: After the end of each Lease Year. Audit Right: T may, upon reasonable notice, examine the LL's records at the office of the LL during ordinary business hours to verify the reconciliation statement(s) along w/ supporting documentation. Such examination shall not excuse or delay the timely payment by the Postal Service of its PRS of common area expenses for a given year as invoiced by the LL, or the timely credit by the LL of any overpayment by the Postal Service of expenses for a given year. (Lease Renewal dated 11/22/2013, Addendum, Sec. 7, CAM Addendum, Part 1, Pg. 2)	HoldOver
CAM Notes	PRS: T agrees to pay as additional rent a pro-rata share 8.43% of the LL's annual cost for the maintenance and repair of the common areas of the shopping center. Denominator Exclusions: No Lease Provision. Estimates and its frequency: T will pay to LL the annual charges for Common Area Maintenance in annual installments on the 15th day after the first day of each Lease Year. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: Administrative charges in the amount of 8.43% of the total costs of operating and maintaining the Common Areas (exclusive of such administrative charges). CAP and its Exclusions: No Lease Provision. Capital Expense: No Lease Provision. Exclusions: No Lease Provision. Reconciliation Deadline: After the end of each Lease Year. Audit Right: T may, upon reasonable notice, examine the LL's records at the office of the LL during ordinary business hours to verify the reconciliation statement(s) along w/ supporting documentation. Such examination shall not excuse or delay the timely payment by the Postal Service of its PRS of common area expenses for a given year as invoiced by the LL, or the timely credit by the LL of any overpayment by the Postal Service of expenses for a given year. (Lease Renewal dated 11/22/2013, Addendum, Sec. 7, CAM Addendum, Part 1, Pg. 2)	Original Lease
Co-Tenancy	No Lease Provision	HoldOver
Co-Tenancy	No Lease Provision	Original Lease
Default	Monetary: 20 days after notice from LL to T. Non-Monetary: 20 days after notice from LL to T. (Lease, Rider, Sec. 21(D), Pg. 13)	HoldOver
Default	Monetary: 20 days after notice from LL to T. Non-Monetary: 20 days after notice from LL to T. (Lease, Rider, Sec. 21(D), Pg. 13)	Original Lease
Estoppel	At any time and from time to time, T agrees, upon request in writing from LL. (Lease, Sec. 32, Pg. 17)	HoldOver
Estoppel	At any time and from time to time, T agrees, upon request in writing from LL. (Lease, Sec. 32, Pg. 17)	Original Lease
Exclusives	No Lease Provision	HoldOver
Exclusives	No Lease Provision	Original Lease
Go Dark Right	No Lease Provision	HoldOver
Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	No Lease Provision	HoldOver
Guar/L.C./Indem.	No Lease Provision	Original Lease
Holdover	T shall have no holdover rights unless a fully executed Lease between the LL and the T is in place to take effect upon the termination of the Lease. (Lease, Sec. 47, Pg. 21)	HoldOver
Holdover	T shall have no holdover rights unless a fully executed Lease between the LL and the T is in place to take effect upon the termination of the Lease. (Lease, Sec. 47, Pg. 21)	Original Lease
Insurance	PRS: 16.72320%. Denominator Exclusions: No Lease Provision. Estimates and its frequency: No Lease Provision. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusions: No Lease Provision. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease Provision. (Lease, Rider, Sec. 17(H), 7)	HoldOver
Insurance	PRS: 16.72320%. Denominator Exclusions: No Lease Provision. Estimates and its frequency: No Lease Provision. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusions: No Lease Provision. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease Provision. (Lease, Rider, Sec. 17(H), 7)	Original Lease
Landlord Restrictions	No Lease Provision	HoldOver
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Work	No Lease Provision	HoldOver
Landlord Work	No Lease Provision	Original Lease
Late Fee	Late Charge: No Lease Provision. Interest: Any rent or other charges which shall not be paid when due shall bear interest at the Lease Interest Rate from the date from when the same is payable under the terms of the Lease until the date the same shall be paid. The term "Lease Interest Rate" when used shall be defined as 2% over and above the base and/or prime rate of interest as announced from time to time by American National Bank and Trust Company of Chicago. NSF Fee: No Lease Provision. (Lease, Sec. 38, Pg. 18)	HoldOver

Late Fee	Late Charge: No Lease Provision. Interest: Any rent or other charges which shall not be paid when due shall bear interest at the Lease Interest Rate from the date from when the same is payable under the terms of the Lease until the date the same shall be paid. The term "Lease Interest Rate" when used shall be defined as 2% over and above the base and/or prime rate of interest as announced from time to time by American National Bank and Trust Company of Chicago. NSF Fee: No Lease Provision. (Lease, Sec. 38, Pg. 18)	Original Lease
List of Documents	1. Lease dated 12/01/1994. 2. Lease Amendment dated 06/01/2003, modifies square foot and extends the Term and Rent 3. Lease dated 06/06/2008, Extends the Term and Rent. 4. Lease dated 11/22/2013, Extends the Term and Rent and Attached the current Lease Provisions.	HoldOver
List of Documents	1. Lease dated 12/01/1994. 2. Lease Amendment dated 06/01/2003, modifies square foot and extends the Term and Rent 3. Lease dated 06/06/2008, Extends the Term and Rent. 4. Lease dated 11/22/2013, Extends the Term and Rent and Attached the current Lease Provisions.	Original Lease
LL Maintenance	LL at its expense to keep the structural portions of the underground foundations and roof, including the roof membrane of the Lease Premises and the structural portions of the concrete floors and exterior walls in good repair and condition, unless any necessary work is required. (Lease, Rider, Sec. 15, Pg. 5)	HoldOver
LL Maintenance	LL at its expense to keep the structural portions of the underground foundations and roof, including the roof membrane of the Lease Premises and the structural portions of the concrete floors and exterior walls in good repair and condition, unless any necessary work is required. (Lease, Rider, Sec. 15, Pg. 5)	Original Lease
Miscellaneous	No Lease Provision	HoldOver
Miscellaneous	No Lease Provision	Original Lease
OEA Notes	No Lease Provision	HoldOver
OEA Notes	No Lease Provision	Original Lease
Outparcel Restriction	No Lease Provision	HoldOver
Outparcel Restriction	No Lease Provision	Original Lease
Overtime HVAC	No Lease Provision	HoldOver
Overtime HVAC	No Lease Provision	Original Lease
Parking	69 Parking spaces 11,178, and 11 Additional parking spaces 1,782. Postal Service customers, agents, employees and invitees shall also have use of all areas providing access or services to the Premises, including but not limited to driveways, parking, walkways, entries and service areas. (Lease Renewal dated 11/22/2013, Sec.1, Pg. 1)	HoldOver
Parking	69 Parking spaces 11,178, and 11 Additional parking spaces 1,782. Postal Service customers, agents, employees and invitees shall also have use of all areas providing access or services to the Premises, including but not limited to driveways, parking, walkways, entries and service areas. (Lease Renewal dated 11/22/2013, Sec.1, Pg. 1)	Original Lease
Penalty for Violating Exclusive	No Lease Provision	HoldOver
Penalty for Violating Exclusive	No Lease Provision	Original Lease
Percentage Rent Information	No Lease Provision	HoldOver
Percentage Rent Information	No Lease Provision	Original Lease
Permitted Use	T shall use Premises solely for postal activities. T will not use of permit or suffer the use of the Premises for any other business or purpose. (Lease, Rider, Sec. 8, Pg. 3)	HoldOver
Permitted Use	T shall use Premises solely for postal activities. T will not use of permit or suffer the use of the Premises for any other business or purpose. (Lease, Rider, Sec. 8, Pg. 3)	Original Lease
Premises Notes	10,150 SF Gross floor area. (Lease Renewal dated 11/22/2013, Sec.1, Pg. 1)	HoldOver
Premises Notes	10,150 SF Gross floor area. (Lease Renewal dated 11/22/2013, Sec.1, Pg. 1)	Original Lease
Prohibited Use	No Lease Provision	HoldOver
Prohibited Use	No Lease Provision	Original Lease
Promotion Fund	No Lease Provision	HoldOver
Promotion Fund	No Lease Provision	Original Lease
Radius Restrictions	No Lease Provision	HoldOver
Radius Restrictions	No Lease Provision	Original Lease
REA Notes	No Lease Provision	HoldOver
REA Notes	No Lease Provision	Original Lease

Real estate Tax	PRS: T agrees to pay as additional rent a pro-rata share 8.43% of the LL's annual cost for the maintenance and repair of the common areas of the shopping center. Denominator Exclusions: No Lease Provision. Estimates and its frequency: No Lease Provision. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease Provision. LL may submit not more than request for reimbursement in any calendar year, irrespective of the number of taxing authorities included; and reimbursement will be made not more than bi-annually by the Postal Service. Taxes will be billed twice annually and billed to tenant w/in 18 months after payment. (Lease Renewal dated 11/22/2013, Tax Rider, Pg. 1)	HoldOver
Real estate Tax	PRS: T agrees to pay as additional rent a pro-rata share 8.43% of the LL's annual cost for the maintenance and repair of the common areas of the shopping center. Denominator Exclusions: No Lease Provision. Estimates and its frequency: No Lease Provision. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease Provision. LL may submit not more than request for reimbursement in any calendar year, irrespective of the number of taxing authorities included; and reimbursement will be made not more than bi-annually by the Postal Service. Taxes will be billed twice annually and billed to tenant w/in 18 months after payment. (Lease Renewal dated 11/22/2013, Tax Rider, Pg. 1)	Original Lease
Sales Kickout	No Lease Provision	HoldOver
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	No Lease Provision	HoldOver
Security Deposit	No Lease Provision	Original Lease
Signage	No Lease Provision	HoldOver
Signage	No Lease Provision	Original Lease
Special Provisions	No Lease Provision	HoldOver
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	HoldOver
Storage	No Lease Provision	Original Lease
Subordination	If, by foreclosure or deed of conveyance or any other transfer of LL's interest in the Premises, another party becomes the owner of the LL's interest in the Premises, so long as the T is not in default, its possession of the Premises shall not be disturbed. T agrees to attorn to and recognize such new owner for all purposes in place and instead of the LL names in the Lease. (Lease, Rider, Sec. 42, pg. 19)	HoldOver
Subordination	If, by foreclosure or deed of conveyance or any other transfer of LL's interest in the Premises, another party becomes the owner of the LL's interest in the Premises, so long as the T is not in default, its possession of the Premises shall not be disturbed. T agrees to attorn to and recognize such new owner for all purposes in place and instead of the LL names in the Lease. (Lease, Rider, Sec. 42, pg. 19)	Original Lease
Tenant Approval	No Lease Provision	HoldOver
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	No Lease Provision	HoldOver
Tenant Improvement Allow.	No Lease Provision	Original Lease
Tenant's Insurance Requirement	No Lease Provision	HoldOver
Tenant's Insurance Requirement	No Lease Provision	Original Lease
Term Notes	Lease Commencement Date: 12/01/1994. Rent Commencement Date: 12/01/1994. Expiration Date: 09/30/2018. (Lease, Sec. 3, Pg. 1; Lease Renewal Letter dated 11/22/2013, Sec. 2)	HoldOver
Term Notes	Lease Commencement Date: 12/01/1994. Rent Commencement Date: 12/01/1994. Expiration Date: 09/30/2018. (Lease, Sec. 3, Pg. 1; Lease Renewal Letter dated 11/22/2013, Sec. 2)	Original Lease
TT Maintenance	T shall, at T's sole cost and expense, keep the entire Premises in good repair, maintaining the Premises at all time in a first class manner, including fire protection system, pipes, plumbing, conduit, all glass, store fronts, electric wiring, air-conditioning and heating equipment, boilers, motors, engines, tanks, machinery, equipment, fixtures, appliances, furniture, floor coverings, interior walls, wall coverings, ceilings, d?cor, partitions, doors, entrance-ways, bathrooms, dressing rooms and doors, entrance-ways, bathrooms, dressing rooms and appurtenances installed for the use and T shall, at T's sole cost and expense make as and when needed all repairs in or about the Lease Premises. HVAC: T shall provide copies of current service contract for the cleaning /changing filters and servicing of the HVAC unit(s) serving the premises. It is agreed by both parties that the Postal Service is in possession of the lease premises and is responsible for maintaining all HVAC systems. (Lease, Sec.17(D(1), 6-7; Lease Renewal dated 11/22/2013, Rider, Sec. 4)	HoldOver

TT Maintenance	T shall, at T's sole cost and expense, keep the entire Premises in good repair, maintaining the Premises at all time in a first class manner, including fire protection system, pipes, plumbing, conduit, all glass, store fronts, electric wiring, air-conditioning and heating equipment, boilers, motors, engines, tanks, machinery, equipment, fixtures, appliances, furniture, floor coverings, interior walls, wall coverings, ceilings, d?cor, partitions, doors, entrance-ways, bathrooms, dressing rooms and doors, entrance-ways, bathrooms, dressing rooms and appurtenances installed for the use and T shall, at T's sole cost and expense make as and when needed all repairs in or about the Lease Premises. HVAC: T shall provide copies of current service contract for the cleaning /changing filters and servicing of the HVAC unit(s) serving the premises. It is agreed by both parties that the Postal Service is in possession of the lease premises and is responsible for maintaining all HVAC systems. (Lease, Sec.17(D(1), 6-7; Lease Renewal dated 11/22/2013, Rider, Sec. 4)	Original Lease
Utilities	Premises Utilities: T agrees that throughout the term of the Lease or for such period prior to the term that T has the right of possession of the Premises, it will provide and when due, pay at T's sole cost and expense, all utility charges or used in connection w/ the Lease Premises, including water, gas, electric, sewer and telephone including all deposits, meter fees, and including all utility charges used in the operation of T's heating, ventilating and air-conditioning system. Separately Metered/Non Separately Metered: LL must furnish a potable water system in good working order, in accordance w/ the Maintenance Rider, during the continuance of the Lease. The Postal Service pays for all recurring water bills during the continuance of the Lease, provided a separate meter or separate invoice is furnished by the appropriate authority. LL must furnish a sewer system in good working order, in accordance w/ the Maintenance Rider, during the continuance of the Lease. The Postal Service pays for all recurring sewer bills during the continuance of the Lease, provided a separate meter, or separate invoice is furnished by the appropriate authority. (Lease Rider, Sec. 14, pg. 5; Lease Renewal dated 11/22/2013, Utilities Rider, Sec. 5-6, Pg. 2)	HoldOver
Utilities	Premises Utilities: T agrees that throughout the term of the Lease or for such period prior to the term that T has the right of possession of the Premises, it will provide and when due, pay at T's sole cost and expense, all utility charges or used in connection w/ the Lease Premises, including water, gas, electric, sewer and telephone including all deposits, meter fees, and including all utility charges used in the operation of T's heating, ventilating and air-conditioning system. Separately Metered/Non Separately Metered: LL must furnish a potable water system in good working order, in accordance w/ the Maintenance Rider, during the continuance of the Lease. The Postal Service pays for all recurring water bills during the continuance of the Lease, provided a separate meter or separate invoice is furnished by the appropriate authority. LL must furnish a sewer system in good working order, in accordance w/ the Maintenance Rider, during the continuance of the Lease. The Postal Service pays for all recurring sewer bills during the continuance of the Lease, provided a separate meter, or separate invoice is furnished by the appropriate authority. (Lease Rider, Sec. 14, pg. 5; Lease Renewal dated 11/22/2013, Utilities Rider, Sec. 5-6, Pg. 2)	Original Lease

Contacts

Role	Company	Name	Address	Phone	Email
Billing		United States Postal Service	PO Box 27497, Greensboro, NC 27498-1103	(336) 665-2800 x (Office)	connie.s.mccusker@usps.gov
CAM		United States Postal Service	No address Listed		uspsleasing@usps.gov
Commercial Cafe Contact	United States Postal Service	Connie S Mccusker - Greensboro	No address Listed		connie.s.mccusker@usps.gov
Emergency Contact Name		Carrie Koutsogiannakis	No address Listed	(630) 915-9302 x (Home)	
Emergency Contact Name		Jessica Martin	No address Listed	(336) 544-3821 x (Office)	jessica.a.martin2@usps.gov
Emergency Contact Name		Maryann Cecille	No address Listed	(630) 837-3366 x (Mobile)	
Gross Sales		United States Postal Service	United States Postal Service, Greensboro, NC 27498-1103	(336) 665-2800 x (Office)	
Insurance		Stan Wei	No address Listed	(630) 260-5482 x (Office)	
Other		Great Lakes Area Facilites Service	62 Stratford Drive, Bloomingdale, IL 60117-7000		
Store Contact		Chris Lily	No address Listed	(630) 837-3500 x (Office)	
Store Contact		Sue Smith	115 E Irving Park Rd Unit 17, Streamwood, IL 60107	(630) 837-3500 x (Office)(630) 837-5871 x (Other 1)	
Taxes	United States Postal Service	Connie S. McCusker - Greensboro	7029 Albert Pick Road, Suite 300, Greensboro, NC 27497-1103	(336) 665-2833 x (Office)	connie.s.mccusker@usps.gov

Lease : Prestige Dental, P.C (t0001658)

Lease Information

Name	Prestige Dental, P.C	Status	Current
DBA	Prestige Dental	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	MEDICAL OFFICE
Location	Woodland Heights	Contract Area	2,650.00 (GLA)
Customer	Prestige Dental	Area	2,650.00 (GLA)
Legal Entity	usall001	Annual Rent	usd 48,203.52
Base Currency	usd	Rent Per Area	usd 18.19
Primary Contact		Deposit	6,183.34
Name	Prestige Dental	Lease Term	From 6/14/2007 To 10/31/2028
Office Phone			
Cell Phone			
E-Mail	prestigedental@hotmail.com		

Space

Unit	Building	Floor	Area	Amendment Type
016		1	2,650.00	Renewal

Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt	Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
brre	Base Rent - Retail	6/14/2007	10/31/2014	3,091.67	Monthly	Monthly	Flat Amt	usd		2,650.00	1.17 / Mo	0.00	Original Lease	016
brre	Base Rent - Retail	11/1/2014	10/31/2021	3,524.50	Monthly	Monthly	Flat Amt	usd		2,650.00	1.33 / Mo	0.00	Original Lease	016
brre	Base Rent - Retail	11/1/2021	10/31/2028	4,016.96	Monthly	Monthly	Flat Amt	usd	0.00	2,650.00	1.52 / Mo	0.00	Renewal	016
came	CAM Estimated Escrow	10/14/2007	3/31/2008	362.17	Monthly	Monthly	Flat Amt	usd		2,650.00	0.14 / Mo	0.00	Original Lease	016
came	CAM Estimated Escrow	4/1/2008	2/28/2010	432.04	Monthly	Monthly	Flat Amt	usd		2,650.00	0.16 / Mo	0.00	Original Lease	016
came	CAM Estimated Escrow	8/1/2008	12/31/2008	282.63	Monthly	Monthly	Flat Amt	usd		2,650.00	0.11 / Mo	0.00	Original Lease	016
came	CAM Estimated Escrow	2/1/2010	2/28/2010	-9.00	Monthly	Monthly	Flat Amt	usd		2,650.00	0.00 / Mo	0.00	Original Lease	016
came	CAM Estimated Escrow	3/1/2010	2/28/2011	427.54	Monthly	Monthly	Flat Amt	usd		2,650.00	0.16 / Mo	0.00	Original Lease	016
came	CAM Estimated Escrow	2/1/2011	2/28/2011	-7.42	Monthly	Monthly	Flat Amt	usd		2,650.00	0.00 / Mo	0.00	Original Lease	016
came	CAM Estimated Escrow	3/1/2011	9/30/2012	423.83	Monthly	Monthly	Flat Amt	usd		2,650.00	0.16 / Mo	0.00	Original Lease	016
came	CAM Estimated Escrow	10/1/2012	2/28/2013	456.92	Monthly	Monthly	Flat Amt	usd		2,650.00	0.17 / Mo	0.00	Original Lease	016
came	CAM Estimated Escrow	3/1/2013	8/31/2013	434.91	Monthly	Monthly	Flat Amt	usd		2,650.00	0.16 / Mo	0.00	Original Lease	016
came	CAM Estimated Escrow	9/1/2013	2/28/2014	434.91	Monthly	Monthly	Flat Amt	usd		2,650.00	0.16 / Mo	0.00	Original Lease	016
came	CAM Estimated Escrow	2/1/2014	2/28/2014	324.68	Monthly	Monthly	Flat Amt	usd		2,650.00	0.12 / Mo	0.00	Original Lease	016
came	CAM Estimated Escrow	3/1/2014	2/28/2015	597.25	Monthly	Monthly	Flat Amt	usd		2,650.00	0.23 / Mo	0.00	Original Lease	016
came	CAM Estimated Escrow	3/1/2015	10/31/2018	997.24	Monthly	Monthly	Flat Amt	usd		2,650.00	0.38 / Mo	0.00	Original Lease	016
came	CAM Estimated Escrow	11/1/2018	8/31/2019	838.08	Monthly	Monthly	Flat Amt	usd	0.00	2,650.00	0.32 / Mo	0.00	Original Lease	016
came	CAM Estimated Escrow	9/1/2019	10/31/2021	1,159.83	Monthly	Monthly	Flat Amt	usd	0.00	2,650.00	0.44 / Mo	0.00	Original Lease	016
came	CAM Estimated Escrow	11/1/2021	12/31/2022	1,159.83	Monthly	Monthly	Flat Amt	usd	0.00	2,650.00	0.44 / Mo	0.00	Renewal	016
came	CAM Estimated Escrow	1/1/2023	10/31/2028	827.71	Monthly	Monthly	Flat Amt	usd	0.00	2,650.00	0.31 / Mo	0.00	Renewal	016
rete	Real Estate Tax Escrow	10/14/2007	11/30/2008	1,172.63	Monthly	Monthly	Flat Amt	usd		2,650.00	0.44 / Mo	0.00	Original Lease	016
rete	Real Estate Tax Escrow	12/1/2008	12/31/2009	1,267.57	Monthly	Monthly	Flat Amt	usd		2,650.00	0.48 / Mo	0.00	Original Lease	016
rete	Real Estate Tax Escrow	12/1/2009	12/31/2009	225.12	Monthly	Monthly	Flat Amt	usd		2,650.00	0.08 / Mo	0.00	Original Lease	016
rete	Real Estate Tax Escrow	1/1/2010	11/30/2011	1,286.33	Monthly	Monthly	Flat Amt	usd		2,650.00	0.49 / Mo	0.00	Original Lease	016
rete	Real Estate Tax Escrow	12/1/2011	8/31/2012	1,325.13	Monthly	Monthly	Flat Amt	usd		2,650.00	0.50 / Mo	0.00	Original Lease	016
rete	Real Estate Tax Escrow	9/1/2012	8/31/2013	1,170.82	Monthly	Monthly	Flat Amt	usd		2,650.00	0.44 / Mo	0.00	Original Lease	016
rete	Real Estate Tax Escrow	9/1/2013	8/31/2014	1,384.81	Monthly	Monthly	Flat Amt	usd		2,650.00	0.52 / Mo	0.00	Original Lease	016
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014	624.56	Monthly	Monthly	Flat Amt	usd		2,650.00	0.24 / Mo	0.00	Original Lease	016
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	1,462.88	Monthly	Monthly	Flat Amt	usd		2,650.00	0.55 / Mo	0.00	Original Lease	016
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	1,538.09	Monthly	Monthly	Flat Amt	usd		2,650.00	0.58 / Mo	0.00	Original Lease	016
rete	Real Estate Tax Escrow	11/1/2016	9/30/2017	1,632.46	Monthly	Monthly	Flat Amt	usd		2,650.00	0.62 / Mo	0.00	Original Lease	016
rete	Real Estate Tax Escrow	10/1/2017	9/30/2018	1,498.62	Monthly	Monthly	Flat Amt	usd	0.00	2,650.00	0.57 / Mo	0.00	Original Lease	016
rete	Real Estate Tax Escrow	10/1/2018	10/31/2021	1,388.11	Monthly	Monthly	Flat Amt	usd	0.00	2,650.00	0.52 / Mo	0.00	Original Lease	016
rete	Real Estate Tax Escrow	11/1/2021	12/31/2021	1,388.11	Monthly	Monthly	Flat Amt	usd	0.00	2,650.00	0.52 / Mo	0.00	Renewal	016
rete	Real Estate Tax Escrow	1/1/2022	12/31/2022	1,525.62	Monthly	Monthly	Flat Amt	usd	0.00	2,650.00	0.58 / Mo	0.00	Renewal	016
rete	Real Estate Tax Escrow	1/1/2023	10/31/2028	1,551.95	Monthly	Monthly	Flat Amt	usd	0.00	2,650.00	0.59 / Mo	0.00	Renewal	016
rcra	Rental Conc - Rent Abatements	6/14/2007	10/13/2007	-3,091.67	Monthly	Monthly	Flat Amt	usd		2,650.00	-1.17 / Mo	0.00	Original Lease	016

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brre	Base Rent - Retail	6/14/2007	10/31/2014								Original Lease	016
brre	Base Rent - Retail	11/1/2014	10/31/2021								Original Lease	016
brre	Base Rent - Retail	11/1/2021	10/31/2028								Renewal	016
came	CAM Estimated Escrow	11/1/2021	12/31/2022								Renewal	016
came	CAM Estimated Escrow	1/1/2023	10/31/2028								Renewal	016
came	CAM Estimated Escrow	4/1/2008	2/28/2010								Original Lease	016
came	CAM Estimated Escrow	8/1/2008	12/31/2008								Original Lease	016
came	CAM Estimated Escrow	10/14/2007	3/31/2008								Original Lease	016
came	CAM Estimated Escrow	3/1/2010	2/28/2011								Original Lease	016
came	CAM Estimated Escrow	2/1/2010	2/28/2010								Original Lease	016
came	CAM Estimated Escrow	3/1/2011	9/30/2012								Original Lease	016
came	CAM Estimated Escrow	2/1/2011	2/28/2011								Original Lease	016
came	CAM Estimated Escrow	10/1/2012	2/28/2013								Original Lease	016
came	CAM Estimated Escrow	3/1/2013	8/31/2013								Original Lease	016
came	CAM Estimated Escrow	9/1/2013	2/28/2014								Original Lease	016
came	CAM Estimated Escrow	3/1/2014	2/28/2015								Original Lease	016
came	CAM Estimated Escrow	2/1/2014	2/28/2014								Original Lease	016
came	CAM Estimated Escrow	3/1/2015	10/31/2018								Original Lease	016
came	CAM Estimated Escrow	11/1/2018	8/31/2019								Original Lease	016
came	CAM Estimated Escrow	9/1/2019	10/31/2021								Original Lease	016
rcra	Rental Conc - Rent Abatements	6/14/2007	10/13/2007								Original Lease	016
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016								Original Lease	016
rete	Real Estate Tax Escrow	11/1/2016	9/30/2017								Original Lease	016
rete	Real Estate Tax Escrow	10/1/2017	9/30/2018								Original Lease	016

rete	Real Estate Tax Escrow	10/1/2018	10/31/2021									Original Lease	016
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015									Original Lease	016
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014									Original Lease	016
rete	Real Estate Tax Escrow	10/14/2007	11/30/2008									Original Lease	016
rete	Real Estate Tax Escrow	12/1/2008	12/31/2009									Original Lease	016
rete	Real Estate Tax Escrow	1/1/2010	11/30/2011									Original Lease	016
rete	Real Estate Tax Escrow	12/1/2009	12/31/2009									Original Lease	016
rete	Real Estate Tax Escrow	9/1/2013	8/31/2014									Original Lease	016
rete	Real Estate Tax Escrow	12/1/2011	8/31/2012									Original Lease	016
rete	Real Estate Tax Escrow	9/1/2012	8/31/2013									Original Lease	016
rete	Real Estate Tax Escrow	11/1/2021	12/31/2021									Renewal	016
rete	Real Estate Tax Escrow	1/1/2022	12/31/2022									Renewal	016
rete	Real Estate Tax Escrow	1/1/2023	10/31/2028									Renewal	016

Recovery

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	016	operexp	_water2	Water - Spl Allocation	11/1/2021	10/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	016	retax	_retaxes	Real Estate Tax Expenses	11/1/2021	10/31/2028	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	016	operexp	_fire	Fire Expenses	11/1/2021	10/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	016	operexp	_insur	Insurance Expenses	11/1/2021	10/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA
Renewal	016	operexp	_mgmtfee	Management Fees	11/1/2021	10/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA
Renewal	016	operexp	_securty	Security Expenses	11/1/2021	10/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA
Renewal	016	operexp	_snow	Snow Expenses	11/1/2021	10/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA
Renewal	016	operexp	_utility	Utility Expenses	11/1/2021	10/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA
Renewal	016	operexp	_admin	Operational Expenses	11/1/2021	10/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA
Renewal	016	operexp	_bldgexp	Building Expenses	11/1/2021	10/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA
Renewal	016	operexp	_camextr	CAM Exterior Expenses	11/1/2021	10/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	016	operexp	_camintr	CAM Interior Expenses	11/1/2021	10/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	016	operexp	_capamrt	Capital Replacement Amort	11/1/2021	10/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/ Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Renewal	Option Notice Renewal	Activated	84	11/1/2021	10/31/2028	016
Original Lease	Original Lease	Superseded	173	6/14/2007	10/31/2021	016

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Renewal	Exercised		10/31/2021	5/4/2021	1st Renewal Option	Original Lease

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Exclusivities-X	(R-1) Provided that tenant is not in default and that the following uses dont interfere with any exclusivity provisions of other tenants or with the prohibitions in Exhibit F, and except for existing tenants under their existing leases and which permit such tenant to engage in any use otherwise prohibited here, landlord agrees that during the term tenant has the exclusive right in the center to use the premises for a dental office. Tenants exclusive right is subject to the following limitations: (A) Tenant acknowledges the use clauses in the existing tenants leases dont violate tenants exclusive right; (B) tenants exclusive right shall only limit competing uses that are the primary business of competing tenants and shall not prohibit any ancillary uses of any competing tenants provided that such competing use is limited to an area equal to 25% or less of competing tenants usable floor area in their premises; (C) tenants exclusive right is only effective as long as tenant continuously operates its exclusive business in the entire premises; and (D) tenants exclusive right shall automatically terminate on occurrence of an event of default by tenant. Anything to the contrary notwithstanding, tenant shall have no remedy for a violation of tenants exclusive right including, but not limited to, any right of offset, rent reduction or lease termination if all of the following occur: (1) another tenant or occupant in the center violates a provision of its lease or license agreement regarding its premises, which provision either does not permit or specifically prohibits a use that violates tenants exclusive use; (2) landlord provides notice of the lease or license agreement violation to such other tenant or occupant; and (3) landlord commences an action against such other agreement to obtain judicial relief. Judicial relief means a temporary restraining order, preliminary injunction, order or eviction, other court order resulting from an arbitration proceeding enjoining the prohibited use; provided, however, that landlord shall not be required to appeal any adverse decision denying judicial relief.	Original Lease

Exclusivities-X	<p>(R-1) Provided that tenant is not in default and that the following uses dont interfere with any exclusivity provisions of other tenants or with the prohibitions in Exhibit F, and except for existing tenants under their existing leases and which permit such tenant to engage in any use otherwise prohibited here, landlord agrees that during the term tenant has the exclusive right in the center to use the premises for a dental office. Tenants exclusive right is subject to the following limitations: (A) Tenant acknowledges the use clauses in the existing tenants leases dont violate tenants exclusive right; (B) tenants exclusive right shall only limit competing uses that are the primary business of competing tenants and shall not prohibit any ancillary uses of any competing tenants provided that such competing use is limited to an area equal to 25% or less of competing tenants usable floor area in their premises; (C) tenants exclusive right is only effective as long as tenant continuously operates its exclusive business in the entire premises; and (D) tenants exclusive right shall automatically terminate on occurrence of an event of default by tenant. Anything to the contrary notwithstanding, tenant shall have no remedy for a violation of tenants exclusive right including, but not limited to, any right of offset, rent reduction or lease termination if all of the following occur: (1) another tenant or occupant in the center violates a provision of its lease or license agreement regarding its premises, which provision either does not permit or specifically prohibits a use that violates tenants exclusive use; (2) landlord provides notice of the lease or license agreement violation to such other tenant or occupant; and (3) landlord commences an action against such other agreement to obtain judicial relief. Judicial relief means a temporary restraining order, preliminary injunction, order or eviction, other court order resulting from an arbitration proceeding enjoining the prohibited use; provided, however, that landlord shall not be required to appeal any adverse decision denying judicial relief.</p>	Renewal
Restrictions-X	<p>EXHIBIT F PROHIBITED USES Adult bookstore or facility selling or displaying or selling access to pornographic books, literature, websites or videotapes (materials shall be considered adult or pornographic for such purpose if the same are not available for sale or rental to children under 18 years old because they explicitly deal with or depict human sexuality), massage parlor, steam bath, nude modeling, establishment with nude or semi-nude waiters, waitresses or entertainers; Auction or bankruptcy sale; Auditorium, meeting hall, ballroom, school, educational facilities (including but not limited to, beauty schools, barber colleges, reading rooms or libraries), or other place of public assembly; Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; Bingo or similar games of chance, but lottery tickets and other items commonly sold in retail establishments may be sold as an incidental part of business; Bowling alley; Car wash, car repair or car rental agency; Cocktail lounge, bar, disco or night club; Dance hall; Funeral establishment; Gymnasium, health club, exercise or dance studio; Off-track betting (provided that state sponsored lottery tickets shall not be prohibited); Outdoor circus, carnival or amusement park, or other entertainment facility; Outdoor meetings; Pawn shop; Primarily pool or billiard establishment; Refinery; Residential use, including, but not limited to living quarters, sleeping apartments or lodging rooms; Restaurant, including but not limited to, drive-in or drive-through restaurants; Second hand store, auction house, or flea market, army/navy type store-governmental surplus ; Shooting gallery; Skating or roller rink; So called head shop which sells drug paraphernalia; Theater, including but not limited to, X-rated theater; Unemployment agency, service or commission; Video game or amusement arcade, except as an incidental part of another primary business; Any other uses which conflict with the uses of existing tenants. Non-retail use (which shall not prohibit in the Shopping Center such uses commonly referred to as quasi-retail or service retail such as a travel agency, real estate office, insurance agency, accounting service, etc., so long as same do not exceed ten percent (10%) of the Leasable Square Feet of the Shopping Center); or Tenant may not install an Automatic Teller Machine in or on the Premises without the express written consent of Landlord which consent Landlord may deny in its sole discretion. Landlord s Initials Tenant s Initials</p>	Original Lease
Restrictions-X	<p>EXHIBIT F PROHIBITED USES Adult bookstore or facility selling or displaying or selling access to pornographic books, literature, websites or videotapes (materials shall be considered adult or pornographic for such purpose if the same are not available for sale or rental to children under 18 years old because they explicitly deal with or depict human sexuality), massage parlor, steam bath, nude modeling, establishment with nude or semi-nude waiters, waitresses or entertainers; Auction or bankruptcy sale; Auditorium, meeting hall, ballroom, school, educational facilities (including but not limited to, beauty schools, barber colleges, reading rooms or libraries), or other place of public assembly; Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; Bingo or similar games of chance, but lottery tickets and other items commonly sold in retail establishments may be sold as an incidental part of business; Bowling alley; Car wash, car repair or car rental agency; Cocktail lounge, bar, disco or night club; Dance hall; Funeral establishment; Gymnasium, health club, exercise or dance studio; Off-track betting (provided that state sponsored lottery tickets shall not be prohibited); Outdoor circus, carnival or amusement park, or other entertainment facility; Outdoor meetings; Pawn shop; Primarily pool or billiard establishment; Refinery; Residential use, including, but not limited to living quarters, sleeping apartments or lodging rooms; Restaurant, including but not limited to, drive-in or drive-through restaurants; Second hand store, auction house, or flea market, army/navy type store-governmental surplus ; Shooting gallery; Skating or roller rink; So called head shop which sells drug paraphernalia; Theater, including but not limited to, X-rated theater; Unemployment agency, service or commission; Video game or amusement arcade, except as an incidental part of another primary business; Any other uses which conflict with the uses of existing tenants. Non-retail use (which shall not prohibit in the Shopping Center such uses commonly referred to as quasi-retail or service retail such as a travel agency, real estate office, insurance agency, accounting service, etc., so long as same do not exceed ten percent (10%) of the Leasable Square Feet of the Shopping Center); or Tenant may not install an Automatic Teller Machine in or on the Premises without the express written consent of Landlord which consent Landlord may deny in its sole discretion. Landlord s Initials Tenant s Initials</p>	Renewal
Abatement	<p>No Rent shall be due commencing on the Rent Commencement Date and continuing for a period of 4 months. (Lease, Exhibit Original Lease - B, Pg. 35)</p>	

Abatement	No Rent shall be due commencing on the Rent Commencement Date and continuing for a period of 4 months. (Lease, Exhibit Renewal - B, Pg. 35)	
Access	Upon reasonable prior notice to T, LL reserves the right to, at all reasonable times, by itself or its duly authorized agents, employees and contractors to go upon and inspect the Premises and every part thereof, to enforce or carry out the provisions of the Lease, at its option to make repairs, alterations and additions to the Premises or the bldg of which the Premises are a part, to perform any defaulted obligation of T or for any other proper purposes. (Lease, Sec. 7.5 (B), Pg. 16)	Original Lease
Access	Upon reasonable prior notice to T, LL reserves the right to, at all reasonable times, by itself or its duly authorized agents, employees and contractors to go upon and inspect the Premises and every part thereof, to enforce or carry out the provisions of the Lease, at its option to make repairs, alterations and additions to the Premises or the bldg of which the Premises are a part, to perform any defaulted obligation of T or for any other proper purposes. (Lease, Sec. 7.5 (B), Pg. 16)	Renewal
Assignment/Sublease	Consent: T will not assign the Lease, w/out first obtaining the consent of LL, which consent LL. Profit Sharing: 100%. Assignment Fee: T shall pay to LL a transfer fee of \$2,000.00. Permitted Assignment: No Lease Provision. Recapture Rights: No Lease Provision. (Lease, Sec. 10.1, Pg. 23,24)	Original Lease
Assignment/Sublease	Consent: T will not assign the Lease, w/out first obtaining the consent of LL, which consent LL. Profit Sharing: 100%. Assignment Fee: T shall pay to LL a transfer fee of \$2,000.00. Permitted Assignment: No Lease Provision. Recapture Rights: No Lease Provision. (Lease, Sec. 10.1, Pg. 23,24)	Renewal
Base Rent	Rent Changeover Day: On or before the first day of each Calendar month. Proration: The first payment date for Minimum Rent shall, if the RCD is other than the first day of a month, include Minimum Rent for the fractional month on a per diem basis (calculated on the basis of a 30 month). (Lease, Sec. 4.1, Pg. 6) Lease Year: No Lease Provision. Prepaid Rent: Rent for the first month ("Initial Rent") and the Security Deposit shall be paid to LL upon execution of the Lease by T. (Lease, Sec. 1.4 (D), Pg. 2)	Original Lease
Base Rent	Rent Changeover Day: On or before the first day of each Calendar month. Proration: The first payment date for Minimum Rent shall, if the RCD is other than the first day of a month, include Minimum Rent for the fractional month on a per diem basis (calculated on the basis of a 30 month). (Lease, Sec. 4.1, Pg. 6) Lease Year: No Lease Provision. Prepaid Rent: Rent for the first month ("Initial Rent") and the Security Deposit shall be paid to LL upon execution of the Lease by T. (Lease, Sec. 1.4 (D), Pg. 2)	Renewal
Brokers	LL's & TT's Broker: No Lease Provision. (Lease, Sec. 12.1, Pg. 28)	Original Lease
Brokers	LL's & TT's Broker: No Lease Provision. (Lease, Sec. 12.1, Pg. 28)	Renewal
CAM Notes	PRS: A percentage = the RSF of the Premises divided by the total SF of all rentable floor space in the S/C. Denom Exclusion: No Lease Provision. Estimates and its frequency: Initial CAM Charges: \$362.17/ Month. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Capital Expenses: No Lease Provision. Admin Fee: Not to exceed 15%. CAP and its exclusions: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: No Lease Provision. Audit: No Lease Provision (Lease, Sec. 1.4, 4.3 (C)(B), Pg. 2, 6-7)	Original Lease
CAM Notes	PRS: A percentage = the RSF of the Premises divided by the total SF of all rentable floor space in the S/C. Denom Exclusion: No Lease Provision. Estimates and its frequency: Initial CAM Charges: \$362.17/ Month. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Capital Expenses: No Lease Provision. Admin Fee: Not to exceed 15%. CAP and its exclusions: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: No Lease Provision. Audit: No Lease Provision (Lease, Sec. 1.4, 4.3 (C)(B), Pg. 2, 6-7)	Renewal
Co-Tenancy	No Lease Provision	Original Lease
Co-Tenancy	No Lease Provision	Renewal
Default	Monetary: Five (5) days. Non-Monetary: W/in 30 days after written notice from LL. (Lease, Sec. 11.1, Pg. 24-25)	Original Lease
Default	Monetary: Five (5) days. Non-Monetary: W/in 30 days after written notice from LL. (Lease, Sec. 11.1, Pg. 24-25)	Renewal
Estoppel	W/in seven (7) days after LL's request. (Lease, Sec. 10.2(C), Pg. 24)	Original Lease
Estoppel	W/in seven (7) days after LL's request. (Lease, Sec. 10.2(C), Pg. 24)	Renewal
Go Dark Right	No Lease Provision	Original Lease
Go Dark Right	No Lease Provision	Renewal
Guar/L.C./Indem.	Guarantor Name: Moeen Ikram D.D.S Limitation of Liability: Guarantor hereby absolutely, unconditionally and irrevocably guarantees to the LL the full and punctual performance and observance by T of all of the terms, conditions, covenants and obligations to be performed and observed by T under the Lease and any month to month tenancy created as a result of holding over by T after the expiration or termination of the Lease including, w/out limitation, the payment as and when due of all Minimum Rent and Additional Rent. (Lease, Exh E, Pg. 41)	Original Lease
Guar/L.C./Indem.	Guarantor Name: Moeen Ikram D.D.S Limitation of Liability: Guarantor hereby absolutely, unconditionally and irrevocably guarantees to the LL the full and punctual performance and observance by T of all of the terms, conditions, covenants and obligations to be performed and observed by T under the Lease and any month to month tenancy created as a result of holding over by T after the expiration or termination of the Lease including, w/out limitation, the payment as and when due of all Minimum Rent and Additional Rent. (Lease, Exh E, Pg. 41)	Renewal
Holdover	W/out LL's consent, MTM tenancy, cancelable by either LL or T upon 30 days' written notice, and at 150% of the last payable Original Lease Minimum Rent and 100% of Additional Rent. (Lease, Sec. 3.4, Pg. 5)	Original Lease

Holdover	W/out LL's consent, MTM tenancy, cancelable by either LL or T upon 30 days' written notice, and at 150% of the last payable Minimum Rent and 100% of Additional Rent. (Lease, Sec. 3.4, Pg. 5)	Renewal
Insurance	Included in CAM. (Lease, Sec. 1.4, 4.3 (B), Pg. 2, 6-7)	Original Lease
Insurance	Included in CAM. (Lease, Sec. 1.4, 4.3 (B), Pg. 2, 6-7)	Renewal
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Restrictions	No Lease Provision	Renewal
Landlord Work	LL shall provide the Premises in LL's Vanilla Box condition, such specifications as set forth below. LL has made no representations or warranties as to the condition of the Premises. Demolish and remove all previously installed interior partitions; floor coverings: fixtures and equipment. Furnish a clean, concrete slab floor, per T's floor covering. Prepare and prime all demising walls and remaining interior scads. Provide or install rigid electrical conduit, junction boxes and wires to connect to T's storefront and other exterior signs, if any. Provide existing HVAC system. including all ductwork diffusers, return air vents and thermostat- All mechanicals in working order. Provide one (1) restroom in working order w/ walls in paint ready condition. T shall be permitted to construct a second restroom at T's sole cost and expense in the location approved by LL. Provide existing ceiling w/ bldg standard white acoustical drop- in tiles throughout the Premises. LL will replace damaged or stained ceiling tiles and light lenses. Provide existing lighting w/ bldg standard two foot by four foot (2'x 4') recessed fluorescent light fixtures throughout the demised Premises w/ standard acrylic lens, symmetrically spaced. LL will replace burned out light bulbs and ballasts. Deliver the demised Premises broom clean' free of trash and or debris. (Lease, Exhibit C-1, Pg.36)	Original Lease
Landlord Work	LL shall provide the Premises in LL's Vanilla Box condition, such specifications as set forth below. LL has made no representations or warranties as to the condition of the Premises. Demolish and remove all previously installed interior partitions; floor coverings: fixtures and equipment. Furnish a clean, concrete slab floor, per T's floor covering. Prepare and prime all demising walls and remaining interior scads. Provide or install rigid electrical conduit, junction boxes and wires to connect to T's storefront and other exterior signs, if any. Provide existing HVAC system. including all ductwork diffusers, return air vents and thermostat- All mechanicals in working order. Provide one (1) restroom in working order w/ walls in paint ready condition. T shall be permitted to construct a second restroom at T's sole cost and expense in the location approved by LL. Provide existing ceiling w/ bldg standard white acoustical drop- in tiles throughout the Premises. LL will replace damaged or stained ceiling tiles and light lenses. Provide existing lighting w/ bldg standard two foot by four foot (2'x 4') recessed fluorescent light fixtures throughout the demised Premises w/ standard acrylic lens, symmetrically spaced. LL will replace burned out light bulbs and ballasts. Deliver the demised Premises broom clean' free of trash and or debris. (Lease, Exhibit C-1, Pg.36)	Renewal
Late Fee	Late Charge: W/in ten (10) days of the due date, T shall pay to LL a sum = to the greater of \$50.00 or 10% of the monthly Rent as special damages. Interest: Any amount when due, T shall bear an interest on the unpaid portion thereof at the rate of 18% per annum from the date when due but not in excess of the highest legal rates. NSF Charge: T shall pay to LL \$50.00 for each of T's checks returned to LL unpaid by T's bank. (Lease, Sec. 4.4(C), Pg. 7-8)	Original Lease
Late Fee	Late Charge: W/in ten (10) days of the due date, T shall pay to LL a sum = to the greater of \$50.00 or 10% of the monthly Rent as special damages. Interest: Any amount when due, T shall bear an interest on the unpaid portion thereof at the rate of 18% per annum from the date when due but not in excess of the highest legal rates. NSF Charge: T shall pay to LL \$50.00 for each of T's checks returned to LL unpaid by T's bank. (Lease, Sec. 4.4(C), Pg. 7-8)	Renewal
List of Documents	1. Lease Agreement dated on 12/21/2006 2. Letter dated 6/20/2013	Original Lease
List of Documents	1. Lease Agreement dated on 12/21/2006 2. Letter dated 6/20/2013 2. Option Letter dated 03/09/2021	Renewal
LL Maintenance	LL shall, subject to T's reimbursement, maintain in good repair the exterior walls, foundations, roof and sidewalks located on the S/C. T agrees that it will not permit or authorize any person to go onto the roof of the bldg of which the Premises are a part w/out the prior written consent of LL, w/ the exception of T's licensed HVAC maintenance contractor and if LL receives 24 hours advance written notice of said contractor's access. LL shall not be required to make any repairs to the exterior walls, roof, and sidewalks unless and until T has notified LL in writing of the need of such repairs and LL shall have had a reasonable period thereafter to commence and complete said repairs. T shall pay, as Additional Rent to LL, its PRS of the cost of said repairs and maintenance incurred by LL. (Lease, Sec. 6.3, Pg. 10-11)	Original Lease
LL Maintenance	LL shall, subject to T's reimbursement, maintain in good repair the exterior walls, foundations, roof and sidewalks located on the S/C. T agrees that it will not permit or authorize any person to go onto the roof of the bldg of which the Premises are a part w/out the prior written consent of LL, w/ the exception of T's licensed HVAC maintenance contractor and if LL receives 24 hours advance written notice of said contractor's access. LL shall not be required to make any repairs to the exterior walls, roof, and sidewalks unless and until T has notified LL in writing of the need of such repairs and LL shall have had a reasonable period thereafter to commence and complete said repairs. T shall pay, as Additional Rent to LL, its PRS of the cost of said repairs and maintenance incurred by LL. (Lease, Sec. 6.3, Pg. 10-11)	Renewal
Miscellaneous	No Lease Provision	Original Lease
Miscellaneous	No Lease Provision	Renewal
OEA Notes	No Lease Provision	Original Lease
OEA Notes	No Lease Provision	Renewal

Option to Renew	TT extended term of the Lease 11/01/2021-10/31/2028. No other option in the Lease.	Renewal
Outparcel Restriction	No Lease Provision	Original Lease
Outparcel Restriction	No Lease Provision	Renewal
Overtime HVAC	No Lease Provision	Original Lease
Overtime HVAC	No Lease Provision	Renewal
Parking	The parking area shall be limited to parking for customers of tenants of the S/C and T and its employees may not park in any portion of the parking area, except that portion thereof designated or which may hereafter be designated as "Employees' Parking Area." Upon request of the LL, T will furnish to LL the license numbers of any automobiles belonging to T or its employees and in the event any of such vehicles shall be parked in areas other than those designated for employee parking, the T shall pay to LL forth w/ on demand an amount = \$10.00 /day of each day that such vehicles shall be parked in such non designated areas. (Lease, Sec. 7.2, Pg. 14-15)	Original Lease
Parking	The parking area shall be limited to parking for customers of tenants of the S/C and T and its employees may not park in any portion of the parking area, except that portion thereof designated or which may hereafter be designated as "Employees' Parking Area." Upon request of the LL, T will furnish to LL the license numbers of any automobiles belonging to T or its employees and in the event any of such vehicles shall be parked in areas other than those designated for employee parking, the T shall pay to LL forth w/ on demand an amount = \$10.00 /day of each day that such vehicles shall be parked in such non designated areas. (Lease, Sec. 7.2, Pg. 14-15)	Renewal
Penalty for Violating Exclusive	T shall have no remedy for a violation of T's Exclusive Right including, but not limited to, any right of offset, rent reduction or Lease termination if all of the following occur: (i) Another tenant or occupant in the S/C violates a provision of its lease or license agreement regarding its premises, which provision either does not permit or specifically prohibits a use that violates T's Exclusive Use; and (ii) LL provides notice of the lease or license agreement violation to such other tenant or occupant; and (iii) LL commences an action (or arbitration, if required by such lease or license agreement) against such other tenant or occupant, and thereafter uses good faith efforts to enforce its rights under such lease or license agreement and to obtain Judicial Relief. For purposes, "Judicial Relief" shall mean a temporary restraining order, preliminary injunction, order of eviction, other court order or order resulting from an arbitration proceeding enjoining the prohibited use; provided, however, LL shall not be required to appeal any adverse decision denying Judicial Relief. (Rider, Sec. R-1, Pg. 49)	Original Lease
Penalty for Violating Exclusive	T shall have no remedy for a violation of T's Exclusive Right including, but not limited to, any right of offset, rent reduction or Lease termination if all of the following occur: (i) Another tenant or occupant in the S/C violates a provision of its lease or license agreement regarding its premises, which provision either does not permit or specifically prohibits a use that violates T's Exclusive Use; and (ii) LL provides notice of the lease or license agreement violation to such other tenant or occupant; and (iii) LL commences an action (or arbitration, if required by such lease or license agreement) against such other tenant or occupant, and thereafter uses good faith efforts to enforce its rights under such lease or license agreement and to obtain Judicial Relief. For purposes, "Judicial Relief" shall mean a temporary restraining order, preliminary injunction, order of eviction, other court order or order resulting from an arbitration proceeding enjoining the prohibited use; provided, however, LL shall not be required to appeal any adverse decision denying Judicial Relief. (Rider, Sec. R-1, Pg. 49)	Renewal
Percentage Rent Information	No Lease Provision	Original Lease
Percentage Rent Information	No Lease Provision	Renewal
Permitted Use	Tenant shall use the Premises for the operation of a dental office and for no other purposes.(Lease, Sec 1.7, 7.1 Pg. 2,14)	Original Lease
Permitted Use	Tenant shall use the Premises for the operation of a dental office and for no other purposes.(Lease, Sec 1.7, 7.1 Pg. 2,14)	Renewal
Premises Notes	Premises of Space No: 16, consists of 2,650 SF of gross floor area. (Lease, Sec. 1, Pg. 1)	Original Lease
Premises Notes	Premises of Space No: 16, consists of 2,650 SF of gross floor area. (Lease, Sec. 1, Pg. 1)	Renewal
Prohibited Use	1. Adult bookstore or facility selling or displaying or selling access to pornographic books, literature, websites or videotapes (materials shall be considered "adult" or "pornographic" for such purpose if the same are not available for sale or rental to children under 18 years old because they explicitly deal w/ or depict human sexuality), massage parlor, steam bath, nude modeling, establishment w/ nude or semi-nude waiters, waitresses or entertainers; 2.Auction or bankruptcy sale; 3.Auditorium, meeting hall, ballroom, school, educational facilities (including but not limited to, beauty schools, barber colleges, reading rooms or libraries), or other place of public assembly; 4.Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; 5.Bingo or similar games of chance, but lottery tickets and other items commonly sold in retail establishments may be sold as an incidental part of business; 6.Bowling alley...See Lease for complete details. (Lease, Exhibit F, Pg. 45)	Original Lease
Prohibited Use	1. Adult bookstore or facility selling or displaying or selling access to pornographic books, literature, websites or videotapes (materials shall be considered "adult" or "pornographic" for such purpose if the same are not available for sale or rental to children under 18 years old because they explicitly deal w/ or depict human sexuality), massage parlor, steam bath, nude modeling, establishment w/ nude or semi-nude waiters, waitresses or entertainers; 2.Auction or bankruptcy sale; 3.Auditorium, meeting hall, ballroom, school, educational facilities (including but not limited to, beauty schools, barber colleges, reading rooms or libraries), or other place of public assembly; 4.Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; 5.Bingo or similar games of chance, but lottery tickets and other items commonly sold in retail establishments may be sold as an incidental part of business; 6.Bowling alley...See Lease for complete details. (Lease, Exhibit F, Pg. 45)	Renewal

Promotion Fund	Merchant's Association: In the event any merchant's association shall be formed in which the tenants in the center are included, T agrees to maintain a membership therein, to attend meetings thereof and to pay such dues and assessments as may be required. Center promotions: T agrees to participate in and to pay its PRS of all center-wide promotions including cooperative advertising employed in connection w/ the said promotions, T will include the name and location of the center in all advertising done by T for its business in the Premises. LL, at its option, may include Merchant's Center Promotions as CAM under the Lease. (Lease, Sec. 4.7, Pg. 9)	Original Lease
Promotion Fund	Merchant's Association: In the event any merchant's association shall be formed in which the tenants in the center are included, T agrees to maintain a membership therein, to attend meetings thereof and to pay such dues and assessments as may be required. Center promotions: T agrees to participate in and to pay its PRS of all center-wide promotions including cooperative advertising employed in connection w/ the said promotions, T will include the name and location of the center in all advertising done by T for its business in the Premises. LL, at its option, may include Merchant's Center Promotions as CAM under the Lease. (Lease, Sec. 4.7, Pg. 9)	Renewal
Radius Restrictions	No Lease Provision	Original Lease
Radius Restrictions	No Lease Provision	Renewal
REA Notes	LL expressly reserves all rights in and w/ respect to the land hereby leased not inconsistent w/ T's use of the Premises as provided in the Lease, including the rights of LL to establish common areas and grant parking easements to other and to enter upon the Premises and give easements to others for the purpose of installing, using, maintaining, renewing and replacing such overhead or underground water, gas, sewer and other pipe lines, and telephone, electric, and power lines, cables and conduits as LL may deem desirable in connection w/ the development or use of any other property in the neighborhood of the land hereby leased, whether owned by LL or not, all of which pipelines, lines and conduits shall be buried to a sufficient depth or raised to a sufficient height so as not to interfere w/ the use or stability of the bldg or any other improvements on the land hereby leased. (Lease, Sec. 7.5 (A), Pg. 16)	Original Lease
REA Notes	LL expressly reserves all rights in and w/ respect to the land hereby leased not inconsistent w/ T's use of the Premises as provided in the Lease, including the rights of LL to establish common areas and grant parking easements to other and to enter upon the Premises and give easements to others for the purpose of installing, using, maintaining, renewing and replacing such overhead or underground water, gas, sewer and other pipe lines, and telephone, electric, and power lines, cables and conduits as LL may deem desirable in connection w/ the development or use of any other property in the neighborhood of the land hereby leased, whether owned by LL or not, all of which pipelines, lines and conduits shall be buried to a sufficient depth or raised to a sufficient height so as not to interfere w/ the use or stability of the bldg or any other improvements on the land hereby leased. (Lease, Sec. 7.5 (A), Pg. 16)	Renewal
Real estate Tax	PRS: A percentage = the RSF of the Premises divided by the total SF of all rentable floor space in the S/C. LL may exclude from such rentable floor space in the S/C. Denom Exclusion: No Lease Provision. Estimates and its Frequency: \$1,172.63/ Month. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: Standard. Reconciliation: After the end of each calendar year, and following receipt of billings for RE Taxes and Insurance, LL shall supply T w/ a summary of all costs and expenditures as enumerated above and a determination of T's PRS thereof. If the amount billed to T shall be less than its PRS, the same shall be paid as Additional Rent w/in 10 days after notice of such determination. Audit Rights: No Lease Provision. (Lease, Sec. 1.4 (A), 4.3(B)(3), (C), Pg. 2, 6)	Original Lease
Real estate Tax	PRS: A percentage = the RSF of the Premises divided by the total SF of all rentable floor space in the S/C. LL may exclude from such rentable floor space in the S/C. Denom Exclusion: No Lease Provision. Estimates and its Frequency: \$1,172.63/ Month. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: Standard. Reconciliation: After the end of each calendar year, and following receipt of billings for RE Taxes and Insurance, LL shall supply T w/ a summary of all costs and expenditures as enumerated above and a determination of T's PRS thereof. If the amount billed to T shall be less than its PRS, the same shall be paid as Additional Rent w/in 10 days after notice of such determination. Audit Rights: No Lease Provision. (Lease, Sec. 1.4 (A), 4.3(B)(3), (C), Pg. 2, 6)	Renewal
Sales Kickout	No Lease Provision	Original Lease
Sales Kickout	No Lease Provision	Renewal
Security Deposit	Security Deposit: \$6,183.34 Return: Security Deposit which shall be returned to T by LL, w/out interest, upon yielding of the Premises at the termination of the Lease. Restore: Should the entire Security Deposit, or any portion, be appropriated and applied by LL or the payment of unpaid Minimum Rent, Additional Rent or other sums due and payable to LL by T, then T shall, upon written demand by LL, remit to LL a sufficient amount in cash to restore the Security Deposit to the original sum deposited, and T's failure to do so shall constitute a breach of this Lease for nonpayment of Rent. If T is in an uncured event of material default under the Lease more than two (2) times w/in any twelve-month period, irrespective of whether or not such default is cured, then, w/out limiting LL's other rights and remedies provided for in the Lease or at law or equity, the Security Deposit shall automatically be increased by an amount equal to the greater of: (i) three (3) times the original Security Deposit, or (ii) three (3) months' Minimum Rent, which shall be paid by T to LL forthwith on demand. (Lease, Sec. 1.5, 5.1, Pg. 2,9)	Original Lease

Security Deposit	Security Deposit: \$6,183.34 Return: Security Deposit which shall be returned to T by LL, w/out interest, upon yielding of the Premises at the termination of the Lease. Restore: Should the entire Security Deposit, or any portion, be appropriated and applied by LL or the payment of unpaid Minimum Rent, Additional Rent or other sums due and payable to LL by T, then T shall, upon written demand by LL, remit to LL a sufficient amount in cash to restore the Security Deposit to the original sum deposited, and T's failure to do so shall constitute a breach of this Lease for nonpayment of Rent. If T is in an uncured event of material default under the Lease more than two (2) times w/in any twelve-month period, irrespective of whether or not such default is cured, then, w/out limiting LL's other rights and remedies provided for in the Lease or at law or equity, the Security Deposit shall automatically be increased by an amount equal to the greater of: (i) three (3) times the original Security Deposit, or (ii) three (3) months' Minimum Rent, which shall be paid by T to LL forthwith on demand. (Lease, Sec. 1.5, 5.1, Pg. 2,9)	Renewal
Signage	Consent: T shall not place, alter, exhibit, inscribe, paint, or affix any sign, awning, canopy, advertisement, notice or other lettering on any part of the outside of the Premises or of the bldg of which the Premises is a part, or inside the Premises if visible from the outside, w/out first obtaining the LL's written approval. Signage Rights: T shall be obligated to install at least one sign in conformance with, as well as any additional signs required by, such sign criteria. Pylon Signage : No Lease Provision (Lease, Rider, Sec. 6.5, Pg. 11)	Original Lease
Signage	Consent: T shall not place, alter, exhibit, inscribe, paint, or affix any sign, awning, canopy, advertisement, notice or other lettering on any part of the outside of the Premises or of the bldg of which the Premises is a part, or inside the Premises if visible from the outside, w/out first obtaining the LL's written approval. Signage Rights: T shall be obligated to install at least one sign in conformance with, as well as any additional signs required by, such sign criteria. Pylon Signage : No Lease Provision (Lease, Rider, Sec. 6.5, Pg. 11)	Renewal
Special Provisions	No Lease Provision	Original Lease
Special Provisions	No Lease Provision	Renewal
Storage	No Lease Provision	Original Lease
Storage	No Lease Provision	Renewal
Subordination	The Lease is subordinate to any and all leases, mortgages or deeds of trust hereinafter placed upon the S/C, now or in the future, or any part thereof, and to all future modifications, consolidations, replacements, extensions and renewals of, and all amendments and supplements to said leases, mortgages or deeds of trust. Notwithstanding such subordination, as aforesaid, the Lease, except as otherwise hereinafter provided including, but not limited to, an event of default by T, shall not terminate or be divested by foreclosure or other default proceedings under said leases, mortgages, deeds of trust, or obligations secured thereby, and T shall attorn to and recognize the LL, Mortgagee, Trustee, Beneficiary or the Purchaser at the foreclosure sale in the event of such foreclosure or other default proceeding, as T's LL for the balance of the Term of the Lease, subject to all of the terms and provisions hereof. (Lease, Sec. 10.2 (B), Pg. 24)	Original Lease
Subordination	The Lease is subordinate to any and all leases, mortgages or deeds of trust hereinafter placed upon the S/C, now or in the future, or any part thereof, and to all future modifications, consolidations, replacements, extensions and renewals of, and all amendments and supplements to said leases, mortgages or deeds of trust. Notwithstanding such subordination, as aforesaid, the Lease, except as otherwise hereinafter provided including, but not limited to, an event of default by T, shall not terminate or be divested by foreclosure or other default proceedings under said leases, mortgages, deeds of trust, or obligations secured thereby, and T shall attorn to and recognize the LL, Mortgagee, Trustee, Beneficiary or the Purchaser at the foreclosure sale in the event of such foreclosure or other default proceeding, as T's LL for the balance of the Term of the Lease, subject to all of the terms and provisions hereof. (Lease, Sec. 10.2 (B), Pg. 24)	Renewal
Tenant Approval	No Lease Provision	Original Lease
Tenant Approval	No Lease Provision	Renewal
Tenant Improvement Allow.	Allowance Amount: \$35,000.00. Unused Portion Rent Credit: No Lease Provision. Payment Descriptions: LL will reimburse T in the amount shall be payable within 15 days after the date T's Work is completed. Supervision/Management Fee: No Lease Provision. (Lease, Rider, Sec. R-2 Pg. 49)	Original Lease
Tenant Improvement Allow.	Allowance Amount: \$35,000.00. Unused Portion Rent Credit: No Lease Provision. Payment Descriptions: LL will reimburse T in the amount shall be payable within 15 days after the date T's Work is completed. Supervision/Management Fee: No Lease Provision. (Lease, Rider, Sec. R-2 Pg. 49)	Renewal

Tenant's Insurance Requirement	<p>Liability Insurance: Not less than limit of \$1,000,000.00 per occurrence and \$2,000,000.00 general aggregate and 1,000,000.00 umbrella policy, and Fire Legal Liability Insurance in amounts sufficient to cover the replacement costs of the Premises and loss of the use. Plate Glass Insurance: Upon windows and doors in the Premises. T may self-insure glass coverage w/ limits acceptable to LL. Boiler machinery insurance required in the amount = value of mechanical equipment. Dram Shop/Liquor Liability insurance: Protecting both T and LL, w/ policy provided for, from time to time, under the laws of the state in which the Premises are located, w/ a minimum limit of \$1,000,000.00 per occurrence. Worker's Compensation Insurance: In amounts not less than those required by applicable law Employers Liability insurance: In amounts not less than \$500,000 for Each Accident, \$500,000 for Diseases Each Employee, and \$500,000 for Disease Policy Limit. Extra expense and business interruption insurance including loss of rents for periods and w/ limits not less than 12 months of Minimum Rent and Additional Rent, naming LL as loss payee. Automobile Insurance: W/ limits of liability of not less than \$1,000,000 for bodily injury to any one person, and \$1,000,000 for property damage for each accident. Umbrella or Excess Liability coverage: In amounts not less than \$5,000,000 in excess of the CGL insurance. Physical Damage Insurance: Including, fire, sprinkler leakage, vandalism and all other risks of direct physical loss as insured against under special broad form coverage endorsement for the full replacement cost. All risks of physical loss or damage basis, for the full replacement cost value of the covered items and in amounts that meet any coinsurance clause of the policies of insurance and w/ deductibles no greater than \$10,000.00. (Lease, Sec. 8.1 (D), Pg. 19)</p>	Original Lease
Tenant's Insurance Requirement	<p>Liability Insurance: Not less than limit of \$1,000,000.00 per occurrence and \$2,000,000.00 general aggregate and 1,000,000.00 umbrella policy, and Fire Legal Liability Insurance in amounts sufficient to cover the replacement costs of the Premises and loss of the use. Plate Glass Insurance: Upon windows and doors in the Premises. T may self-insure glass coverage w/ limits acceptable to LL. Boiler machinery insurance required in the amount = value of mechanical equipment. Dram Shop/Liquor Liability insurance: Protecting both T and LL, w/ policy provided for, from time to time, under the laws of the state in which the Premises are located, w/ a minimum limit of \$1,000,000.00 per occurrence. Worker's Compensation Insurance: In amounts not less than those required by applicable law Employers Liability insurance: In amounts not less than \$500,000 for Each Accident, \$500,000 for Diseases Each Employee, and \$500,000 for Disease Policy Limit. Extra expense and business interruption insurance including loss of rents for periods and w/ limits not less than 12 months of Minimum Rent and Additional Rent, naming LL as loss payee. Automobile Insurance: W/ limits of liability of not less than \$1,000,000 for bodily injury to any one person, and \$1,000,000 for property damage for each accident. Umbrella or Excess Liability coverage: In amounts not less than \$5,000,000 in excess of the CGL insurance. Physical Damage Insurance: Including, fire, sprinkler leakage, vandalism and all other risks of direct physical loss as insured against under special broad form coverage endorsement for the full replacement cost. All risks of physical loss or damage basis, for the full replacement cost value of the covered items and in amounts that meet any coinsurance clause of the policies of insurance and w/ deductibles no greater than \$10,000.00. (Lease, Sec. 8.1 (D), Pg. 19)</p>	Renewal
Term Notes	<p>Lease Commencement Date (LCD): Per Lease, Term shall commence on the date of LL's delivery of possession of the Premises to T. Rent Commencement Date (RCD): RCD shall be the date on which LL delivery possession of the Premises to T Lease Expiration Date: 07/31/2021. (Lease, Sec. 1.3, Pg. 1-2)</p>	Original Lease
Term Notes	<p>Lease Commencement Date (LCD): Per Lease, Term shall commence on the date of LL's delivery of possession of the Premises to T. Rent Commencement Date (RCD): RCD shall be the date on which LL delivery possession of the Premises to T Lease Expiration Date: 07/31/2021. (Lease, Sec. 1.3, Pg. 1-2)</p>	Renewal
TT Maintenance	<p>T shall keep and maintain in good order, condition and repair (including any such replacement, periodic painting, and restoration as is required for that purpose) the Premises and every part t and any and all appurtenances hereto located, including, but w/out limitation, the exterior and interior portion of all doors, door checks, windows, plate glass, store front, all plumbing and sewage facilities w/in the Premises including free flow up to the main sewer line, fixtures, heating and air conditioning and electrical systems (located in the Premises or specifically serving the Premises sprinkler systems, walls, floors and ceilings, motors applicable to the Premises, and all alterations, improvements and installations made by T under the terms of the Lease and any exhibits thereto, as herein provided; any repairs required to be made in the Premises due to burglary of the Premises or other illegal acts on the Premises or any damage to the Premises caused by a strike involving the T or its employees. HVAC: At all times during the Term, T, at its sole cost and expense, shall maintain an HVAC maintenance contract in effect w/ a licensed competent contractor for the consistent periodic inspection and maintenance of all HVAC systems located on or for the use of the Premises. If the permitted use of the Premises is as a restaurant or other prepared food provider, T, at its sole cost and expense, shall maintain in effect at all times during the Term of the Lease (or so long as the use of the Premises includes a restaurant or other food provider) a grease trap maintenance contract for the consistent and periodic inspection and maintenance of all grease traps located on or which service the Premises. (Lease, Sec. 6.9, Pg. 13)</p>	Original Lease

TT Maintenance	T shall keep and maintain in good order, condition and repair (including any such replacement, periodic painting, and restoration as is required for that purpose) the Premises and every part t and any and all appurtenances hereto located, including, but w/out limitation, the exterior and interior portion of all doors, door checks, windows, plate glass, store front, all plumbing and sewage facilities w/in the Premises including free flow up to the main sewer line, fixtures, heating and air conditioning and electrical systems (located in the Premises or specifically serving the Premises sprinkler systems, walls, floors and ceilings, motors applicable to the Premises, and all alterations, improvements and installations made by T under the terms of the Lease and any exhibits thereto, as herein provided; any repairs required to be made in the Premises due to burglary of the Premises or other illegal acts on the Premises or any damage to the Premises caused by a strike involving the T or its employees. HVAC: At all times during the Term, T, at its sole cost and expense, shall maintain an HVAC maintenance contract in effect w/ a licensed competent contractor for the consistent periodic inspection and maintenance of all HVAC systems located on or for the use of the Premises. If the permitted use of the Premises is as a restaurant or other prepared food provider, T, at its sole cost and expense, shall maintain in effect at all times during the Term of the Lease (or so long as the use of the Premises includes a restaurant or other food provider) a grease trap maintenance contract for the consistent and periodic inspection and maintenance of all grease traps located on or which service the Premises. (Lease, Sec. 6.9, Pg. 13)	Renewal
Utilities	Premises: T shall be responsible for and shall pay for all utilities used, or consumed in or upon the Premises, and all sewer charges, as and when the charges therefor shall become due and payable. Separately Metered/Non Separately Metered: In the event any utility or utility services (such as water or sewage disposal) are not separately metered or assessed to T or are otherwise furnished to T for which LL is billed directly or for which a lien could be filed against the Premises or any portion thereof, T shall at LL's request pay the cost thereof to LL or any proration of such cost attributable to the Premises as determined by LL in LL's sole and absolute discretion as and when the charges thereof become due and payable; otherwise, T shall deliver original receipt bills to LL w/in 30 days after the same are due and payable w/out interest or penalty. Unless caused by the negligent or intentional acts or omissions of LL, in no event shall LL be liable for any interruption or failure in the supply of any utilities to the Premises. (Lease, Sec. 4.6, Pg. 7)	Original Lease
Utilities	Premises: T shall be responsible for and shall pay for all utilities used, or consumed in or upon the Premises, and all sewer charges, as and when the charges therefor shall become due and payable. Separately Metered/Non Separately Metered: In the event any utility or utility services (such as water or sewage disposal) are not separately metered or assessed to T or are otherwise furnished to T for which LL is billed directly or for which a lien could be filed against the Premises or any portion thereof, T shall at LL's request pay the cost thereof to LL or any proration of such cost attributable to the Premises as determined by LL in LL's sole and absolute discretion as and when the charges thereof become due and payable; otherwise, T shall deliver original receipt bills to LL w/in 30 days after the same are due and payable w/out interest or penalty. Unless caused by the negligent or intentional acts or omissions of LL, in no event shall LL be liable for any interruption or failure in the supply of any utilities to the Premises. (Lease, Sec. 4.6, Pg. 7)	Renewal

Contacts					
Role	Company	Name	Address	Phone	Email
Additional Gross Sales Contact		Prestige Dental	2408 Williamstown Ct,Naperville,IL 60564		
Billing		Prestige Dental	10 Star Ln.,South Barrington,IL 60010-7138		prestigedental@hotmail.com
CAM		Prestige Dental	10 Star Ln.,South Barrington,IL 60010-7138		
Commercial Cafe Contact		Prestige Dental	No address Listed		prestigedental@hotmail.com
Emergency Contact Name		Bilqees Ikram	No address Listed	(773) 398-5822 x (Office)	
Gross Sales		Prestige Dental	Prestige Dental,South Barrington,IL 60010-7138		
Guarantor		Moeen Ikram, DDS	5408 Williamstown Ct.,Naperville,IL 60564	(630) 801-8634 x (Mobile)	
Insurance		Bianca Paz	No address Listed		bpaz@thinksouthpoint.com
Notice1		Prestige Dental, PC	10 Star Ln.,South Barrington,IL 60010-7138		
Store Contact		Abigail Nunez	125 E Irving Park Rd Unit 16,Streamwood,IL 60107	(630) 213-0666 x (Office)	prestigedental@hotmail.com
Store Contact		Prestige Dental, PC	125 E Irving Park Rd Unit 16,Streamwood,IL 60107	(630) 213-0682 x (Office)(630) 213-0685 x (Other 1)	prestigedental@hotmail.com
Taxes		Prestige Dental	10 Star Ln.,South Barrington,IL 60010-7138		

Lease : Genuine Parts Company (t0001743)

Lease Information

Name	Genuine Parts Company	Status	Current
DBA	NAPA Auto Parts #3018031	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	AUTO SUPPLIES/CAR CARE/TIRES
Location	Woodland Heights	Contract Area	8,500.00 (GLA)
Customer	NAPA Auto Parts	Area	8,500.00 (GLA)
Legal Entity	usall001	Annual Rent	usd 49,200.00
Base Currency	usd	Rent Per Area	usd 5.79
		Deposit	0.00
Primary Contact		Lease Term	From 10/23/2009 To 1/31/2030
Name	Genuine Parts Company 3018031		
Office Phone	(678) 934-5160 x		
Cell Phone			
E-Mail	lease_manager@genpt.com		

Space

Unit	Building	Floor	Area	Amendment Type
001		1	8,500.00	Renewal

Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt	Amt Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
brre	Base Rent - Retail	10/23/2009	1/20/2010	2,479.17	Monthly	Monthly	Flat Amt	usd		8,500.00	0.29 / Mo	0.00	Original Lease	001
brre	Base Rent - Retail	1/21/2010	1/31/2011	2,479.17	Monthly	Monthly	Flat Amt	usd		8,500.00	0.29 / Mo	0.00	Original Lease	001
brre	Base Rent - Retail	2/1/2011	1/31/2012	2,656.25	Monthly	Monthly	Flat Amt	usd		8,500.00	0.31 / Mo	0.00	Original Lease	001
brre	Base Rent - Retail	2/1/2012	1/31/2013	2,833.33	Monthly	Monthly	Flat Amt	usd		8,500.00	0.33 / Mo	0.00	Original Lease	001
brre	Base Rent - Retail	2/1/2013	1/31/2014	3,010.41	Monthly	Monthly	Flat Amt	usd		8,500.00	0.35 / Mo	0.00	Original Lease	001
brre	Base Rent - Retail	2/1/2014	1/31/2015	3,187.50	Monthly	Monthly	Flat Amt	usd		8,500.00	0.38 / Mo	0.00	Original Lease	001
brre	Base Rent - Retail	2/1/2015	1/31/2020	3,718.00	Monthly	Monthly	Flat Amt	usd		8,500.00	0.44 / Mo	0.00	Original Lease	001
brre	Base Rent - Retail	2/1/2020	1/31/2022	4,000.00	Monthly	Monthly	Flat Amt	usd	0.00	8,500.00	0.47 / Mo	0.00	Renewal	001
brre	Base Rent - Retail	2/1/2022	1/31/2025	4,100.00	Monthly	Monthly	Flat Amt	usd	0.00	8,500.00	0.48 / Mo	0.00	Renewal	001
brre	Base Rent - Retail	2/1/2025	1/31/2030	4,305.00	Monthly	Monthly	Flat Amt	usd	0.00	8,500.00	0.51 / Mo	0.00	Renewal	001
came	CAM Estimated Escrow	1/21/2010	2/28/2011	1,565.41	Monthly	Monthly	Flat Amt	usd		8,500.00	0.18 / Mo	0.00	Original Lease	001
came	CAM Estimated Escrow	2/1/2011	2/28/2011	-1,268.60	Monthly	Monthly	Flat Amt	usd		8,500.00	-0.15 / Mo	0.00	Original Lease	001
came	CAM Estimated Escrow	3/1/2011	9/30/2012	931.11	Monthly	Monthly	Flat Amt	usd		8,500.00	0.11 / Mo	0.00	Original Lease	001
came	CAM Estimated Escrow	10/1/2012	2/28/2013	1,017.31	Monthly	Monthly	Flat Amt	usd		8,500.00	0.12 / Mo	0.00	Original Lease	001
came	CAM Estimated Escrow	3/1/2013	2/28/2014	772.29	Monthly	Monthly	Flat Amt	usd		8,500.00	0.09 / Mo	0.00	Original Lease	001
came	CAM Estimated Escrow	2/1/2014	2/28/2014	382.76	Monthly	Monthly	Flat Amt	usd		8,500.00	0.05 / Mo	0.00	Original Lease	001
came	CAM Estimated Escrow	3/1/2014	10/31/2014	963.67	Monthly	Monthly	Flat Amt	usd		8,500.00	0.11 / Mo	0.00	Original Lease	001
came	CAM Estimated Escrow	11/1/2014	2/28/2015	963.67	Monthly	Monthly	Flat Amt	usd		8,500.00	0.11 / Mo	0.00	Original Lease	001
came	CAM Estimated Escrow	2/1/2015	2/28/2015	698.98	Monthly	Monthly	Flat Amt	usd		8,500.00	0.08 / Mo	0.00	Original Lease	001
came	CAM Estimated Escrow	3/1/2015	4/30/2017	1,313.16	Monthly	Monthly	Flat Amt	usd		8,500.00	0.15 / Mo	0.00	Original Lease	001

came	CAM Estimated Escrow	5/1/2017	10/31/2018	1,165.17	Monthly	Monthly	Flat Amt	usd	0.00	8,500.00	0.14 / Mo	0.00	Original Lease	001
came	CAM Estimated Escrow	11/1/2018	1/31/2020	1,279.57	Monthly	Monthly	Flat Amt	usd	0.00	8,500.00	0.15 / Mo	0.00	Original Lease	001
came	CAM Estimated Escrow	2/1/2020	1/31/2025	1,279.57	Monthly	Monthly	Flat Amt	usd	0.00	8,500.00	0.15 / Mo	0.00	Renewal	001
came	CAM Estimated Escrow	2/1/2025	1/31/2030	1,279.57	Monthly	Monthly	Flat Amt	usd	0.00	8,500.00	0.15 / Mo	0.00	Renewal	001
inse	Insurance Estimated Escrow	1/21/2010	2/28/2011	92.80	Monthly	Monthly	Flat Amt	usd		8,500.00	0.01 / Mo	0.00	Original Lease	001
inse	Insurance Estimated Escrow	3/1/2011	9/30/2012	84.62	Monthly	Monthly	Flat Amt	usd		8,500.00	0.01 / Mo	0.00	Original Lease	001
inse	Insurance Estimated Escrow	3/1/2011	3/31/2011	-16.36	Monthly	Monthly	Flat Amt	usd		8,500.00	0.00 / Mo	0.00	Original Lease	001
inse	Insurance Estimated Escrow	9/1/2012	9/30/2012	80.64	Monthly	Monthly	Flat Amt	usd		8,500.00	0.01 / Mo	0.00	Original Lease	001
inse	Insurance Estimated Escrow	10/1/2012	2/28/2014	93.58	Monthly	Monthly	Flat Amt	usd		8,500.00	0.01 / Mo	0.00	Original Lease	001
inse	Insurance Estimated Escrow	2/1/2014	2/28/2014	14.26	Monthly	Monthly	Flat Amt	usd		8,500.00	0.00 / Mo	0.00	Original Lease	001
inse	Insurance Estimated Escrow	3/1/2014	10/31/2014	100.71	Monthly	Monthly	Flat Amt	usd		8,500.00	0.01 / Mo	0.00	Original Lease	001
inse	Insurance Estimated Escrow	11/1/2014	2/28/2015	100.71	Monthly	Monthly	Flat Amt	usd		8,500.00	0.01 / Mo	0.00	Original Lease	001
inse	Insurance Estimated Escrow	2/1/2015	2/28/2015	5.72	Monthly	Monthly	Flat Amt	usd		8,500.00	0.00 / Mo	0.00	Original Lease	001
inse	Insurance Estimated Escrow	3/1/2015	1/31/2020	103.57	Monthly	Monthly	Flat Amt	usd		8,500.00	0.01 / Mo	0.00	Original Lease	001
inse	Insurance Estimated Escrow	2/1/2020	1/31/2025	103.57	Monthly	Monthly	Flat Amt	usd	0.00	8,500.00	0.01 / Mo	0.00	Renewal	001
inse	Insurance Estimated Escrow	2/1/2025	1/31/2030	103.57	Monthly	Monthly	Flat Amt	usd	0.00	8,500.00	0.01 / Mo	0.00	Renewal	001
rete	Real Estate Tax Escrow	1/21/2010	11/30/2011	4,065.83	Monthly	Monthly	Flat Amt	usd		8,500.00	0.48 / Mo	0.00	Original Lease	001
rete	Real Estate Tax Escrow	12/1/2011	8/31/2012	4,250.51	Monthly	Monthly	Flat Amt	usd		8,500.00	0.50 / Mo	0.00	Original Lease	001
rete	Real Estate Tax Escrow	9/1/2012	8/31/2013	3,755.54	Monthly	Monthly	Flat Amt	usd		8,500.00	0.44 / Mo	0.00	Original Lease	001
rete	Real Estate Tax Escrow	9/1/2013	8/31/2014	4,441.93	Monthly	Monthly	Flat Amt	usd		8,500.00	0.52 / Mo	0.00	Original Lease	001
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014	2,003.28	Monthly	Monthly	Flat Amt	usd		8,500.00	0.24 / Mo	0.00	Original Lease	001
rete	Real Estate Tax Escrow	9/1/2014	10/31/2014	4,692.34	Monthly	Monthly	Flat Amt	usd		8,500.00	0.55 / Mo	0.00	Original Lease	001
rete	Real Estate Tax Escrow	11/1/2014	9/30/2015	4,692.34	Monthly	Monthly	Flat Amt	usd		8,500.00	0.55 / Mo	0.00	Original Lease	001
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	4,933.58	Monthly	Monthly	Flat Amt	usd		8,500.00	0.58 / Mo	0.00	Original Lease	001
rete	Real Estate Tax Escrow	11/1/2016	9/30/2017	5,236.29	Monthly	Monthly	Flat Amt	usd		8,500.00	0.62 / Mo	0.00	Original Lease	001
rete	Real Estate Tax Escrow	10/1/2017	9/30/2018	4,806.99	Monthly	Monthly	Flat Amt	usd	0.00	8,500.00	0.57 / Mo	0.00	Original Lease	001
rete	Real Estate Tax Escrow	10/1/2018	8/31/2019	4,452.52	Monthly	Monthly	Flat Amt	usd	0.00	8,500.00	0.52 / Mo	0.00	Original Lease	001
rete	Real Estate Tax Escrow	9/1/2019	1/31/2020	4,528.56	Monthly	Monthly	Flat Amt	usd	0.00	8,500.00	0.53 / Mo	0.00	Original Lease	001
rete	Real Estate Tax Escrow	2/1/2020	12/31/2021	4,528.56	Monthly	Monthly	Flat Amt	usd	0.00	8,500.00	0.53 / Mo	0.00	Renewal	001
rete	Real Estate Tax Escrow	1/1/2022	12/31/2022	4,893.50	Monthly	Monthly	Flat Amt	usd	0.00	8,500.00	0.58 / Mo	0.00	Renewal	001
rete	Real Estate Tax Escrow	1/1/2023	1/31/2025	4,977.95	Monthly	Monthly	Flat Amt	usd	0.00	8,500.00	0.59 / Mo	0.00	Renewal	001
rete	Real Estate Tax Escrow	2/1/2025	1/31/2030	4,977.95	Monthly	Monthly	Flat Amt	usd	0.00	8,500.00	0.59 / Mo	0.00	Renewal	001
rcbo	Rental Conc - Buildout	10/23/2009	1/20/2010	-2,479.17	Monthly	Monthly	Flat Amt	usd		8,500.00	-0.29 / Mo	0.00	Original Lease	001

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brre	Base Rent - Retail	2/1/2025	1/31/2030								Renewal	001
brre	Base Rent - Retail	2/1/2020	1/31/2022								Renewal	001
brre	Base Rent - Retail	2/1/2022	1/31/2025								Renewal	001
brre	Base Rent - Retail	10/23/2009	1/20/2010								Original Lease	001
brre	Base Rent - Retail	1/21/2010	1/31/2011								Original Lease	001
brre	Base Rent - Retail	2/1/2011	1/31/2012								Original Lease	001
brre	Base Rent - Retail	2/1/2012	1/31/2013								Original Lease	001
brre	Base Rent - Retail	2/1/2013	1/31/2014								Original Lease	001
brre	Base Rent - Retail	2/1/2014	1/31/2015								Original Lease	001
brre	Base Rent - Retail	2/1/2015	1/31/2020								Original Lease	001
came	CAM Estimated Escrow	5/1/2017	10/31/2018								Original Lease	001
came	CAM Estimated Escrow	11/1/2018	1/31/2020								Original Lease	001
came	CAM Estimated Escrow	11/1/2014	2/28/2015								Original Lease	001
came	CAM Estimated Escrow	3/1/2015	4/30/2017								Original Lease	001
came	CAM Estimated Escrow	2/1/2015	2/28/2015								Original Lease	001
came	CAM Estimated Escrow	3/1/2014	10/31/2014								Original Lease	001
came	CAM Estimated Escrow	2/1/2014	2/28/2014								Original Lease	001
came	CAM Estimated Escrow	3/1/2011	9/30/2012								Original Lease	001
came	CAM Estimated Escrow	2/1/2011	2/28/2011								Original Lease	001
came	CAM Estimated Escrow	10/1/2012	2/28/2013								Original Lease	001
came	CAM Estimated Escrow	3/1/2013	2/28/2014								Original Lease	001
came	CAM Estimated Escrow	1/21/2010	2/28/2011								Original Lease	001
came	CAM Estimated Escrow	2/1/2025	1/31/2030								Renewal	001
came	CAM Estimated Escrow	2/1/2020	1/31/2025								Renewal	001

inse	Insurance Estimated Escrow	2/1/2020	1/31/2025	Renewal	001
inse	Insurance Estimated Escrow	2/1/2025	1/31/2030	Renewal	001
inse	Insurance Estimated Escrow	1/21/2010	2/28/2011	Original Lease	001
inse	Insurance Estimated Escrow	10/1/2012	2/28/2014	Original Lease	001
inse	Insurance Estimated Escrow	9/1/2012	9/30/2012	Original Lease	001
inse	Insurance Estimated Escrow	3/1/2011	9/30/2012	Original Lease	001
inse	Insurance Estimated Escrow	3/1/2011	3/31/2011	Original Lease	001
inse	Insurance Estimated Escrow	3/1/2014	10/31/2014	Original Lease	001
inse	Insurance Estimated Escrow	2/1/2014	2/28/2014	Original Lease	001
inse	Insurance Estimated Escrow	3/1/2015	1/31/2020	Original Lease	001
inse	Insurance Estimated Escrow	2/1/2015	2/28/2015	Original Lease	001
inse	Insurance Estimated Escrow	11/1/2014	2/28/2015	Original Lease	001
rcbo	Rental Conc - Buildout	10/23/2009	1/20/2010	Original Lease	001
rete	Real Estate Tax Escrow	1/21/2010	11/30/2011	Original Lease	001
rete	Real Estate Tax Escrow	11/1/2014	9/30/2015	Original Lease	001
rete	Real Estate Tax Escrow	10/1/2017	9/30/2018	Original Lease	001
rete	Real Estate Tax Escrow	10/1/2018	8/31/2019	Original Lease	001
rete	Real Estate Tax Escrow	9/1/2019	1/31/2020	Original Lease	001
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	Original Lease	001
rete	Real Estate Tax Escrow	11/1/2016	9/30/2017	Original Lease	001
rete	Real Estate Tax Escrow	9/1/2014	10/31/2014	Original Lease	001

rete	Real Estate Tax Escrow	8/1/2014	8/31/2014								Original Lease	001
rete	Real Estate Tax Escrow	12/1/2011	8/31/2012								Original Lease	001
rete	Real Estate Tax Escrow	9/1/2012	8/31/2013								Original Lease	001
rete	Real Estate Tax Escrow	9/1/2013	8/31/2014								Original Lease	001
rete	Real Estate Tax Escrow	2/1/2020	12/31/2021								Renewal	001
rete	Real Estate Tax Escrow	1/1/2022	12/31/2022								Renewal	001
rete	Real Estate Tax Escrow	1/1/2023	1/31/2025								Renewal	001
rete	Real Estate Tax Escrow	2/1/2025	1/31/2030								Renewal	001

Recovery

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	001	control	_security	Security Expenses	2/1/2020	1/31/2025	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					5.00		0.00		GLA		GLA

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	001	control	_utility	Utility Expenses	2/1/2020	1/31/2025	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					5.00		0.00		GLA		GLA

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	001	noncontr	_snow	Snow Expenses	2/1/2020	1/31/2025	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	001	noncontr	_insur	Insurance Expenses	2/1/2020	1/31/2025	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	001	noncontr	_utility	Utility Expenses	2/1/2020	1/31/2025	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	001	retax	_retaxes	Real Estate Tax Expenses	2/1/2020	1/31/2025	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	001	control	_admin	Operational Expenses	2/1/2020	1/31/2025	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					5.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	001	control	_bldgexp	Building Expenses	2/1/2020	1/31/2025	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					5.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	001	control	_camextr	CAM Exterior Expenses	2/1/2020	1/31/2025	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					5.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	001	control	_camintr	CAM Interior Expenses	2/1/2020	1/31/2025	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					5.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	001	control	_fire	Fire Expenses	2/1/2020	1/31/2025	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					5.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	001	control	_mgmtfee	Management Fees	2/1/2020	1/31/2025	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					5.00		0.00		GLA		GLA

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Renewal	Renewal Term	Activated	60	2/1/2020	1/31/2025	001
Renewal	3rd Amend-RNWL	Activated	60	2/1/2025	1/31/2030	001
Original Lease	Original Lease	Superseded	124	10/23/2009	1/31/2020	001

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Renewal	Exercised		1/31/2025	8/1/2024	Option 1 - 2nd Amend	Renewal

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Exclusivities-X	Lessor agrees not to lease any space in the Center to any business that derives more than twenty percent (20%) of its annual sales revenue from the retail sale of automobile parts or supplies (a Competing Business). Lessor agrees not to rent advertising space on the property or the building on which the Premises are located to a Competing Business. In the event Lessor shall violate this Section, and such violation shall continue for more than any consecutive two (2) month period, Lessee shall have the right to, at its option either a) terminate this Lease or b) continue to occupy the Premises under this Lease, except that Base Rent shall be reduced by fifty percent (50%), and the Lease shall otherwise continue in full force and effect. Lessee agrees not to sub-lease or assign the Premises to anyone in competition with another tenant in the Center.	Original Lease
	Tenant Restrictions	No Lease Provision	Original Lease
	Abatement	No Lease Provision	Original Lease
	Access	W/ prior written notice, except in case of an emergency in which event no notice shall be required, LL may at all reasonable times during normal business hours enter to view the Premises to make repairs and replacements or show Premises to persons who may wish to buy the same or, w/in 3 months of the end of the Term, to show the Premises to any persons who may wish to lease the same and to place a "for lease" or "for sale" sign on the Premises. (Lease, Sec. 21, Pg. 8)	Original Lease
	Assignment/Sublease	Consent: T has the right, w/ the consent of LL, which consent shall not be unreasonably withheld, to assign the Lease for any unexpired term or any interest hereunder or to sublet the Premises or any part thereof, and the Lease shall continue in full force and effect. Profit Sharing: No Lease Provision. Assignment Fee: No Lease Provision. Permitted Assignment: Consent of LL is not required (but notice to LL is) when subtenant or assignee is a subsidiary, a joint-venture, or entity controlled by T, or an independent NAPA auto parts store operator operating a NAPA auto parts store in the Premises or any part of the Premises. Recapture Rights: No Lease Provision. (Lease, Sec. 15, Pg. 7)	Original Lease
	Base Rent	Rent Changeover Day: On the first day of each month. Proration: Rent for any partial month shall be prorated per diem. Lease Year: The phrase "Lease Year" as used herein shall, for the first Lease Year, mean the period from the RCD through the last day of the twelfth full calendar month immediately following the Rent CD; and thereafter, "Lease Year" shall mean each successive twelve calendar month period following the expiration of the first Lease Year. Prepaid Rent: No Lease Provision. (Lease, Sec. 3, Pg. 2)	Original Lease
	Base Rent	T shall pay Minimum Rent to LL during the Extension Period, payable in advance in monthly installments on the first day of each month throughout such period. (2nd Amend, Sec. 3, Pg. 1-2)	Renewal
	Brokers	None. (Lease, Sec. 36, Pg. 11)	Original Lease
	CAM	In addition to the Minimum Rent due during the Extension Period, T shall pay all items of Additional Rent, and other charges required to be paid pursuant to the Lease, including Common Area Maintenance and Real Estate Taxes, as provided for in the Lease. (2nd Amend, Sec. 4, 6, Pg. 2)	Renewal
	CAM Notes	PRS: 7.0577%; based on the fraction, the numerator of which shall be the floor area of the Premises and the Denom of which shall be the floor area of all leasable space w/in the Center. Denominator Exclusions: No Lease Provision. Estimates and its frequency: \$1,565.41 per month. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: Excluded from CAM. Admin Fee: Excluded from CAM. CAP and its exclusions: 5% /annum; except for the cost of snow removal, lighting and insurance. Capital Expense: Excluded from CAM. Exclusion: Management or Administrative fee, any capital expenditure, any cost relating to the transfer or financing of the Center, any cost relating to or money spent on behalf of any specific space or tenant of the Center that is not made for the common benefit of the entire Center. Reconciliation Deadline: W/in 120 days after the end of each calendar year during the Term. Audit Right: Written notice w/in 90 days after receiving the CAM Statement. W/30 days after receipt of the Review Notice, LL shall make all pertinent records available for inspection that are reasonably necessary for T to conduct its review. T shall be solely responsible for all costs, expenses and fees incurred for the audit. If the CAM Expenses are determined to have been overstated by LL for any year, then LL shall w/in 30 days of receipt of the Objection Notice pay such difference to T, and if the CAM Expenses are determined to have been overstated by LL for any year in excess of 3%, LL shall reimburse T for the reasonable cost of T's audit not to exceed \$2,500.00. (Lease, Sec. 3, 6, Pg. 2, 4-5)	Original Lease

Co-Tenancy	No Lease Provision	Original Lease
Default	Monetary: For 10 days or more after notice by LL to T. Non-Monetary: For 30 days after notice by LL to T. (Lease, Sec. 22, Pg. 9)	Original Lease
Estoppel	T agrees to execute customary certificates of estoppel and/or attornments upon the reasonable request of LL or other appropriate entities not more than once in any 12 month period, subject to execution of a non-disturbance agreement whereby LL's lender shall agree that T's possession of the Premises, as set forth in the Lease, shall not be disturbed as long as T is not in default. (Lease, Sec. 26, Pg. 10)	Original Lease
Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	No Lease Provision	Original Lease
Holdover	W/ LL's consent, MTM tenancy, cancelable upon 30 days' written notice, and at 100% of the last payable Minimum Rent and 100% of Additional Rent (Lease, Sec. 31, Pg. 11)	Original Lease
Insurance	PRS: 7.0577%; based on the fraction, the numerator of which shall be the floor area of the Premises and the Denom of which shall be the floor area of all leasable space w/in the Center. Denominator Exclusions: No Lease Provision. Estimates and its frequency: \$92.80 per month. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease Provision. (Lease, Sec. 3, 5, Pg. 2, 3)	Original Lease
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Work	LL shall prepare, prime and paint all interior walls, replace damaged and stained ceiling tiles; replace damaged floor tiles in the front 40 feet of the Premises; all bathrooms will be brought up to current ADA standards. (Lease, Sec. 8, Pg. 5)	Original Lease
Late Fee	No Lease Provision	Original Lease
List of Documents	1) Lease Agreement dated 09/23/2009; 2) Lease Confirmation Certificate. 3) First Amendment to Lease Agreement dated 09/09/2014.	Original Lease
List of Documents	Second Amendment to Lease dated 07/12/2019 (2nd Amend) - 5 years extension and 1 @ 5 Years remaining options.	Renewal
List of Documents	Second Amendment to Lease dated 07/12/2019 (2nd Amend) - 5 years extension and 1 @ 5 Years remaining options. Third Amendment dated 9/1/2023	Renewal
LL Maintenance	During the Term hereof, LL shall, at LL's expense: (a) Maintain in good order and repair, and in a clean, safe and operable condition the roof, exterior walls, structural supports, foundations, and underground utility lines serving the Premises; (b) Repair the major component parts and replace, if necessary, the electrical, plumbing, heating, ventilating/air conditioning, water heating, and, if any, sprinkler systems, when necessary for the operation thereof; (c) Maintain the structure and exterior of the Premises in conformance w/ all legal requirements, excepting only the maintenance obligations of T provided above. (Lease, Sec. 12, Pg. 6)	Original Lease
Miscellaneous	No Lease Provision	Original Lease
OEA Notes	No Lease Provision	Original Lease
Outparcel Restriction	No Lease Provision	Original Lease
Overtime HVAC	No Lease Provision	Original Lease
Parking	No Lease Provision	Original Lease
Penalty for Violating Exclusive	No Lease Provision	Original Lease
Percentage Rent Information	No Lease Provision	Original Lease
Permitted Use	The Premises shall be used for the sales of vehicle parts and supplies, vehicle care supplies and products, tools and vehicle accessories except that vehicle repairs will not permitted on the premises. (Lease, Sec. 7, Pg. 5)	Original Lease
Premises Notes	An approximately 8,500 SF. (Lease, Sec. 1, Pg. 1)	Original Lease
Prohibited Use	No Lease Provision	Original Lease
Promotion Fund	No Lease Provision	Original Lease
Radius Restrictions	No Lease Provision	Original Lease
REA Notes	No Lease Provision	Original Lease
Real Estate Tax	In addition to the Minimum Rent due during the Extension Period, T shall pay all items of Additional Rent, and other charges required to be paid pursuant to the Lease, including Common Area Maintenance and Real Estate Taxes, as provided for in the Lease. (2nd Amend, Sec. 4, 6, Pg. 2)	Renewal
Real estate Tax	PRS: 7.0577%; based on the fraction, the numerator of which shall be the floor area of the Premises and the Denom of which shall be the floor area of all leasable space w/in the Center. Denominator Exclusions: No Lease Provision. Estimates and its frequency: \$4,065.83 per month. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: W/in 90 days after LL's receipt of tax bills for each tax year. Audit Right: No Lease Provision. (Lease, Sec. 3, 4, Pg. 2, 3)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	No Lease Provision	Original Lease

Signage	Consent: No Lease Provision. Signage Rights: At T's expense, to place its standard sign, on the exterior of the Premises, subject to Applicable Codes. T may replace such sign from time to time w/ its then current standard sign type. Pylon Sign: No Lease Provision. (Lease, Sec. 37, Pg. 11-12)	Original Lease
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease
Subordination	No Lease Provision	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	No Lease Provision	Original Lease
Tenant Maintenance	HVAC: At all times during the Term of the Lease, T, at its sole cost and expense, shall maintain a maintenance contract in effect w/ a licensed, competent contractor for the consistent periodic (which shall be at least quarterly, or more frequently if required by any manufacturer's warranty) inspection and maintenance of all heating, ventilation and air conditioning ("HVAC") systems located on or for the use of the Premises. T is obligated to provide copies of all such maintenance contracts to LL on an annual basis, or as requested. (2nd Amend, Sec. 11, Pg. 3)	Renewal
Tenant's Insurance Requirement	All Insurers must have a "A-VIII" or higher rating by AM Best. T's insurance shall meet LL's current minimum standards as follows: General Liability limits minimum of \$1,000,000 per occurrence. General Liability limits minimum of \$2,000,000 in aggregate. General Liability policy must show evidence of Fire Legal Liability. Auto Liability; owned, non-owned and hired, limits minimum of \$1,000,000 (if necessary). Umbrella (Excess) Insurance minimum of \$5,000,000. Worker's Compensation must have WC Statutory Limits. Employers Liability policy limits minimum of \$1,000,000 for each accident. Employers Liability policy limits minimum of \$1,000,000 for each disease - employee. Employers Liability policy limits minimum of \$1,000,000 for each disease - policy limit. Additional Insured endorsement of IRC Retail Centers LLC and IRC Woodland Heights, L.L.C., a Delaware limited liability company, are endorsed as additional insured on liability policies and such insurance is primary non-contributory w/ any other insurance available to owner and property manager. Any and all references in the Lease to "LL" are hereby deemed to mean IRC Woodland Heights, L.L.C. and IRC Retail Centers LLC, and each of their respective affiliates, successors, and assigns. Dram Shop/Liquor Liability minimum of \$1,000,000 per occurrence (if necessary). Physical (a.k.a. Content or Property) Damage Insurance. (2nd Amend, Sec. 7, Pg. 2-3)	Renewal
Tenant's Insurance Requirement	Public Liability Insurance: Minimum limits of \$2,000,000.00 in respect of injury to or death of any number of persons arising out of any one occurrence; and \$100,000.00 in respect of any instance of property damage. Such insurance may be by a blanket comprehensive general liability policy. The insurance limits provided above may be satisfied by a follow form umbrella policy. Property Insurance: Covering T's property and assets in the Premises, including Trade Fixtures, which shall be kept at T's sole risk, and T hereby holds LL harmless from and waives any and all claims against LL w/ respect to damage to or loss of same. Neither LL nor T shall be liable to the other, or to anyone claiming under or through LL or T against the other, for any loss or damage whatsoever resulting from fire or the risks covered by any extended coverage endorsement to any fire insurance policy regardless of cost or origin. The foregoing provision shall not be effective, however, if the result is to invalidate any such fire insurance policies or extended coverage endorsements. Additional Insured: The Public Liability insurance policy shall name LL as an additional insured. Cancellation: The Public Liability insurance policy will provide that it will not be cancelled or the coverage reduced w/out 20 days written notice to LL. (Lease, Sec. 18, Pg. 8)	Original Lease
Term Notes	CD: 10/23/2009. RCD: 01/21/2010. ED: 01/31/2020. (1st Amendment to Lease Agreement, Sec. 1, Pg. 1; Lease Confirmation Certificate, Pg. 1)	Original Lease
Term Notes	Extension Term CD: 02/01/2020. Extension Term ED: 01/31/2025. (2nd Amend, Sec. 2, Pg. 1)	Renewal
TT Maintenance	During the Term, T shall, at its sole cost and expense: (a) As to the exterior of the Premises, (i) repair (but not replace, except if damaged by T or its employees, agents, invitees or contractors) exit doors and exit signs; and (ii) replace broken door and window glass. LL acknowledges that T is self-insured for plate glass damage; (b) As to the interior of the Premises, (i) clean and maintain floors, partitions and walls; and (ii) perform routine maintenance and repair of the minor component parts of the electrical, plumbing, heating, ventilating, air conditioning, water heating, and, if any, sprinkler systems, fixtures and equipment. "Minor component parts" shall mean items such as fuses, thermostats, filters, belts, faucets, sprinkler heads, etc. T shall protect such systems, fixtures and equipment against freezing and damage due to T's neglect and shall routinely perform preventative maintenance; (c) T shall maintain the Premises in conformance w/ all legal requirements relating to the interior of the Premises required solely by reason of T's use and occupancy of the Premises. (Lease, Sec. 11, Pg. 5-6)	Original Lease
Utilities	Premises: T shall pay all bills for water, gas, electricity, fuel, light, heat, power and sewer caused or used by T in connection w/ T's use and occupancy of the Premises. Separately Metered/Non Separately Metered: All utility services shall be separately metered in respect of the Premises and contracted for in T's own name, and LL shall pay for all charges and fees for the installation of separate meters for utility services serving the Premises. (Lease, Sec. 20, Pg. 9)	Original Lease

Contacts					
Role	Company	Name	Address	Phone	Email
A/P Contact Name		A/P Contact Name	No address Listed		lease_manager@genpt.com
Additional Gross Sales Contact		Genuine Parts Company	2999 Wildwood Parkway,Atlanta,GA 30339		
Billing		Genuine Parts Company 3018031	2999 Wildwood Parkway,Atlanta,GA 30339	(678) 934-5160 x (Office)	lease_manager@genpt.com
CAM		Genuine Parts Company 3018031	2999 Wildwood Parkway,Atlanta,GA 30339		lease_manager@genpt.com
Commercial Cafe Contact		Genuine Parts Company 3018031	No address Listed		lease_manager@genpt.com
Corporate		Store Development Group	2999 Wildwood Parkway,Atlanta,GA 30339		
Emergency Contact Name		Store Development Group	2999 Wildwood Parkway,Atlanta,GA 30339		
Gross Sales		Genuine Parts Company	237 Irving Park Road, Suite 1-3, Unit 001,Streamwood,IL 60103	(678) 556-2123 x (Other 1)	lease_manager@genpt.com
Insurance		Store Development Group	2999 Wildwood Parkway,Atlanta,GA 30339		
Notice1		Genuine Parts Company	2999 Wildwood Parkway,Atlanta,GA 30339		
Send Copy To		Genuine Parts Company	2999 Wildwood Parkway,Atlanta,GA 30339		
Store Contact		Dana Wade	No address Listed	(630) 289-7700 x (Office)	dana.wade@genpt.com
Store Contact		Karl Rojeck	No address Listed		karl.rojeck@genpt.com
Taxes		Genuine Parts Company 3018031	2999 Wildwood Parkway,Atlanta,GA 30339		lease_manager@genpt.com

Lease : USRC Streamwood, Inc. (t0001910)

Lease Information

Name	USRC Streamwood, Inc.	Status	Current
DBA	US Renal Care	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	MEDICAL OFFICE
Location	Woodland Heights	Contract Area	5,990.00 (GLA)
Customer	US Renal Care	Area	5,990.00 (GLA)
Legal Entity	usall001	Annual Rent	usd 83,860.08
Base Currency	usd	Rent Per Area	usd 14.00
		Deposit	0.00
Primary Contact		Lease Term	From 12/6/2011 To 5/31/2027
Name	Georgia Grace		
Office Phone	(214) 736-2700 x		
Cell Phone			
E-Mail	Georgia.Grace@usrenalcare.com		

Space

Unit	Building	Floor	Area	Amendment Type
011		1	5,990.00	Renewal

Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt Amt	Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
brre	Base Rent - Retail	12/6/2011	12/31/2016	5,895.16	Monthly	Monthly	Flat Amt	usd		5,990.00	0.98 / Mo	0.00	Original Lease	011
brre	Base Rent - Retail	1/1/2017	5/31/2022	6,489.17	Monthly	Monthly	Flat Amt	usd	0.00	5,990.00	1.08 / Mo	0.00	Original Lease	011
brre	Base Rent - Retail	6/1/2022	5/31/2027	6,988.34	Monthly	Monthly	Flat Amt	usd	0.00	5,990.00	1.17 / Mo	0.00	Renewal	011
came	CAM Estimated Escrow	12/6/2011	2/28/2014	968.38	Monthly	Monthly	Flat Amt	usd		5,990.00	0.16 / Mo	0.00	Original Lease	011
came	CAM Estimated Escrow	2/1/2014	2/28/2014	411.12	Monthly	Monthly	Flat Amt	usd		5,990.00	0.07 / Mo	0.00	Original Lease	011
came	CAM Estimated Escrow	3/1/2014	2/28/2015	1,173.94	Monthly	Monthly	Flat Amt	usd		5,990.00	0.20 / Mo	0.00	Original Lease	011
came	CAM Estimated Escrow	3/1/2015	4/30/2017	1,733.60	Monthly	Monthly	Flat Amt	usd		5,990.00	0.29 / Mo	0.00	Original Lease	011
came	CAM Estimated Escrow	5/1/2017	10/31/2018	2,891.31	Monthly	Monthly	Flat Amt	usd	0.00	5,990.00	0.48 / Mo	0.00	Original Lease	011
came	CAM Estimated Escrow	11/1/2018	8/31/2019	2,348.58	Monthly	Monthly	Flat Amt	usd	0.00	5,990.00	0.39 / Mo	0.00	Original Lease	011
came	CAM Estimated Escrow	9/1/2019	5/31/2022	3,371.53	Monthly	Monthly	Flat Amt	usd	0.00	5,990.00	0.56 / Mo	0.00	Original Lease	011
came	CAM Estimated Escrow	6/1/2022	12/31/2022	3,371.53	Monthly	Monthly	Flat Amt	usd	0.00	5,990.00	0.56 / Mo	0.00	Renewal	011
came	CAM Estimated Escrow	1/1/2023	5/31/2027	3,389.87	Monthly	Monthly	Flat Amt	usd	0.00	5,990.00	0.57 / Mo	0.00	Renewal	011
rete	Real Estate Tax Escrow	12/6/2011	8/31/2013	2,905.15	Monthly	Monthly	Flat Amt	usd		5,990.00	0.49 / Mo	0.00	Original Lease	011
rete	Real Estate Tax Escrow	9/1/2013	8/31/2014	3,130.25	Monthly	Monthly	Flat Amt	usd		5,990.00	0.52 / Mo	0.00	Original Lease	011
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014	1,411.76	Monthly	Monthly	Flat Amt	usd		5,990.00	0.24 / Mo	0.00	Original Lease	011
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	3,306.72	Monthly	Monthly	Flat Amt	usd		5,990.00	0.55 / Mo	0.00	Original Lease	011
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	3,476.72	Monthly	Monthly	Flat Amt	usd		5,990.00	0.58 / Mo	0.00	Original Lease	011
rete	Real Estate Tax Escrow	11/1/2016	9/30/2017	3,690.04	Monthly	Monthly	Flat Amt	usd		5,990.00	0.62 / Mo	0.00	Original Lease	011
rete	Real Estate Tax Escrow	10/1/2017	9/30/2018	3,627.33	Monthly	Monthly	Flat Amt	usd	0.00	5,990.00	0.61 / Mo	0.00	Original Lease	011
rete	Real Estate Tax Escrow	10/1/2018	12/31/2021	3,356.50	Monthly	Monthly	Flat Amt	usd	0.00	5,990.00	0.56 / Mo	0.00	Original Lease	011
rete	Real Estate Tax Escrow	1/1/2022	5/31/2022	4,030.66	Monthly	Monthly	Flat Amt	usd	0.00	5,990.00	0.67 / Mo	0.00	Original Lease	011
rete	Real Estate Tax Escrow	6/1/2022	12/31/2022	3,356.50	Monthly	Monthly	Flat Amt	usd	0.00	5,990.00	0.56 / Mo	0.00	Renewal	011
rete	Real Estate Tax Escrow	1/1/2023	5/31/2027	4,251.92	Monthly	Monthly	Flat Amt	usd	0.00	5,990.00	0.71 / Mo	0.00	Renewal	011
rcca	Rental Conc - CAM Abatements	12/6/2011	5/5/2012	-968.38	Monthly	Monthly	Flat Amt	usd		5,990.00	-0.16 / Mo	0.00	Original Lease	011
rcra	Rental Conc - Rent Abatements	12/6/2011	5/5/2012	-5,895.16	Monthly	Monthly	Flat Amt	usd		5,990.00	-0.98 / Mo	0.00	Original Lease	011
rcbx	Rental Conc - TAX Abatements	12/6/2011	5/5/2012	-2,905.15	Monthly	Monthly	Flat Amt	usd		5,990.00	-0.49 / Mo	0.00	Original Lease	011

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brre	Base Rent - Retail	6/1/2022	5/31/2027								Renewal	011
brre	Base Rent - Retail	1/1/2017	5/31/2022								Original Lease	011
brre	Base Rent - Retail	12/6/2011	12/31/2016								Original Lease	011
came	CAM Estimated Escrow	5/1/2017	10/31/2018								Original Lease	011

came	CAM Estimated Escrow	11/1/2018	8/31/2019	Original Lease	011
came	CAM Estimated Escrow	9/1/2019	5/31/2022	Original Lease	011
came	CAM Estimated Escrow	3/1/2015	4/30/2017	Original Lease	011
came	CAM Estimated Escrow	12/6/2011	2/28/2014	Original Lease	011
came	CAM Estimated Escrow	3/1/2014	2/28/2015	Original Lease	011
came	CAM Estimated Escrow	2/1/2014	2/28/2014	Original Lease	011
came	CAM Estimated Escrow	6/1/2022	12/31/2022	Renewal	011
came	CAM Estimated Escrow	1/1/2023	5/31/2027	Renewal	011
rcca	Rental Conc - CAM Abatements	12/6/2011	5/5/2012	Original Lease	011
rcra	Rental Conc - Rent Abatements	12/6/2011	5/5/2012	Original Lease	011
rctx	Rental Conc - TAX Abatements	12/6/2011	5/5/2012	Original Lease	011
rete	Real Estate Tax Escrow	9/1/2013	8/31/2014	Original Lease	011
rete	Real Estate Tax Escrow	12/6/2011	8/31/2013	Original Lease	011
rete	Real Estate Tax Escrow	6/1/2022	12/31/2022	Renewal	011
rete	Real Estate Tax Escrow	1/1/2023	5/31/2027	Renewal	011
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	Original Lease	011
rete	Real Estate Tax Escrow	11/1/2016	9/30/2017	Original Lease	011
rete	Real Estate Tax Escrow	10/1/2017	9/30/2018	Original Lease	011
rete	Real Estate Tax Escrow	10/1/2018	12/31/2021	Original Lease	011
rete	Real Estate Tax Escrow	1/1/2022	5/31/2022	Original Lease	011
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	Original Lease	011
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014	Original Lease	011

Recovery

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	011	operexp	_admin	Operational Expenses	6/1/2022	5/31/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	Y		M001			0.00		0.00	GLA		GLA	
Renewal	011	operexp	_bldgexp	Building Expenses	6/1/2022	5/31/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	Y		M001			0.00		0.00	GLA		GLA	
Renewal	011	operexp	_camextr	CAM Exterior Expenses	6/1/2022	5/31/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	Y		M001			0.00		0.00	GLA		GLA	
Renewal	011	operexp	_camintr	CAM Interior Expenses	6/1/2022	5/31/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	Y		M001			0.00		0.00	GLA		GLA	
Renewal	011	operexp	_capamrt	Capital Replacement Amort	6/1/2022	5/31/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	Y		M001			0.00		0.00	GLA		GLA	
Renewal	011	operexp	_fire	Fire Expenses	6/1/2022	5/31/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	Y		M001			0.00		0.00	GLA		GLA	
Renewal	011	operexp	_insur	Insurance Expenses	6/1/2022	5/31/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	Y		M001			0.00		0.00	GLA		GLA	
Renewal	011	operexp	_mgmtfee	Management Fees	6/1/2022	5/31/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	011	operexp	_security	Security Expenses	6/1/2022	5/31/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	Y		M001			0.00		0.00	GLA		GLA	
Renewal	011	operexp	_snow	Snow Expenses	6/1/2022	5/31/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	Y		M001			0.00		0.00	GLA		GLA	
Renewal	011	operexp	_utility	Utility Expenses	6/1/2022	5/31/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	Y		M001			0.00		0.00	GLA		GLA	
Renewal	011	noncontr	_water2	Water - Spl Allocation	6/1/2022	5/31/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	Y		M001			0.00		0.00	GLA		GLA	
Renewal	011	retax	_retaxes	Real Estate Tax Expenses	6/1/2022	5/31/2027	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %	Numerator		Denominator	
	N	N					0.00		0.00	GLA		GLA	

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Renewal	Option Letter - Renewal	Activated	60	6/1/2022	5/31/2027	011
Original Lease	Original Lease	Superseded	126	12/6/2011	5/31/2022	011

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Renewal	Active		5/31/2027	12/2/2026	2nd Renewal Option	Renewal
Renewal	Exercised		5/31/2022	12/2/2021	1st Renewal Option	Original Lease
Renewal	Expired		5/31/2027	12/2/2026	2nd Renewal Option	Original Lease

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Restrictions-X	EXHIBIT F PROHIBITED USES 1. Adult bookstore or facility selling or displaying or selling access to pornographic books, literature, websites or videotapes (materials shall be considered adult or pornographic for such purpose if the same are not available for sale or rental to children under 18 years old because they explicitly deal with or depict human sexuality), massage parlor, steam bath, nude modeling, establishment with nude or semi-nude waiters, waitresses or entertainers; 2. Auction or bankruptcy sale; 3. Auditorium, meeting hall, ballroom, school, educational facilities (including but not limited to, beauty schools, barber colleges, reading rooms or libraries), or other place of public assembly; 4. Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; 5. Bingo or similar games of chance, but lottery tickets and other items commonly sold in retail establishments may be sold as an incidental part of business; 6. Bowling alley; 7. Car wash, car repair or car rental agency; 8. Cocktail lounge, bar, disco or night club; 9. Dance hall; 10. Funeral establishment; 11. Gymnasium, health club, exercise or dance studio; 12. Off track betting (provided that state sponsored lottery tickets shall not be prohibited); 13. Outdoor circus, carnival or amusement park, or other entertainment facility; 14. Outdoor meetings; 15. Pawn shop; 16. Primarily pool or billiard establishment; 17. Refinery; 18. Residential use, including, but not limited to living quarters, sleeping apartments or lodging rooms; 19. Restaurant, including but not limited to, drive-in or drive-through restaurants; 20. Second hand store, auction house, or flea market, army/navy type store-governmental surplus ; 21. Shooting gallery; 22. Skating or roller rink; 23. So called head shop which sells drug paraphernalia; 24. Theater, including but not limited to, X-rated theater; 25. Unemployment agency, service or commission; 26. Video game or amusement arcade, except as an incidental part of another primary business; 27. Any other uses which conflict with the uses of existing tenants. 28. Non retail use (which shall not prohibit in the Shopping Center such uses commonly referred to as quasi retail or service retail such as a travel agency, real estate office, insurance agency, accounting service, etc., so long as same do not exceed ten percent (10%) of the Leasable Square Feet of the Shopping Center); or 29. Tenant may not install an Automatic Teller Machine in or on the Premises without the express written consent of Landlord which consent Landlord may deny in its sole discretion.	Original Lease
	Restrictions-X	EXHIBIT F PROHIBITED USES 1. Adult bookstore or facility selling or displaying or selling access to pornographic books, literature, websites or videotapes (materials shall be considered adult or pornographic for such purpose if the same are not available for sale or rental to children under 18 years old because they explicitly deal with or depict human sexuality), massage parlor, steam bath, nude modeling, establishment with nude or semi-nude waiters, waitresses or entertainers; 2. Auction or bankruptcy sale; 3. Auditorium, meeting hall, ballroom, school, educational facilities (including but not limited to, beauty schools, barber colleges, reading rooms or libraries), or other place of public assembly; 4. Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; 5. Bingo or similar games of chance, but lottery tickets and other items commonly sold in retail establishments may be sold as an incidental part of business; 6. Bowling alley; 7. Car wash, car repair or car rental agency; 8. Cocktail lounge, bar, disco or night club; 9. Dance hall; 10. Funeral establishment; 11. Gymnasium, health club, exercise or dance studio; 12. Off track betting (provided that state sponsored lottery tickets shall not be prohibited); 13. Outdoor circus, carnival or amusement park, or other entertainment facility; 14. Outdoor meetings; 15. Pawn shop; 16. Primarily pool or billiard establishment; 17. Refinery; 18. Residential use, including, but not limited to living quarters, sleeping apartments or lodging rooms; 19. Restaurant, including but not limited to, drive-in or drive-through restaurants; 20. Second hand store, auction house, or flea market, army/navy type store-governmental surplus ; 21. Shooting gallery; 22. Skating or roller rink; 23. So called head shop which sells drug paraphernalia; 24. Theater, including but not limited to, X-rated theater; 25. Unemployment agency, service or commission; 26. Video game or amusement arcade, except as an incidental part of another primary business; 27. Any other uses which conflict with the uses of existing tenants. 28. Non retail use (which shall not prohibit in the Shopping Center such uses commonly referred to as quasi retail or service retail such as a travel agency, real estate office, insurance agency, accounting service, etc., so long as same do not exceed ten percent (10%) of the Leasable Square Feet of the Shopping Center); or 29. Tenant may not install an Automatic Teller Machine in or on the Premises without the express written consent of Landlord which consent Landlord may deny in its sole discretion.	Renewal
	Abatement	No Rent shall be due Commencing on RCD and continuing for a period of five (5) months (12/06/2011 - 05/05/2012). (2nd Amend, Exhibit B-2, Pg. 3)	Original Lease
	Abatement	No Rent shall be due Commencing on RCD and continuing for a period of five (5) months (12/06/2011 - 05/05/2012). (2nd Amend, Exhibit B-2, Pg. 3)	Renewal
	Access	LL reserves the right to, at all reasonable times, by itself or its duly authorized agents, employees and contractors to go upon and inspect the Premises and every part, to enforce or carry out the provisions of the Lease, at its option to make repairs, alterations and additions to the Premises or the bldg of which the Premises are a part, to perform any defaulted obligation of T or for any other proper purposes. LL also reserves the right to install or place upon, or affix to the roof and exterior walls of the Premises, equipment, signs, displays, antenna, and any other object or structure of any kind, provided the same shall not materially impair the structural integrity of the bldg or interfere w/ T's occupancy. (Lease, Sec. 7.5(B), Pg. 16)	Original Lease
	Access	LL reserves the right to, at all reasonable times, by itself or its duly authorized agents, employees and contractors to go upon and inspect the Premises and every part, to enforce or carry out the provisions of the Lease, at its option to make repairs, alterations and additions to the Premises or the bldg of which the Premises are a part, to perform any defaulted obligation of T or for any other proper purposes. LL also reserves the right to install or place upon, or affix to the roof and exterior walls of the Premises, equipment, signs, displays, antenna, and any other object or structure of any kind, provided the same shall not materially impair the structural integrity of the bldg or interfere w/ T's occupancy. (Lease, Sec. 7.5(B), Pg. 16)	Renewal

Assignment/Sublease	W/ Consent: T will not assign the Lease, in whole or in part, nor sublet all or any part of the Premises, nor license concessions or lease departments therein, nor pledge or encumber by mortgage or other instruments any interest in the Lease w/out first obtaining the consent of LL, which consent LL shall not unreasonably withhold. Profit Sharing: 100.00%. Assignment Fee: T shall pay to LL a Transfer Fee of \$500.00 for the written consent. Permitted Assignment: No Lease Provision. Recapture Rights: No Lease Provision. (Lease, Sec. 10.1(B), Pg. 22-24)	Original Lease
Assignment/Sublease	W/ Consent: T will not assign the Lease, in whole or in part, nor sublet all or any part of the Premises, nor license concessions or lease departments therein, nor pledge or encumber by mortgage or other instruments any interest in the Lease w/out first obtaining the consent of LL, which consent LL shall not unreasonably withhold. Profit Sharing: 100.00%. Assignment Fee: T shall pay to LL a Transfer Fee of \$500.00 for the written consent. Permitted Assignment: No Lease Provision. Recapture Rights: No Lease Provision. (Lease, Sec. 10.1(B), Pg. 22-24)	Renewal
Base Rent	Rent Changeover Day: On the first day of each calendar month. Proration: If the RCD is other than the first day of a month, include Minimum Rent for the fractional month on a per diem basis (calculated on the basis of a 30-day month); Lease Year: No Lease Provision. Prepaid Rent: Rent for the first month shall be paid to LL upon execution of the Lease by T. (Lease, Sec. 1.4(D), 4.1, Pg. 2, 5-6)	Original Lease
Base Rent	Rent Changeover Day: On the first day of each calendar month. Proration: If the RCD is other than the first day of a month, include Minimum Rent for the fractional month on a per diem basis (calculated on the basis of a 30-day month); Lease Year: No Lease Provision. Prepaid Rent: Rent for the first month shall be paid to LL upon execution of the Lease by T. (Lease, Sec. 1.4(D), 4.1, Pg. 2, 5-6)	Renewal
Brokers	LL's Broker: Colliers and its agent Patrick Vizzone, Transwestern and its agent Howard Watkins. T's Broker: Colliers and its agent Patrick Vizzone, Transwestern and its agent Howard Watkins. Broker Commission: T shall reimburse and pay to LL on demand any amount so paid by LL and all costs and expenses, including reasonable attorneys' fees incurred by LL in connection therewith, together w/ interest thereon at the rate of 18% /annum from the respective date of LL's notice to T of the making of the payment or of the incurring of the cost and expense, including such attorneys' fees. (Lease, Sec. 12.1, Pg. 28-29)	Original Lease
Brokers	LL's Broker: Colliers and its agent Patrick Vizzone, Transwestern and its agent Howard Watkins. T's Broker: Colliers and its agent Patrick Vizzone, Transwestern and its agent Howard Watkins. Broker Commission: T shall reimburse and pay to LL on demand any amount so paid by LL and all costs and expenses, including reasonable attorneys' fees incurred by LL in connection therewith, together w/ interest thereon at the rate of 18% /annum from the respective date of LL's notice to T of the making of the payment or of the incurring of the cost and expense, including such attorneys' fees. (Lease, Sec. 12.1, Pg. 28-29)	Renewal
CAM Notes	PRS: Fraction = the RSF of the Premises divided by the total SF of all rentable floor space in the S/C. Denominator Exclusions: LL may exclude from such rentable floor space in the S/C, at LL's option, any portions of the S/C: (i) not occupied and open for business during all or any portion of the subject year, (ii) leased to or used by other parties as major tenants (tenants occupying greater than ten percent (10%) of the S/C, theaters, restaurants, storage areas, or premises in separate bldg, where such parties are not required to pay a full PRS of Common Area Expenses or Real Estate Taxes, as the case may be, pursuant to a lease or other agreement w/ LL, and (iii) w/ respect to Real Estate Taxes, areas of the S/C for which separate tax bills are received and which are the sole responsibility of separate parties pursuant to a lease or other agreement w/ LL. Estimates and its frequency: T shall pay a CAM estimate charge of an amount equal to \$939.77/month and its monthly frequency. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: No Lease Provision. CAP and its exclusions: No Lease Provision. Capital Expense: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease Provision. (Lease, Sec. 1.4(B), 4.3(B) (1, 2), Pg. 2, 6-7)	Original Lease
CAM Notes	PRS: Fraction = the RSF of the Premises divided by the total SF of all rentable floor space in the S/C. Denominator Exclusions: LL may exclude from such rentable floor space in the S/C, at LL's option, any portions of the S/C: (i) not occupied and open for business during all or any portion of the subject year, (ii) leased to or used by other parties as major tenants (tenants occupying greater than ten percent (10%) of the S/C, theaters, restaurants, storage areas, or premises in separate bldg, where such parties are not required to pay a full PRS of Common Area Expenses or Real Estate Taxes, as the case may be, pursuant to a lease or other agreement w/ LL, and (iii) w/ respect to Real Estate Taxes, areas of the S/C for which separate tax bills are received and which are the sole responsibility of separate parties pursuant to a lease or other agreement w/ LL. Estimates and its frequency: T shall pay a CAM estimate charge of an amount equal to \$939.77/month and its monthly frequency. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: No Lease Provision. CAP and its exclusions: No Lease Provision. Capital Expense: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease Provision. (Lease, Sec. 1.4(B), 4.3(B) (1, 2), Pg. 2, 6-7)	Renewal
Co-Tenancy	No Lease Provision	Original Lease
Co-Tenancy	No Lease Provision	Renewal
Default	Monetary: Five (5) days to pay when due. Non-Monetary: W/in 20 days after written notice and demand from LL. (Lease, Sec. 11.1, Pg. 24-25)	Original Lease
Default	Monetary: Five (5) days to pay when due. Non-Monetary: W/in 20 days after written notice and demand from LL. (Lease, Sec. 11.1, Pg. 24-25)	Renewal
Estoppel	W/in seven (7) days after request by LL. (Lease, Sec. 10.2(C), Pg. 24)	Original Lease

Estoppel	W/in seven (7) days after request by LL. (Lease, Sec. 10.2(C), Pg. 24)	Renewal
Exclusives	No Lease Provision	Original Lease
Exclusives	No Lease Provision	Renewal
Go Dark Right	No Lease Provision	Original Lease
Go Dark Right	No Lease Provision	Renewal
Guar/L.C./Indem.	Guarantor Name: U.S. Renal Care, Inc., Limitation of Liability: Full term of the Lease. (1st Amend, Exhibit E-1, Pg. 5-8)	Original Lease
Guar/L.C./Indem.	Guarantor Name: U.S. Renal Care, Inc., Limitation of Liability: Full term of the Lease. (1st Amend, Exhibit E-1, Pg. 5-8)	Renewal
Holdover	W/out LL's consent, MTM tenancy, cancelable by either LL or T upon 30 days' written notice, and at 150% of the last payable Minimum Rent and 100% of Additional Rent. (Lease, Sec. 3.4, Pg. 5)	Original Lease
Holdover	W/out LL's consent, MTM tenancy, cancelable by either LL or T upon 30 days' written notice, and at 150% of the last payable Minimum Rent and 100% of Additional Rent. (Lease, Sec. 3.4, Pg. 5)	Renewal
Insurance	PRS: Fraction = the RSF of the Premises divided by the total SF of all rentable space in the S/C. Denominator Exclusions: LL may exclude from such rentable floor space in the S/C, at LL's option, any portions of the S/C: (i) not occupied and open for business during all or any portion of the subject year, (ii) leased to or used by other parties as major tenants (tenants occupying greater than ten percent (10%) of the S/C, theaters, restaurants, storage areas, or premises in separate bldg, where such parties are not required to pay a full PRS of Common Area Expenses or Real Estate Taxes, as the case may be, pursuant to a lease or other agreement w/ LL, and (iii) w/ respect to Real Estate Taxes, areas of the S/C for which separate tax bills are received and which are the sole responsibility of separate parties pursuant to a lease or other agreement w/ LL. Estimates and its frequency: Included in CAM. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: After the end of each CY, and following receipt of billings for Insurance, LL shall supply T w/ a summary of all costs and expenditures as enumerated above and a determination of T's PRS. Audit Right: No Lease Provision. (Lease, Sec. 1.4(B), 4.3(B)(1, 2), (C), 8.1(A), Pg. 2, 6-7, 18)	Original Lease
Insurance	PRS: Fraction = the RSF of the Premises divided by the total SF of all rentable space in the S/C. Denominator Exclusions: LL may exclude from such rentable floor space in the S/C, at LL's option, any portions of the S/C: (i) not occupied and open for business during all or any portion of the subject year, (ii) leased to or used by other parties as major tenants (tenants occupying greater than ten percent (10%) of the S/C, theaters, restaurants, storage areas, or premises in separate bldg, where such parties are not required to pay a full PRS of Common Area Expenses or Real Estate Taxes, as the case may be, pursuant to a lease or other agreement w/ LL, and (iii) w/ respect to Real Estate Taxes, areas of the S/C for which separate tax bills are received and which are the sole responsibility of separate parties pursuant to a lease or other agreement w/ LL. Estimates and its frequency: Included in CAM. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: After the end of each CY, and following receipt of billings for Insurance, LL shall supply T w/ a summary of all costs and expenditures as enumerated above and a determination of T's PRS. Audit Right: No Lease Provision. (Lease, Sec. 1.4(B), 4.3(B)(1, 2), (C), 8.1(A), Pg. 2, 6-7, 18)	Renewal
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Restrictions	No Lease Provision	Renewal
Landlord Work	LL shall provide the Premises in LL's Vanilla Box condition, such specifications. LL has made no representations or warranties as to the condition of the Premises. 1. Demolish and remove all previously installed interior partitions; floor coverings; fixtures and equipment. 2. Furnish a clean concrete slab floor. Provide or install rigid electrical conduit, junction boxes and wires to connect to T's storefront and other exterior signs, if any. 3. Provide existing HVAC system, including all ductwork diffusers, return air vents and thermostat. All mechanicals shall be in working order. 4. Deliver the Premises "broom clean" free of trash and/or debris. (Lease, Exhibit C-1, Pg. 36)	Original Lease
Landlord Work	LL shall provide the Premises in LL's Vanilla Box condition, such specifications. LL has made no representations or warranties as to the condition of the Premises. 1. Demolish and remove all previously installed interior partitions; floor coverings; fixtures and equipment. 2. Furnish a clean concrete slab floor. Provide or install rigid electrical conduit, junction boxes and wires to connect to T's storefront and other exterior signs, if any. 3. Provide existing HVAC system, including all ductwork diffusers, return air vents and thermostat. All mechanicals shall be in working order. 4. Deliver the Premises "broom clean" free of trash and/or debris. (Lease, Exhibit C-1, Pg. 36)	Renewal
Late Fee	Late Charge: W/in ten (10) days after the due date, T shall pay to LL a late fee of 5% of the monthly Rent. Interest: Any amount when due, T shall bear an interest at the rate of 10%/annum from the date when due but not in excess of the highest legal rates. NSF Fee: \$50.00. (Lease, Sec. 4.4(C), Pg. 7)	Original Lease
Late Fee	Late Charge: W/in ten (10) days after the due date, T shall pay to LL a late fee of 5% of the monthly Rent. Interest: Any amount when due, T shall bear an interest at the rate of 10%/annum from the date when due but not in excess of the highest legal rates. NSF Fee: \$50.00. (Lease, Sec. 4.4(C), Pg. 7)	Renewal
List of Documents	1. Shopping Center Lease Agreement - 06/30/2011; 2. Possession Letter - 12/06/2011; 3. Lease Amendment - 01/09/2012 (1st Amend); 4. Second Lease Amendment - 07/10/2012 (2nd Amend)	Renewal
List of Documents	1. Shopping Center Lease Agreement - 06/30/2011; 2. Possession Letter - 12/06/2011; 3. Lease Amendment - 01/09/2012 (1st Amend); 4. Second Lease Amendment - 07/10/2012 (2nd Amend) 3. Option Letter/Renewal dated 11/15/2021	Original Lease

LL Maintenance	LL shall, maintain in good repair the exterior walls, roof, and sidewalks located on the S/C. T agrees that it will not permit or authorize any person to go onto the roof of the bldg of which the Premises are a part w/out the prior written consent of LL. Said consent will be given only upon LL's satisfaction that any repairs necessitated as a result of T's action will be made by T, at T's expense, and will be made in such a manner so as not to invalidate any guarantee relating to said roof. LL may at its sole discretion arrange for a maintenance contract of all roof structures, the cost of which shall be T's responsibility as to T's PRS. T shall pay, as Additional Rent to LL, its PRS of the cost of said repairs and maintenance incurred by LL. (Lease, Sec. 6.3, Pg. 10-11)	Original Lease
LL Maintenance	LL shall, maintain in good repair the exterior walls, roof, and sidewalks located on the S/C. T agrees that it will not permit or authorize any person to go onto the roof of the bldg of which the Premises are a part w/out the prior written consent of LL. Said consent will be given only upon LL's satisfaction that any repairs necessitated as a result of T's action will be made by T, at T's expense, and will be made in such a manner so as not to invalidate any guarantee relating to said roof. LL may at its sole discretion arrange for a maintenance contract of all roof structures, the cost of which shall be T's responsibility as to T's PRS. T shall pay, as Additional Rent to LL, its PRS of the cost of said repairs and maintenance incurred by LL. (Lease, Sec. 6.3, Pg. 10-11)	Renewal
Miscellaneous	No Lease Provision	Original Lease
Miscellaneous	No Lease Provision	Renewal
OEA Notes	No Lease Provision	Original Lease
OEA Notes	No Lease Provision	Renewal
Outparcel Restriction	No Lease Provision	Original Lease
Outparcel Restriction	No Lease Provision	Renewal
Overtime HVAC	No Lease Provision	Original Lease
Overtime HVAC	No Lease Provision	Renewal
Parking	T and its employees may not park in any portion of the parking area, except that portion designated or which may hereafter be designated as "Employees' Parking Area." Upon request of the LL, T will furnish to LL the license numbers of any automobiles belonging to T or its employees and in the event any of such vehicles shall be parked in areas other than those designated for employee parking, the T shall pay to LL forthwith on demand an amount = \$10.00 /day of each day that such vehicles shall be parked in such non-designated areas. (Lease, Sec, 7.2, Pg. 14-15)	Original Lease
Parking	T and its employees may not park in any portion of the parking area, except that portion designated or which may hereafter be designated as "Employees' Parking Area." Upon request of the LL, T will furnish to LL the license numbers of any automobiles belonging to T or its employees and in the event any of such vehicles shall be parked in areas other than those designated for employee parking, the T shall pay to LL forthwith on demand an amount = \$10.00 /day of each day that such vehicles shall be parked in such non-designated areas. (Lease, Sec, 7.2, Pg. 14-15)	Renewal
Penalty for Violating Exclusive	No Lease Provision	Original Lease
Penalty for Violating Exclusive	No Lease Provision	Renewal
Percentage Rent Information	No Lease Provision	Original Lease
Percentage Rent Information	No Lease Provision	Renewal
Permitted Use	T shall use and occupy the Premises only for the operation of a kidney dialysis center, and any other medically related services and for no other purpose w/out LL's prior written consent. (Lease, Sec. 1.7, 7.1, Pg. 3, 14)	Original Lease
Permitted Use	T shall use and occupy the Premises only for the operation of a kidney dialysis center, and any other medically related services and for no other purpose w/out LL's prior written consent. (Lease, Sec. 1.7, 7.1, Pg. 3, 14)	Renewal
Premises Notes	T leases hereby to the premises approximately 5,990 SF of gross floor area as outlined on the Site Plan. (1st Amend, Sec. 2, Pg. 1)	Original Lease
Premises Notes	T leases hereby to the premises approximately 5,990 SF of gross floor area as outlined on the Site Plan. (1st Amend, Sec. 2, Pg. 1)	Renewal
Prohibited Use	T may not perform the following uses; (i) Adult bookstore or facility selling or displaying or selling access to pornographic books, literature, websites or videotapes; (ii) Auction or bankruptcy; (iii) Auditorium, meeting hall, ballroom, school, educational facilities. (See Lease for complete details) (Lease, Exhibit F, Pg. 47)	Original Lease
Prohibited Use	T may not perform the following uses; (i) Adult bookstore or facility selling or displaying or selling access to pornographic books, literature, websites or videotapes; (ii) Auction or bankruptcy; (iii) Auditorium, meeting hall, ballroom, school, educational facilities. (See Lease for complete details) (Lease, Exhibit F, Pg. 47)	Renewal
Promotion Fund	Merchant's Association: In the event any merchant's association shall be formed in which the tenants in the center are included, T agrees to maintain a membership therein, to attend meetings and to pay such dues and assessments as may be required therein. Center Promotions: T agrees to participate in and to pay its PRS of all center-wide promotions including cooperative advertising employed in connection w/ the said promotions. T will include the name and location of the center in all advertising done by T for its business in the Premises. LL at its option, may include the costs as Common Area Expenses. (Lease, Sec. 4.7, Pg. 8-9)	Original Lease

Promotion Fund	Merchant's Association: In the event any merchant's association shall be formed in which the tenants in the center are included, T agrees to maintain a membership therein, to attend meetings and to pay such dues and assessments as may be required therein. Center Promotions: T agrees to participate in and to pay its PRS of all center-wide promotions including cooperative advertising employed in connection w/ the said promotions. T will include the name and location of the center in all advertising done by T for its business in the Premises. LL at its option, may include the costs as Common Area Expenses. (Lease, Sec. 4.7, Pg. 8-9)	Renewal
Radius Restrictions	No Lease Provision	Original Lease
Radius Restrictions	No Lease Provision	Renewal
REA Notes	No Lease Provision	Original Lease
REA Notes	No Lease Provision	Renewal
Real estate Tax	PRS: Fraction = the RSF of the Premises divided by the total SF of all rentable floor space in the S/C. Denominator Exclusions: LL may exclude from such rentable floor space in the S/C, at LL's option, any portions of the S/C: (i) not occupied and open for business during all or any portion of the subject year, (ii) leased to or used by other parties as major tenants (tenants occupying greater than ten percent (10%) of the S/C, theaters, restaurants, storage areas, or premises in separate bldg, where such parties are not required to pay a full PRS of Common Area Expenses or Real Estate Taxes, as the case may be, pursuant to a lease or other agreement w/ LL, and (iii) w/ respect to Real Estate Taxes, areas of the S/C for which separate tax bills are received and which are the sole responsibility of separate parties pursuant to a lease or other agreement w/ LL. Estimates and its frequency: Tenant shall pay a Real Estate Tax estimate charge of an amount equal to \$2,819.31/month and its monthly frequency. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: Standard exclusions. Reconciliation Deadline: After the end of each calendar year, and following receipt of billings for Real Estate Taxes and Insurance, LL shall supply T w/ a summary of all costs and expenditures as enumerated above and a determination of T's PRS. Audit Right: No Lease Provision. (Lease, Sec. 1.4(B), 4.3(B)(1, 3), (C), Pg. 2, 6-7)	Original Lease
Real estate Tax	PRS: Fraction = the RSF of the Premises divided by the total SF of all rentable floor space in the S/C. Denominator Exclusions: LL may exclude from such rentable floor space in the S/C, at LL's option, any portions of the S/C: (i) not occupied and open for business during all or any portion of the subject year, (ii) leased to or used by other parties as major tenants (tenants occupying greater than ten percent (10%) of the S/C, theaters, restaurants, storage areas, or premises in separate bldg, where such parties are not required to pay a full PRS of Common Area Expenses or Real Estate Taxes, as the case may be, pursuant to a lease or other agreement w/ LL, and (iii) w/ respect to Real Estate Taxes, areas of the S/C for which separate tax bills are received and which are the sole responsibility of separate parties pursuant to a lease or other agreement w/ LL. Estimates and its frequency: Tenant shall pay a Real Estate Tax estimate charge of an amount equal to \$2,819.31/month and its monthly frequency. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: Standard exclusions. Reconciliation Deadline: After the end of each calendar year, and following receipt of billings for Real Estate Taxes and Insurance, LL shall supply T w/ a summary of all costs and expenditures as enumerated above and a determination of T's PRS. Audit Right: No Lease Provision. (Lease, Sec. 1.4(B), 4.3(B)(1, 3), (C), Pg. 2, 6-7)	Renewal
Sales Kickout	No Lease Provision	Original Lease
Sales Kickout	No Lease Provision	Renewal
Security Deposit	Intentionally Deleted. (Lease, Sec. 1.5(A), 5, Pg. 2, 9)	Original Lease
Security Deposit	Intentionally Deleted. (Lease, Sec. 1.5(A), 5, Pg. 2, 9)	Renewal
Signage	Consent: T shall not place, alter, exhibit, inscribe, paint, or affix any sign, awning, canopy, advertisement, notice or other lettering on any part of the outside of the Premises or of the bldg of which the Premises is a part, or inside the Premises if visible from the outside, w/out first obtaining the LL's written approval. Signage Rights: T further agrees to maintain such sign, awning, canopy, decoration, advertising matter, lettering, etc., as may be approved in good condition and repair at all times, and repair all damage to the Premises that is caused by the installation, maintenance or removal of such signs, lettering, etc. Pylon Sign: T, at its sole cost and expense, shall be permitted to install one panel on such pylon sign. Fabrication and installation of T's pylon panel shall be at T's sole cost and expense. LL, in its sole discretion, shall select the position of such panel. (Lease, Sec. 6.5, Pg. 11; Rider, Sec. R-3, Pg. 53-54)	Original Lease
Signage	Consent: T shall not place, alter, exhibit, inscribe, paint, or affix any sign, awning, canopy, advertisement, notice or other lettering on any part of the outside of the Premises or of the bldg of which the Premises is a part, or inside the Premises if visible from the outside, w/out first obtaining the LL's written approval. Signage Rights: T further agrees to maintain such sign, awning, canopy, decoration, advertising matter, lettering, etc., as may be approved in good condition and repair at all times, and repair all damage to the Premises that is caused by the installation, maintenance or removal of such signs, lettering, etc. Pylon Sign: T, at its sole cost and expense, shall be permitted to install one panel on such pylon sign. Fabrication and installation of T's pylon panel shall be at T's sole cost and expense. LL, in its sole discretion, shall select the position of such panel. (Lease, Sec. 6.5, Pg. 11; Rider, Sec. R-3, Pg. 53-54)	Renewal
Special Provisions	No Lease Provision	Original Lease
Special Provisions	No Lease Provision	Renewal
Storage	No Lease Provision	Original Lease
Storage	No Lease Provision	Renewal

Subordination	The Lease is subordinate to any and all leases, mortgages or deeds of trust hereinafter placed upon the S/C, now or in the future, or any part, and to all future modifications, consolidations, replacements, extensions and renewals of, and all amendments and supplements to said leases, mortgages or deeds of trust. T shall acknowledge same by executing and delivering to LL on demand at any time or times, any and all instruments in order to subordinate the Lease and T's rights hereunder. T hereby grants LL a power of attorney to execute any document in the name of T in the event T fails to execute, acknowledge and deliver any document required to effectuate the provisions of this Section w/in seven (7) days after request therefor by LL. (Lease, Sec. 10.2(B, C), Pg. 24)	Original Lease
Subordination	The Lease is subordinate to any and all leases, mortgages or deeds of trust hereinafter placed upon the S/C, now or in the future, or any part, and to all future modifications, consolidations, replacements, extensions and renewals of, and all amendments and supplements to said leases, mortgages or deeds of trust. T shall acknowledge same by executing and delivering to LL on demand at any time or times, any and all instruments in order to subordinate the Lease and T's rights hereunder. T hereby grants LL a power of attorney to execute any document in the name of T in the event T fails to execute, acknowledge and deliver any document required to effectuate the provisions of this Section w/in seven (7) days after request therefor by LL. (Lease, Sec. 10.2(B, C), Pg. 24)	Renewal
Tenant Approval	No Lease Provision	Original Lease
Tenant Approval	No Lease Provision	Renewal
Tenant Improvement Allow.	Allowance Amount: \$79,065.00. None outstanding. Unused Portion Rent Credit: No Lease Provision. Payment Descriptions: No Lease Provision. Supervision/Management Fee: No Lease Provision. (Rider, Sec. R-2, Pg. 53)	Original Lease
Tenant Improvement Allow.	Allowance Amount: \$79,065.00. None outstanding. Unused Portion Rent Credit: No Lease Provision. Payment Descriptions: No Lease Provision. Supervision/Management Fee: No Lease Provision. (Rider, Sec. R-2, Pg. 53)	Renewal
Tenant's Insurance Requirement	(i) Liability Insurance: W/ limits of not less than limit of \$1,000,000.00 including a per location aggregate and \$1,000,000.00 general aggregate, per location and Fire Legal Liability Insurance in amounts sufficient to cover the replacement costs of the Premises and loss of the use. (ii) Plate Glass Insurance: T may self-insure glass coverage w/ limits acceptable to LL. (iii) Boiler machinery insurance required in the amount = value of mechanical equipment. (iv) Physical Damage Insurance: "All Risks" of physical loss or damage basis, for the full replacement cost value of the covered items and in amounts that meet any coinsurance clause of the policies of insurance and w/ deductibles no greater than \$10,000. In the event of a loss, the proceeds of such insurance shall be used for the repair or replacement of the property insured. (v) Worker's Compensation Insurance: Required by applicable law. (vi) Employers Liability insurance: In amounts not less than \$500,000 for Each Accident, \$500,000 for Diseases. \$500,000 for disease - Each Employee, and \$500,000 for Disease - Policy Limit. (vii) Extra expense and business interruption insurance: Not less than 12 months of Minimum Rent and Additional Rent, naming LL as an additional insured. (viii) Umbrella or Excess Liability coverage in amounts not less than \$5,000,000 in excess of the CGL insurance (ix) Medical Errors and Omissions insurance covering T's business for errors and omissions committed in the course of providing advice, expertise, or other services w/ the limits of not less than \$1,000,000 Additional Insured: LL and any other party named by LL. (Lease, Sec. 8.1(D, E), Pg. 19-20)	Original Lease
Tenant's Insurance Requirement	(i) Liability Insurance: W/ limits of not less than limit of \$1,000,000.00 including a per location aggregate and \$1,000,000.00 general aggregate, per location and Fire Legal Liability Insurance in amounts sufficient to cover the replacement costs of the Premises and loss of the use. (ii) Plate Glass Insurance: T may self-insure glass coverage w/ limits acceptable to LL. (iii) Boiler machinery insurance required in the amount = value of mechanical equipment. (iv) Physical Damage Insurance: "All Risks" of physical loss or damage basis, for the full replacement cost value of the covered items and in amounts that meet any coinsurance clause of the policies of insurance and w/ deductibles no greater than \$10,000. In the event of a loss, the proceeds of such insurance shall be used for the repair or replacement of the property insured. (v) Worker's Compensation Insurance: Required by applicable law. (vi) Employers Liability insurance: In amounts not less than \$500,000 for Each Accident, \$500,000 for Diseases. \$500,000 for disease - Each Employee, and \$500,000 for Disease - Policy Limit. (vii) Extra expense and business interruption insurance: Not less than 12 months of Minimum Rent and Additional Rent, naming LL as an additional insured. (viii) Umbrella or Excess Liability coverage in amounts not less than \$5,000,000 in excess of the CGL insurance (ix) Medical Errors and Omissions insurance covering T's business for errors and omissions committed in the course of providing advice, expertise, or other services w/ the limits of not less than \$1,000,000 Additional Insured: LL and any other party named by LL. (Lease, Sec. 8.1(D, E), Pg. 19-20)	Renewal
Term Notes	CD: 12/06/2011; RCD: Per Lease, RCD shall be earlier of (i) the date on which LL delivers possession of the Premises to T (12/06/2011) or (ii) the date which is 135 days after the CD. There is no supporting document to confirm the RCD. Hence, abstract assumes and reflects RCD as 12/06/2011 per JDE report. LED: 05/31/2022. (Possession Letter dated 12/06/2011; Lease, Sec. 1.3(B), Pg. 1-2)	Original Lease
Term Notes	CD: 12/06/2011; RCD: Per Lease, RCD shall be earlier of (i) the date on which LL delivers possession of the Premises to T (12/06/2011) or (ii) the date which is 135 days after the CD. There is no supporting document to confirm the RCD. Hence, abstract assumes and reflects RCD as 12/06/2011 per JDE report. LED: 05/31/2022. (Possession Letter dated 12/06/2011; Lease, Sec. 1.3(B), Pg. 1-2)	Renewal

TT Maintenance	T shall keep and maintain in good order, condition and repair (including any such replacement, periodic painting, and restoration as is required for that purpose) the Premises and every part and any and all appurtenances hereto located, including, but w/out limitation, the exterior and interior portion of all doors, door checks, windows, plate glass, store front, all plumbing and sewage facilities w/in the Premises including free flow up to the main sewer line, fixtures, heating and air conditioning and electrical systems (whether or not located in the Premises), sprinkler systems, walls, floors and ceilings, motors applicable to the Premises, and all alterations, improvements and installations made by T under the terms of the Lease and any exhibits thereto, as herein provided; any repairs required to be made in the Premises due to burglary of the Premises or other illegal acts on the Premises or any damage to the Premises caused by a strike involving the T or its employees. At all times during the Term, T, at its sole cost and expense, shall maintain an HVAC maintenance contract in effect w/ a licensed competent contractor for the consistent periodic inspection and maintenance of all HVAC systems located on or for the use of the Premises. (Leas, Sec. 6.9, Pg. 13-14)	Original Lease
TT Maintenance	T shall keep and maintain in good order, condition and repair (including any such replacement, periodic painting, and restoration as is required for that purpose) the Premises and every part and any and all appurtenances hereto located, including, but w/out limitation, the exterior and interior portion of all doors, door checks, windows, plate glass, store front, all plumbing and sewage facilities w/in the Premises including free flow up to the main sewer line, fixtures, heating and air conditioning and electrical systems (whether or not located in the Premises), sprinkler systems, walls, floors and ceilings, motors applicable to the Premises, and all alterations, improvements and installations made by T under the terms of the Lease and any exhibits thereto, as herein provided; any repairs required to be made in the Premises due to burglary of the Premises or other illegal acts on the Premises or any damage to the Premises caused by a strike involving the T or its employees. At all times during the Term, T, at its sole cost and expense, shall maintain an HVAC maintenance contract in effect w/ a licensed competent contractor for the consistent periodic inspection and maintenance of all HVAC systems located on or for the use of the Premises. (Leas, Sec. 6.9, Pg. 13-14)	Renewal
Utilities	Premises: T shall be responsible for and shall pay for all utilities used or consumed in or upon the Premises, and all sewer charges, as and when the charges therefor shall become due and payable Non Separately Metered: In the event any utility or utility services (such as water or sewage disposal) are not separately metered or assessed to T or are otherwise furnished to T for which LL is billed directly or for which a lien could be filed against the Premises or any portion, T shall at LL's request pay the cost to LL or any proration of such cost attributable to the Premises as determined by LL in LL's sole and absolute discretion as and when the charges become due and payable; otherwise, T shall deliver original receipt bills to LL w/in 30 days after the same are due and payable w/out interest or penalty. In no event shall LL be liable for any interruption or failure in the supply of any utilities to the Premises. (Lease, Sec. 4.6, Pg. 8)	Original Lease
Utilities	Premises: T shall be responsible for and shall pay for all utilities used or consumed in or upon the Premises, and all sewer charges, as and when the charges therefor shall become due and payable Non Separately Metered: In the event any utility or utility services (such as water or sewage disposal) are not separately metered or assessed to T or are otherwise furnished to T for which LL is billed directly or for which a lien could be filed against the Premises or any portion, T shall at LL's request pay the cost to LL or any proration of such cost attributable to the Premises as determined by LL in LL's sole and absolute discretion as and when the charges become due and payable; otherwise, T shall deliver original receipt bills to LL w/in 30 days after the same are due and payable w/out interest or penalty. In no event shall LL be liable for any interruption or failure in the supply of any utilities to the Premises. (Lease, Sec. 4.6, Pg. 8)	Renewal

Contacts

Role	Company	Name	Address	Phone	Email
Billing	USRS Streamwood, Inc.	Georgia Grace	5851 Legacy Circle, Suite 900,Plano,TX 75024	(214) 736-2700 x (Office)	Georgia.Grace@usrenalcare.com
CAM		USRC Streamwood, Inc.	5851 Legacy Circle, Suite 900,Plano,TX 75024	(214) 736-2700 x (Office)(214) 736-2701 x (Other 1)	
Commercial Cafe Contact	USRS Streamwood, Inc.	Georgia Grace	5851 Legacy Circle, Suite 900,Plano,TX 75024	(214) 736-2700 x (Office)	Georgia.Grace@usrenalcare.com
Gross Sales		USRC Streamwood, Inc.	USRC Streamwood, Inc.,Plano,TX 75024	(214) 736-2700 x (Office)(214) 736-2701 x (Other 1)	
Guarantor		US Renal Care, Inc.	5851 Legacy Circle, Suite 900,Plano,TX 75024		
Notice1		USRC Streamwood, Inc.	5851 Legacy Circle, Suite 900,Plano,TX 75024	(214) 736-2834 x (Office)	
Store Contact		Bianca Vargas	No address Listed	(630) 289-2104 x (Office)	bianca.vargas@usrenalcare.com
Taxes		USRC Streamwood, Inc.	5851 Legacy Circle, Suite 900,Plano,TX 75024	(214) 736-2700 x (Office)(214) 736-2701 x (Other 1)	

Lease : Greater Elgin Family Care Center (t0002149)

Lease Information

Name	Greater Elgin Family Care Center	Status	Current
DBA	Streamwood Community Health Center	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	MEDICAL OFFICE
Location	Woodland Heights	Contract Area	8,800.00 (GLA)
Customer	Streamwood Community Health Center	Area	8,800.00 (GLA)
Legal Entity	usall001	Annual Rent	usd 90,552.00
Base Currency	usd	Rent Per Area	usd 10.29
		Deposit	3,400.00
Primary Contact		Lease Term	From 3/29/2012 To 2/28/2033
Name	Greater Elgin Family Care Center		
Office Phone			
Cell Phone			
E-Mail	jcarey@gefcc.org		

Space

Unit	Building	Floor	Area	Amendment Type
013		1	8,800.00	Expansion
014		1	0.00	Expansion
015		1	0.00	Expansion

Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt Amt	Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
brre	Base Rent - Retail	3/29/2012	6/26/2012	3,400.00	Monthly	Monthly	Flat Amt	usd		4,800.00	0.71 / Mo	0.00	Original Lease	013
brre	Base Rent - Retail	6/27/2012	6/30/2017	3,400.00	Monthly	Monthly	Flat Amt	usd		4,800.00	0.71 / Mo	0.00	Original Lease	013
brre	Base Rent - Retail	7/1/2017	6/11/2019	3,740.00	Monthly	Monthly	Flat Amt	usd	0.00	4,800.00	0.78 / Mo	0.00	Original Lease	013
brre	Base Rent - Retail	6/12/2019	2/28/2023	6,856.67	Monthly	Monthly	Flat Amt	usd	0.00	8,800.00	0.78 / Mo	0.00	Expansion	013, 014, 015
brre	Base Rent - Retail	6/12/2019	12/31/2019	3,740.00	Monthly	Monthly	Flat Amt	usd	0.00	8,800.00	0.43 / Mo	0.00	Expansion	013, 014, 015
brre	Base Rent - Retail	3/1/2023	2/29/2028	7,546.00	Monthly	Monthly	Flat Amt	usd	0.00	8,800.00	0.86 / Mo	0.00	Expansion	013, 014, 015
brre	Base Rent - Retail	3/1/2028	2/28/2033	8,301.33	Monthly	Monthly	Flat Amt	usd	0.00	8,800.00	0.94 / Mo	0.00	Expansion	013, 014, 015
came	CAM Estimated Escrow	6/27/2012	2/28/2014	760.00	Monthly	Monthly	Flat Amt	usd		4,800.00	0.16 / Mo	0.00	Original Lease	013
came	CAM Estimated Escrow	2/1/2014	2/28/2014	361.44	Monthly	Monthly	Flat Amt	usd		4,800.00	0.08 / Mo	0.00	Original Lease	013
came	CAM Estimated Escrow	3/1/2014	2/28/2015	940.72	Monthly	Monthly	Flat Amt	usd		4,800.00	0.20 / Mo	0.00	Original Lease	013
came	CAM Estimated Escrow	3/1/2015	10/31/2018	1,300.15	Monthly	Monthly	Flat Amt	usd		4,800.00	0.27 / Mo	0.00	Original Lease	013
came	CAM Estimated Escrow	11/1/2018	6/11/2019	1,467.42	Monthly	Monthly	Flat Amt	usd	0.00	4,800.00	0.31 / Mo	0.00	Original Lease	013
came	CAM Estimated Escrow	6/12/2019	8/31/2019	1,467.42	Monthly	Monthly	Flat Amt	usd	0.00	8,800.00	0.17 / Mo	0.00	Expansion	013, 014, 015
came	CAM Estimated Escrow	9/1/2019	12/31/2019	1,303.57	Monthly	Monthly	Flat Amt	usd	0.00	8,800.00	0.15 / Mo	0.00	Expansion	013, 014, 015
came	CAM Estimated Escrow	1/1/2020	2/28/2033	2,398.00	Monthly	Monthly	Flat Amt	usd	0.00	8,800.00	0.27 / Mo	0.00	Expansion	013, 014, 015
rete	Real Estate Tax Escrow	6/27/2012	8/31/2014	2,400.00	Monthly	Monthly	Flat Amt	usd		4,800.00	0.50 / Mo	0.00	Original Lease	013
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014	1,998.24	Monthly	Monthly	Flat Amt	usd		4,800.00	0.42 / Mo	0.00	Original Lease	013
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	2,649.78	Monthly	Monthly	Flat Amt	usd		4,800.00	0.55 / Mo	0.00	Original Lease	013
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	2,786.00	Monthly	Monthly	Flat Amt	usd		4,800.00	0.58 / Mo	0.00	Original Lease	013
rete	Real Estate Tax Escrow	11/1/2016	9/30/2018	2,956.94	Monthly	Monthly	Flat Amt	usd		4,800.00	0.62 / Mo	0.00	Original Lease	013
rete	Real Estate Tax Escrow	10/1/2018	6/11/2019	2,689.67	Monthly	Monthly	Flat Amt	usd	0.00	4,800.00	0.56 / Mo	0.00	Original Lease	013
rete	Real Estate Tax Escrow	6/12/2019	12/31/2019	2,689.67	Monthly	Monthly	Flat Amt	usd	0.00	8,800.00	0.31 / Mo	0.00	Expansion	013, 014, 015
rete	Real Estate Tax Escrow	1/1/2020	12/31/2021	4,979.33	Monthly	Monthly	Flat Amt	usd	0.00	8,800.00	0.57 / Mo	0.00	Expansion	013, 014, 015
rete	Real Estate Tax Escrow	1/1/2022	12/31/2022	5,921.50	Monthly	Monthly	Flat Amt	usd	0.00	8,800.00	0.67 / Mo	0.00	Expansion	013, 014, 015
rete	Real Estate Tax Escrow	1/1/2023	2/28/2033	6,246.56	Monthly	Monthly	Flat Amt	usd	0.00	8,800.00	0.71 / Mo	0.00	Expansion	013, 014, 015
rcbo	Rental Conc - Buildout	3/29/2012	6/26/2012	-3,400.00	Monthly	Monthly	Flat Amt	usd		4,800.00	-0.71 / Mo	0.00	Original Lease	013
rcbo	Rental Conc - Buildout	6/12/2019	12/31/2019	-6,856.67	Monthly	Monthly	Flat Amt	usd	0.00	8,800.00	-0.78 / Mo	0.00	Expansion	013, 014, 015
rcca	Rental Conc - CAM Abatements	6/27/2012	2/26/2013	-760.00	Monthly	Monthly	Flat Amt	usd		4,800.00	-0.16 / Mo	0.00	Original Lease	013
rcra	Rental Conc - Rent Abatements	6/27/2012	2/26/2013	-3,400.00	Monthly	Monthly	Flat Amt	usd		4,800.00	-0.71 / Mo	0.00	Original Lease	013
rctx	Rental Conc - TAX Abatements	6/27/2012	2/26/2013	-2,400.00	Monthly	Monthly	Flat Amt	usd		4,800.00	-0.50 / Mo	0.00	Original Lease	013

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brre	Base Rent - Retail	6/12/2019	2/28/2023								Expansion	013, 014, 015
brre	Base Rent - Retail	3/1/2023	2/29/2028								Expansion	013, 014, 015
brre	Base Rent - Retail	3/1/2028	2/28/2033								Expansion	013, 014, 015
brre	Base Rent - Retail	6/12/2019	12/31/2019								Expansion	013, 014, 015
brre	Base Rent - Retail	3/29/2012	6/26/2012								Original Lease	013
brre	Base Rent - Retail	6/27/2012	6/30/2017								Original Lease	013
brre	Base Rent - Retail	7/1/2017	6/11/2019								Original Lease	013
brre	Base Rent - Retail	7/1/2022	6/11/2019								Original Lease	013
came	CAM Estimated Escrow	6/27/2012	2/28/2014								Original Lease	013
came	CAM Estimated Escrow	3/1/2014	2/28/2015								Original Lease	013
came	CAM Estimated Escrow	2/1/2014	2/28/2014								Original Lease	013
came	CAM Estimated Escrow	3/1/2015	10/31/2018								Original Lease	013
came	CAM Estimated Escrow	11/1/2018	6/11/2019								Original Lease	013
came	CAM Estimated Escrow	6/12/2019	8/31/2019								Expansion	013, 014, 015
came	CAM Estimated Escrow	9/1/2019	12/31/2019								Expansion	013, 014, 015
came	CAM Estimated Escrow	1/1/2020	2/28/2033								Expansion	013, 014, 015
rcbo	Rental Conc - Buildout	3/29/2012	6/26/2012								Original Lease	013
rcbo	Rental Conc - Buildout	6/12/2019	12/31/2019								Expansion	013, 014, 015
rcca	Rental Conc - CAM Abatements	6/27/2012	2/26/2013								Original Lease	013
rcra	Rental Conc - Rent Abatements	6/27/2012	2/26/2013								Original Lease	013
rctx	Rental Conc - TAX Abatements	6/27/2012	2/26/2013								Original Lease	013
rete	Real Estate Tax Escrow	6/27/2012	8/31/2014								Original Lease	013

rete	Real Estate Tax Escrow	10/1/2015	10/31/2016								Original Lease	013
rete	Real Estate Tax Escrow	11/1/2016	9/30/2018								Original Lease	013
rete	Real Estate Tax Escrow	10/1/2018	6/11/2019								Original Lease	013
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015								Original Lease	013
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014								Original Lease	013
rete	Real Estate Tax Escrow	6/12/2019	12/31/2019								Expansion	013, 014, 015
rete	Real Estate Tax Escrow	1/1/2020	12/31/2021								Expansion	013, 014, 015
rete	Real Estate Tax Escrow	1/1/2022	12/31/2022								Expansion	013, 014, 015
rete	Real Estate Tax Escrow	1/1/2023	2/28/2033								Expansion	013, 014, 015

Recovery

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Expansion	013, 014, 015	control	_mgmtfee	Management Fees	6/12/2019	2/28/2033	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			3.00		0.00		GLA		GLA
Expansion	013, 014, 015	noncontr	_insur	Insurance Expenses	6/12/2019	2/28/2033	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			0.00		0.00		GLA		GLA
Expansion	013, 014, 015	noncontr	_snow	Snow Expenses	6/12/2019	2/28/2033	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			0.00		0.00		GLA		GLA
Expansion	013, 014, 015	noncontr	_utility	Utility Expenses	6/12/2019	2/28/2033	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			0.00		0.00		GLA		GLA
Expansion	013, 014, 015	noncontr	_water2	Water - Spl Allocation	6/12/2019	2/28/2033	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			0.00		0.00		GLA		GLA

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Expansion	013, 014, 015	control	_admin	Operational Expenses	6/12/2019	2/28/2033	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			3.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Expansion	013, 014, 015	control	_bldgexp	Building Expenses	6/12/2019	2/28/2033	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			3.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Expansion	013, 014, 015	control	_camextr	CAM Exterior Expenses	6/12/2019	2/28/2033	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			3.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Expansion	013, 014, 015	control	_camintr	CAM Interior Expenses	6/12/2019	2/28/2033	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			3.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Expansion	013, 014, 015	control	_capamrt	Capital Replacement Amort	6/12/2019	2/28/2033	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			3.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Expansion	013, 014, 015	control	_fire	Fire Expenses	6/12/2019	2/28/2033	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			3.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Expansion	013, 014, 015	retax	_retaxes	Real Estate Tax Expenses	6/12/2019	2/28/2033	12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Expansion	Expansion	Activated	165	6/12/2019	2/28/2033	013, 014, 015
Original Lease	Original Lease	Superseded	192	3/29/2012	6/11/2019	013

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Termination	Active		2/28/2033		Early Termination (Tenant)	Expansion
Renewal	Active		2/28/2033	9/1/2032	Option 1 - 1st Amend	Expansion
Renewal	Expired		2/29/2028	9/2/2027	1st Renewal Option	Original Lease
ROFR	Expired		2/29/2028	2/29/2028	Right of 1st Refusal	Original Lease
Termination	Expired		6/30/2015	6/30/2015	Early Termination (Tenant)	Original Lease

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Exclusivities-X	R-2. EXCLUSIVE USE: Provided that Tenant has not committed an event of default and further provided that the following uses do not interfere with any exclusivity provisions of other tenants or occupants in the Shopping Center or with the prohibitions set forth in Exhibit F attached to the Lease, and except for the rights of existing tenants and occupants of the Shopping Center and their permitted successors, sublessees and assigns under their existing leases or occupancy agreements for premises in the Shopping Center (which leases may be renewed, extended or replaced) and which permit such existing tenant or occupant and their permitted successors, sublessees and assigns to engage in any use which would otherwise be prohibited hereunder, Landlord covenants and agrees that during the Term, as such term may be extended pursuant to the provisions of the Lease, Landlord shall refrain from leasing other space in the Shopping Center for the following primary purposes: medical care facility (Tenant s Exclusive Right).	Original Lease
	Restrictions-X	EXHIBIT F PROHIBITED USES 1. Funeral establishment; 2. Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; 3. Auction or bankruptcy sale; 4. Pawn shop; 5. Catalogue, Internet, mail order or an 800-type phone-order facility, or a wholesale, discount, outlet, warehouse, dollar-type or unit price store; 6. Outdoor circus, carnival or amusement park, or other entertainment facility; 7. Outdoor meetings; 8. Bowling alley; 9. Primarily pool or billiard establishment; 10. Shooting gallery; 11. Off-track betting (provided that state sponsored lottery tickets shall not be prohibited); 12. Refinery; 13. Adult bookstore or facility selling or displaying or selling access to pornographic books, literature, websites or videotapes (materials shall be considered adult or pornographic for such purpose if the same are not available for sale or rental to children under 18 years old because they explicitly deal with or depict human sexuality), massage parlor, steam bath, nude modeling, establishment with nude or semi-nude waiters, waitresses or entertainers; 14. Any residential use, including, but not limited to living quarters, sleeping apartments or lodging rooms; 15. Theater including, but not limited to, an x-rated theater; 16. Auditorium, meeting hall, ballroom, school, educational facilities (including, but not limited to, beauty schools, barber colleges, reading rooms or libraries, or other place of public assembly; 17. Unemployment agency, service or commission; 18. Gymnasium, health club, exercise or dance studio; 19. Dance hall; 20. Cocktail lounge, bar, disco or night club; 21. Bingo or similar games of chance, but lottery tickets and other items commonly sold in retail establishments may be sold as an incidental part of business; 22. Video game or amusement arcade, except as an incidental part of another primary business; 23. So called head shop which sells drug paraphernalia; 24. Skating or roller rink; 25. Car wash, car repair or car rental agency; 26. Second hand store, auction house, or flea market, Army/Navy-type store or governmental surplus; 27. Restaurant including, but not limited to, drive-in or drive-through restaurants; 28. Non-retail use (which shall not prohibit in the Shopping Center such uses commonly referred to as quasi-retail or service retail such as a travel agency, real estate office, insurance agency, accounting service, etc., so long as same do not exceed ten percent (10%) of the Leasable Square Feet of the Shopping Center); or 29. Any uses which conflict with the uses of existing tenants. 30. Tenant may not install an Automatic Teller Machine in or on the Premises without the express written consent of Landlord which consent Landlord may deny in its sole discretion.	Original Lease
	Abatement	No Minimum Rent, Common Area Expenses, Taxes or Insurance shall be due commencing on the Rent CD and continuing for a period of eight (8) months. (Lease, Sec. Exh. B, Pg. B-1)	Original Lease
	Access	LL reserves the right to, at all reasonable times, by itself or its duly authorized agents, employees and contractors to go upon and inspect the Premises and every part t, to enforce or carry out the provisions of the Lease, at its option to make repairs, alterations and additions to the Premises or the building of which the Premises are a part, to perform any defaulted obligation of T or for any other proper purposes. LL also reserves the right to install or place upon, or affix to the roof and exterior walls of the Premises, equipment, signs, displays, antenna, cables and any other object or structure of any kind, provided the same shall not materially impair the structural integrity of the building or interfere w/ T's occupancy. (Lease, Sec. 7.4(B), Pg. 14)	Original Lease

Assignment/Sublease	Consent: T may not and shall not assign the Lease, in whole or in part, nor sublet all or any part of the Premises, nor license concessions or lease departments therein, nor pledge or encumber by mortgage or other instruments any interest in the Lease w/out first obtaining the consent of LL, which consent LL may withhold in its sole and absolute discretion. Profit Sharing: 100.0%. Assignment Fee: T shall pay to LL a Transfer Fee of \$2,000 for the written consent. Permitted Assignment: No Lease Provision. Recapture Rights: No Lease Provision. (Lease, Sec. 10.1, Pg. 20)	Original Lease
Base Rent	Frequency: On the first day of each month.	Expansion
	Proration: if the Expansion Premises RCD is other than the first day of a month, include Minimum Rent for the Expansion Premises for the fractional month of a per diem basis (calculated on the basis of a thirty-day month).	
	Until the Expansion Premises RCD, T shall continue to pay Minimum Rent and Additional Rent for the Original Premises as provided for in the Lease. On the Expansion Premises RCD, Minimum Rent for the Original Premises shall be paid to LL. (1st Amend, Sec. 8)	
Base Rent	Rent Changeover Day: On or before the 1st day of each calendar month. Proration: If the RCD is other than the first day of a month, include Minimum Rent for the fractional month on a per diem basis. Lease Year: No Lease Provision. Prepaid Rent: Rent for the first month ("Initial Rent") shall be paid to LL upon execution of the Lease by T. (Lease, Sec. 1.4, 4.1, Pg. 2, 5)	Original Lease
Brokers	T's broker: Joseph Billitteri. (Lease, Sec. 12.1, Pg. 24)	Original Lease
CAM	In addition to Minimum Rent due during the Expansion Premises Term, T shall pay to LL all items of Additional Rent, and other charges required to be paid pursuant to the Lease, including Common Area Expenses, insurance and Real Estate Taxes. The Common Area Expenses including insurance will be approximately \$3.27 per SF. (1st Amend, Sec. 5)	Expansion
	In addition to Minimum Rent due during the Option Term, T shall pay all items of Additional Rent and other charges as are described in the Lease, including Common Area Expenses, insurance and Real Estate Taxes, as provided for in the Lease. (1st Amend, Sec. 7, 13)	
CAM Notes	PRS: Fraction = the RSF of the Premises divided by the total SF of all rentable floor space in the S/C. Denominator Exclusions: LL may excludes the portions of S/C: (i) not occupied and open for business during all or any portion of the subject year, (ii) leased to or used by other parties as major tenants, theaters, restaurants, storage areas, or premises in separate buildings, where such parties are not required to pay a full pro rata share of Common Area Expenses, Insurance or Real Estate Taxes, as the case may be, pursuant to a lease or other agreement w/ LL, and (iii) w/ respect to Real Estate Taxes, areas of the S/C for which separate real estate tax bills are received and which are the sole responsibility of separate parties pursuant to a lease or other agreement w/ LL. Estimates and its frequency: Tenant shall pay a CAM estimate charge of an amount equal to \$760.00/month. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: No Lease Provision. CAP and its exclusions: Shall not Exceed 3%, except for costs of utilities, insurance, taxes, snow and ice removal. Capital Expense: Common Area Expenses shall include all expenditures incurred by or on behalf of LL in operating, maintaining, repairing or replacing the S/C and Common Areas or public areas owned by the municipality that benefit the S/C which landlord maintains. Exclusion: Standard exclusions, Real Estate Taxes. Reconciliation Deadline: No Lease Provision. Audit Right: T, and T or auditors selected by T shall have the right, w/in 90 days of the initial billing, w/ a minimum of 10 days' prior notice, to inspect and audit such books and records at any time during normal business hours, at T's sole cost and expense. (Lease, Rider, Sec. 4.3(B, C, D), R-1, Pg. 5-7, Rider 1)	Original Lease
Co-Tenancy	No Lease Provision	Original Lease
Default	Monetary: Within 5 days after the installment is due. Non-Monetary: Within 20 days after written notice and demand from LL. (Lease, Sec. 11.1, Pg. 21,22)	Original Lease
Estoppel	T agrees to execute, acknowledge and deliver any and all documents required to effectuate the provisions of this Section w/ins even (7) days after request thereof by LL. (Lease, Sec. 10.2(C), Pg. 21)	Original Lease
Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	No Lease Provision	Original Lease
Holdover	W/out LL's Consent, T shall constitute MTM tenancy and 150% of the total Minimum Rent and 100 % Additional Rent as existed during the last year of the term. (Lease, Sec. 3.4, Pg. 4)	Original Lease
Insurance	In addition to Minimum Rent due during the Expansion Premises Term, T shall pay to LL all items of Additional Rent, and other charges required to be paid pursuant to the Lease, including Common Area Expenses, insurance and Real Estate Taxes. The Common Area Expenses including insurance will be approximately \$3.27 per SF. (1st Amend, Sec. 5)	Expansion
	In addition to Minimum Rent due during the Option Term, T shall pay all items of Additional Rent and other charges as are described in the Lease, including Common Area Expenses, insurance and Real Estate Taxes, as provided for in the Lease. (1st Amend, Sec. 7, 13)	

Insurance	PRS: Fraction = the RSF of the Premises divided by the total SF of all rentable floor space in the S/C. Denominator Exclusions: LL may exclude the portions of S/C: (i) not occupied and open for business during all or any portion of the subject year, (ii) leased to or used by other parties as major tenants, theaters, restaurants, storage areas, or premises in separate buildings, where such parties are not required to pay a full pro rata share of Common Area Expenses, Insurance or Real Estate Taxes, as the case may be, pursuant to a lease or other agreement w/ LL, and (iii) w/ respect to Real Estate Taxes, areas of the S/C for which separate real estate tax bills are received and which are the sole responsibility of separate parties pursuant to a lease or other agreement w/ LL. Estimates and its frequency: Included in CAM. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP and its exclusions: Excluded. Exclusion: No Lease Provision. Reconciliation Deadline: After the end of each CY, and following receipt of billings for Real Estate Taxes and Insurance, LL shall supply T w/ a summary of all costs and expenditures as enumerated above and a determination of T's PRS. (Lease, Sec. 4.3(C), Pg. 7) Audit Right: T, and T or auditors selected by T shall have the right, w/in 90 days of the initial billing, w/ a minimum of 10 days' prior notice, to inspect and audit such books and records at any time during normal business hours, at T's sole cost and expense. (Lease, Rider, Sec. 4.3(B, C, D), R-1, Pg. 5-7, Rider 1)	Original Lease
Landlord Restrictions	No Lease Provision.	Original Lease
Landlord Work	LL will deliver the Expansion Premises in "as-is" current condition. LL has made no other representations or warranties as to the condition to the Expansion Premises. (1st Amend, Sec. 11)	Expansion
Landlord Work	T accepts the Premises in its current "as is" condition, w/ the exception of the items below. LL has made no representations or warranties as to the condition of the Premises. (Lease, Exhibit C-1, Pg. C-1)	Original Lease
Late Fee	Late Charge: W/in 10 days after the due date, T shall pay to LL a late fee = the greater of \$150.00 or 10% of the monthly Rent. Interest: In addition to that, T shall bear an interest at the per annum rate = the lesser of 18% or the maximum rate permitted by law from the date when due but not in excess of the highest legal rates. NSF Charge: T shall pay to LL \$50.00 for each of T's checks returned to LL unpaid by T's bank. (Lease, Sec. 4.4(C), Pg. 7)	Original Lease
List of Documents	1) Shopping Center Lease Agreement dated 03/15/2012. 2) Possession Letter dated 03/29/2012	Original Lease
List of Documents	1. First Lease Amendment dated 06/05/2019. (1st Amend) 2. Possession Letter dated 06/12/2019. (Possession Ltr)	Expansion
LL Maintenance	T shall keep and maintain in good order, condition and repair the Premises and every part thereof and all appurtenances hereto located. including, but w/out limitation, T shall maintain and bear the expense of the light fix ores and hubs, air-conditioning units and filters, services, interior pest control, and the like. In the event that any governmental regulations, from time to time, shall require emergency lighting to be installed in the Premises, the installation and the maintenance of the same, including, providing of battery power, shall be the responsibility of T. At all times during the Term, T, at its sole cost and expense, maintain an HVAC maintenance contract in effect w/ a competent contractor for the consistent periodic inspection and maintenance of all HVAC systems located on or for the use of the Premises. (Lease, Sec. 6.9, Pg. 11,12)	Original Lease
Miscellaneous	No Lease Provision	Original Lease
Miscellaneous	Permitting Contingency: The parties hereto acknowledges and confirm that the Amendment and the commencement and enforceability of all its terms and conditions is contingent upon the issuance of all permits from the Village of Streamwood required for T's use and occupancy. T shall apply for all approvals and permits necessary to operate T's business in the Premises w/in 30 days after execution of the Amendment. LL shall have an additional 30 days to step in and assist T in securing the necessary permits. If neither party is unable to secure the necessary permits w/in 90 days of the Amendment execution, either party may terminate the Amendment by providing written notice to the other party w/in three days after the end of the Permitting Period. T's failure to send a notice terminating the Amendment as provided shall constitute a waiver of T's right to terminate and this Amendment shall continue w/ full force and effect. (1st Amend, Sec. 10)	Expansion
OEA Notes	No Lease Provision	Original Lease
Outparcel Restriction	No Lease Provision	Original Lease
Overtime HVAC	No Lease Provision.	Original Lease
Parking	The parking area shall be limited to parking for customers and employees of tenants of the S/C, LL and any other parties permitted by LL from time to time, and T and its employees may not park in any portion of the parking area, except that portion thereof, if any, designated or which may hereafter be designated as "Employees' Parking Area." LL retains the right to grant exclusive parking rights to portions of the S/C to other tenants of the S/C. (Lease, Sec. 7.2, Pg. 13)	Original Lease
Penalty for Violating Exclusive	No Lease Provision	Original Lease
Percentage Rent Information	No Lease Provision	Original Lease
Permitted Use	T shall use the Premises for only the operation of a primary care medical clinic and for no other purposes whatsoever. (Lease, Sec. 1.6, 7.1, Pg. 2, 12)	Original Lease
Premises Notes	4,800 SF of gross floor area as outlined on the Site Plan, Unit 13. (Lease, Sec. 1.3, Pg. 1)	Original Lease
Premises Notes	T expands the Premises by 4,000 SF in commonly known as 129 & 131 E. Irving Park Road, Streamwood, IL. (1st Amend, Sec. 2)	Expansion
Prohibited Use	T may not perform the following uses; (i) Funeral establishment; (ii) Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; (iii) Auction or bankruptcy sale. See lease for complete details. (Lease, Sec. Exhibit F, Pg. F-1)	Original Lease
Promotion Fund	No Lease Provision	Original Lease

Radius Restrictions	No Lease Provision	Original Lease
REA Notes	No Lease Provision	Original Lease
Real Estate Tax	In addition to Minimum Rent due during the Expansion Premises Term, T shall pay to LL all items of Additional Rent, and other charges required to be paid pursuant to the Lease, including Common Area Expenses, insurance and Real Estate Taxes. The Real Estate Taxes will be approximately \$6.79 per SF. (1st Amend, Sec. 5)	Expansion
Real estate Tax	In addition to Minimum Rent due during the Option Term, T shall pay all items of Additional Rent and other charges as are described in the Lease, including Common Area Expenses, insurance and Real Estate Taxes, as provided for in the Lease. (1st Amend, Sec. 7, 13) PRS: Fraction = the RSF of the Premises divided by the total SF of all rentable floor space in the S/C. Denominator Exclusions: LL may exclude the portions of S/C: (i) not occupied and open for business during all or any portion of the subject year, (ii) leased to or used by other parties as major tenants, theaters, restaurants, storage areas, or premises in separate buildings, where such parties are not required to pay a full pro rata share of Common Area Expenses, Insurance or Real Estate Taxes, as the case may be, pursuant to a lease or other agreement w/ LL, and (iii) w/ respect to Real Estate Taxes, areas of the S/C for which separate real estate tax bills are received and which are the sole responsibility of separate parties pursuant to a lease or other agreement w/ LL. Estimates and its frequency: Tenant shall pay a CAM estimate charge of an amount equal to \$2,400.00/month. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP and its exclusions: Excluded. Exclusion: No Lease Provision. Reconciliation Deadline: After the end of each CY, and following receipt of billings for Real Estate Taxes and Insurance, LL shall supply T w/ a summary of all costs and expenditures as enumerated above and a determination of T's PRS. (Lease, Sec. 4.3(C), Pg. 7) Audit Right: No Lease Provision. (Lease, Sec. 4.3(B, C, D), Pg. 5-7)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	Amount: \$3,400.00. Return and Interest: Upon yielding of the Premises at the termination of the Lease and in compliance w/ the terms and provisions of the Lease, and provided no default has occurred, the Security Deposit shall be returned to the T. No interest shall be payable on the Security Deposit. Reduction/Increase: No Lease Provision. (Lease, Sec. 1.5, 5.1, Pg. 2, 8-9)	Original Lease
Signage	Consent: T shall not place, alter, exhibit, inscribe, paint, or affix any sign, awning, canopy, advertisement, notice or other lettering on any part of the outside of the Premises or of the building of which the Premises is a part, or inside the Premises if visible from the outside, w/out first obtaining the LL's written approval. Signage Rights: Tenant further agrees to maintain such sign, awning, canopy, decoration, advertising matter, lettering, etc., as may be approved in good condition and repair at all times, and repair all damage to the Premises that is caused by the installation, maintenance or removal of such signs, lettering, etc. Pylon Sign: No Lease Provision. (Lease, Sec. 6.5, Exh. D, Pg. 10, E1-E3)	Original Lease
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease
Subordination	The Lease is subordinate to any and all leases, mortgages or deeds of trust hereinafter placed upon the S/C, now or in the future, or any part t, and to all future modifications, consolidations, replacements, extensions and renewals of, and all amendments and supplements to said leases, mortgages or deeds of trust. Notwithstanding such subordination, as aforesaid, the Lease, except as otherwise hereinafter provided including, but not limited to, an event of default by T, shall not terminate or be divested by foreclosure or other default proceedings under said leases, mortgages, deeds of trust, or obligations secured thereby, and T shall attorn to and recognize the landlord, mortgagee, trustee, beneficiary or the purchaser at the foreclosure sale in the event of such foreclosure or other default proceeding, as LL for the balance of the Term of the Lease, subject to all of the terms and provisions. The provisions of this paragraph shall be self-operative, but T acknowledges and agrees that as a material consideration inducing LL to enter into the Lease, T shall acknowledge same by executing and delivering to LL, on demand at any time or times, any and all instruments in order to subordinate the Lease and T's rights hereunder, as aforesaid. (Lease, Sec. 10.2(B), Pg. 20-21)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	No Lease Provision.	Original Lease
Tenant Improvement Allowance	Allowance Amount: \$200,000.00.	Expansion
	Unused Portion Rent Credit: No Lease Provision.	
	Payment Descriptions: Amount shall be payable w/in 45 days after the later of, (i) the date T's Work is completed in accordance w/ the terms of the Amendment and (ii) T has submitted to LL a written statement requesting such payment, providing reasonable proof accounting for all such funds requested for reimbursement, provided at the time of such request and scheduled payment.	
	Supervision/Management Fee: No Lease Provision.	
	Other: Such construction allowance shall be requested by T w/in 12 months of the full execution of the Amendment. (1st Amend, Sec. 9)	

Tenant's Insurance Requirement	T shall keep in force at its own expense: Commercial General Liability (CGL) insurance including bodily injury and property damage per occurrence and contractual liability insurance covering the Premises, including but not limited to, bodily injury, death or property damage w/ limits of not less than limit of \$1,000,000.00 including a per location aggregate and \$2,000,000.00 general aggregate, per location and Fire Legal Liability Insurance in amounts sufficient to cover the replacement costs of the Premises and loss of the use. Worker's Compensation Insurance: Required by applicable law. Employers Liability insurance: In amounts, not less than \$500,000 for Each Accident, \$500,000 for Diseases - Each Employee, and \$500,000 for Disease - Policy Limit. Umbrella or Excess Liability Coverage: Not less than \$5,000,000 in excess of the CGL insurance. Extra expense and business interruption insurance: Not less than 12 months of Minimum Rent and Additional Rent, naming LL as loss payee. Automobile Insurance: Not less than \$1,000,000 for bodily injury to any one person, and \$1,000,000 for property damage for each accident. Boiler Machinery Insurance: An amount = the value of the mechanical equipment. Additional Insureds: LL or its lender shall be named as additional insureds. (Lease, Sec. 8.1(D, E), Pg. 16,17)	Original Lease
Term Notes	CD: As per Lease, term shall commence on the date of LL's delivery of possession of the Premises. Possession Letter reflects the date as 3/28/2012. But, JDE reflects the date as 3/29/2012. Hence, abstract assumes and reflects as per JDE. RCD: 90 days following the CD. Hence, Abstract calculates and reflects RCD as 6/27/2012. ED: 15 years and 8 months from RCD (i.e. 2/29/2028). (Lease, Sec. 1.3(A), Pg. 1)	Original Lease
Term Notes	Expansion Premises CD: 06/12/2019. Commencing on the delivery to T of the Expansion Premises but no later than 06/01/2019. Possession Date shall be 06/12/2019. (Possession Ltr)	Expansion
TT Maintenance	<p>Estimated Expansion Premises RCD: 12/01/2019. Expansion Premises RCD shall be the earlier of, (i) 180 days after delivery to T (06/12/2019 + 180 days = 12/09/2019), (ii) the day T opens for business in the Expansion Premises, or (iii) 12/01/2019. Hence abstract assumes and reflects 12/01/2019 for the same.</p> <p>Expansion Premises ED: 02/28/2033. (1st Amend, Sec. 2-4)</p> <p>T shall keep and maintain in good order, condition and repair (including any such replacement, periodic tainting, and restoration as is required for feat purpose) the Premises and every part thereof and all appurtenances hereto located. including, but w/out limitation, T shall maintain and bear the expense of the light fix ores and hubs, air-conditioning units and filters, services, interior pest control, and the like. In the event that any governmental regulations, from time to time, shall require emergency lighting to be installed in the Premises, the installation and the maintenance of the same, including providing of battery power, shall be the responsibility of T. At all times during the Term, T. at its sole cost and expense, maintain an HVAC maintenance contract in effect w/ a competent contractor for the consistent periodic inspection and maintenance of all HVAC systems located on or for the use of the Premises. (Lease, Sec. 6.9, Pg. 11,12)</p>	Original Lease
Utilities	Premises: T shall be responsible for and shall pay for all utilities used or consumed in or upon the Premises, and all sewer charges, as and when the charges therefor shall become due and payable. Separately Metered/Non Separately Metered: In the event any utility or utility services (such as water or sewage disposal) are not separately metered or assessed to T or are otherwise furnished to T for which LL is billed directly or for which a lien could be filed against the Premises or any portion , T shall at LL's request pay the cost to LL or any proration of such cost attributable to the Premises as determined by LL in LL's sole and absolute discretion as and when the charges become due and payable; otherwise, T shall deliver original receipt bills to LL w/in 30 days after the same are due and payable w/out interest or penalty together w/ full payment for same. (Lease, Sec. 4.6, Pg. 8)	Original Lease

Contacts

Role	Company	Name	Address	Phone	Email
A/P Contact Name	Greater Elgin Family Care Center	Jason Carey	No address Listed		jcarey@greaterfamilyhealth.org
Billing		Greater Elgin Family Care Center	370 Summit Street,Elgin,IL 60120		jcarey@gefcc.org
CAM		Greater Elgin Family Care Center	370 Summit Street,Elgin,IL 60120		
Commercial Cafe Contact		Greater Elgin Family Care Center	No address Listed		jcarey@gefcc.org
Emergency Contact Name		A/P Contact Name	No address Listed	(847) 608-6303 x (Office)	
Gross Sales		Greater Elgin Family Care Center	370 Summit Street,Elgin,IL 60120		
Notice1	Re: Streamwood Comm Health Center	Greater Elgin Family Care Center	370 Summit St,Elgin,IL 60120		
Store Contact		Ana Garnica	No address Listed	(847) 313-5300 x (Office)	agfiores@gefcc.org
Store Contact		Julie Thomas	No address Listed	(630) 313-5300 x (Office)	jthomas@gefcc.org
Taxes		Greater Elgin Family Care Center	370 Summit Street,Elgin,IL 60120		

Lease : Illinois Cafe & Service Company, LLC (t0002637)

Lease Information

Name	Illinois Cafe & Service Company, LLC	Status	Current
DBA	Dotty's #29	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	VIDEO GAMES/MOVIES/RENTAL
Location	Woodland Heights	Contract Area	2,100.00 (GLA)
Customer	Dotty's	Area	2,100.00 (GLA)
Legal Entity	usall001	Annual Rent	usd 49,749.00
Base Currency	usd	Rent Per Area	usd 23.69
Primary Contact		Deposit	14,696.50
Name	Illinois Cafe & Service Company, LLC	Lease Term	From 1/29/2014 To 5/31/2028
Office Phone	(847) 268-4964 x		
Cell Phone			
E-Mail	accounting@playspinwinbrands.com		

Space

Unit	Building	Floor	Area	Amendment Type
006		1	2,100.00	Renewal

Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt	Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
brre	Base Rent - Retail	1/29/2014	5/28/2014	6,125.00	Monthly	Monthly	Flat Amt	usd		2,100.00	2.92 / Mo	0.00	Original Lease	006
brre	Base Rent - Retail	5/29/2014	5/31/2015	6,125.00	Monthly	Monthly	Flat Amt	usd		2,100.00	2.92 / Mo	0.00	Original Lease	006
brre	Base Rent - Retail	6/1/2015	5/31/2016	6,308.75	Monthly	Monthly	Flat Amt	usd		2,100.00	3.00 / Mo	0.00	Original Lease	006
brre	Base Rent - Retail	6/1/2016	5/31/2017	6,497.75	Monthly	Monthly	Flat Amt	usd		2,100.00	3.09 / Mo	0.00	Original Lease	006
brre	Base Rent - Retail	6/1/2017	5/31/2018	6,692.00	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	3.19 / Mo	0.00	Original Lease	006
brre	Base Rent - Retail	6/1/2018	5/31/2019	6,898.50	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	3.29 / Mo	0.00	Original Lease	006
brre	Base Rent - Retail	6/1/2019	7/31/2019	7,105.00	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	3.38 / Mo	0.00	Original Lease	006
brre	Base Rent - Retail	8/1/2019	5/31/2020	4,025.00	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	1.92 / Mo	0.00	Original Lease	006
brre	Base Rent - Retail	6/1/2020	5/31/2023	4,025.00	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	1.92 / Mo	0.00	Renewal	006
brre	Base Rent - Retail	6/1/2023	5/31/2024	4,145.75	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	1.97 / Mo	0.00	Renewal	006
brre	Base Rent - Retail	6/1/2024	5/31/2025	4,270.00	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	2.03 / Mo	0.00	Renewal	006
brre	Base Rent - Retail	6/1/2025	5/31/2026	4,397.75	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	2.09 / Mo	0.00	Renewal	006
brre	Base Rent - Retail	6/1/2026	5/31/2027	4,529.00	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	2.16 / Mo	0.00	Renewal	006
brre	Base Rent - Retail	6/1/2027	5/31/2028	4,665.50	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	2.22 / Mo	0.00	Renewal	006
came	CAM Estimated Escrow	5/29/2014	2/28/2015	295.75	Monthly	Monthly	Flat Amt	usd		2,100.00	0.14 / Mo	0.00	Original Lease	006
came	CAM Estimated Escrow	2/1/2015	2/28/2015	634.54	Monthly	Monthly	Flat Amt	usd		2,100.00	0.30 / Mo	0.00	Original Lease	006
came	CAM Estimated Escrow	3/1/2015	4/30/2017	613.02	Monthly	Monthly	Flat Amt	usd		2,100.00	0.29 / Mo	0.00	Original Lease	006
came	CAM Estimated Escrow	5/1/2017	8/31/2019	1,263.65	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	0.60 / Mo	0.00	Original Lease	006
came	CAM Estimated Escrow	9/1/2019	5/31/2020	1,329.66	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	0.63 / Mo	0.00	Original Lease	006
came	CAM Estimated Escrow	6/1/2020	5/31/2023	1,329.66	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	0.63 / Mo	0.00	Renewal	006
came	CAM Estimated Escrow	6/1/2023	5/31/2028	1,329.66	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	0.63 / Mo	0.00	Renewal	006
cvrd	COVID Rent Deferral	4/1/2020	5/31/2020	-4,025.00	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	-1.92 / Mo	0.00	Original Lease	006
cvrd	COVID Rent Deferral	6/1/2020	6/30/2020	-4,025.00	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	-1.92 / Mo	0.00	Renewal	006
cvrr	COVID Rent Recovery	7/1/2020	12/31/2020	2,012.20	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	0.96 / Mo	0.00	Renewal	006
rete	Real Estate Tax Escrow	5/29/2014	9/30/2015	927.50	Monthly	Monthly	Flat Amt	usd		2,100.00	0.44 / Mo	0.00	Original Lease	006
rete	Real Estate Tax Escrow	9/1/2015	9/30/2015	4,268.16	Monthly	Monthly	Flat Amt	usd		2,100.00	2.03 / Mo	0.00	Original Lease	006
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	1,401.74	Monthly	Monthly	Flat Amt	usd		2,100.00	0.67 / Mo	0.00	Original Lease	006
rete	Real Estate Tax Escrow	11/1/2016	9/30/2018	1,487.75	Monthly	Monthly	Flat Amt	usd		2,100.00	0.71 / Mo	0.00	Original Lease	006
rete	Real Estate Tax Escrow	10/1/2018	5/31/2020	1,353.21	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	0.64 / Mo	0.00	Original Lease	006
rete	Real Estate Tax Escrow	6/1/2020	12/31/2021	1,353.21	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	0.64 / Mo	0.00	Renewal	006
rete	Real Estate Tax Escrow	1/1/2022	12/31/2022	1,625.05	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	0.77 / Mo	0.00	Renewal	006
rete	Real Estate Tax Escrow	1/1/2023	5/31/2023	1,714.26	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	0.82 / Mo	0.00	Renewal	006
rete	Real Estate Tax Escrow	6/1/2023	5/31/2028	1,714.26	Monthly	Monthly	Flat Amt	usd	0.00	2,100.00	0.82 / Mo	0.00	Renewal	006
rcbo	Rental Conc - Buildout	1/29/2014	5/28/2014	-6,125.00	Monthly	Monthly	Flat Amt	usd		2,100.00	-2.92 / Mo	0.00	Original Lease	006

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brre	Base Rent - Retail	6/1/2020	5/31/2023								Renewal	006

brre	Base Rent - Retail	6/1/2023	5/31/2024	Renewal	006
brre	Base Rent - Retail	6/1/2024	5/31/2025	Renewal	006
brre	Base Rent - Retail	6/1/2025	5/31/2026	Renewal	006
brre	Base Rent - Retail	6/1/2026	5/31/2027	Renewal	006
brre	Base Rent - Retail	6/1/2027	5/31/2028	Renewal	006
brre	Base Rent - Retail	1/29/2014	5/28/2014	Original Lease	006
brre	Base Rent - Retail	5/29/2014	5/31/2015	Original Lease	006
brre	Base Rent - Retail	6/1/2015	5/31/2016	Original Lease	006
brre	Base Rent - Retail	6/1/2016	5/31/2017	Original Lease	006
brre	Base Rent - Retail	6/1/2017	5/31/2018	Original Lease	006
brre	Base Rent - Retail	6/1/2018	5/31/2019	Original Lease	006
brre	Base Rent - Retail	6/1/2019	7/31/2019	Original Lease	006
brre	Base Rent - Retail	8/1/2019	5/31/2020	Original Lease	006
came	CAM Estimated Escrow	3/1/2015	4/30/2017	Original Lease	006
came	CAM Estimated Escrow	2/1/2015	2/28/2015	Original Lease	006
came	CAM Estimated Escrow	5/1/2017	8/31/2019	Original Lease	006
came	CAM Estimated Escrow	9/1/2019	5/31/2020	Original Lease	006
came	CAM Estimated Escrow	5/29/2014	2/28/2015	Original Lease	006
came	CAM Estimated Escrow	6/1/2020	5/31/2023	Renewal	006
came	CAM Estimated Escrow	6/1/2023	5/31/2028	Renewal	006
cvrd	COVID Rent Deferral	4/1/2020	5/31/2020	Original Lease	006
cvrd	COVID Rent Deferral	6/1/2020	6/30/2020	Renewal	006
cvrr	COVID Rent Recovery	7/1/2020	12/31/2020	Renewal	006
rcbo	Rental Conc - Buildout	1/29/2014	5/28/2014	Original Lease	006
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	Original Lease	006
rete	Real Estate Tax Escrow	9/1/2015	9/30/2015	Original Lease	006

rete	Real Estate Tax Escrow	11/1/2016	9/30/2018								Original Lease	006
rete	Real Estate Tax Escrow	10/1/2018	5/31/2020								Original Lease	006
rete	Real Estate Tax Escrow	5/29/2014	9/30/2015								Original Lease	006
rete	Real Estate Tax Escrow	6/1/2020	12/31/2021								Renewal	006
rete	Real Estate Tax Escrow	1/1/2022	12/31/2022								Renewal	006
rete	Real Estate Tax Escrow	1/1/2023	5/31/2023								Renewal	006
rete	Real Estate Tax Escrow	6/1/2023	5/31/2028								Renewal	006

Recovery

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	006	operexp	_mgmtfee	Management Fees	6/1/2023	5/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			0.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	006	operexp	_securty	Security Expenses	6/1/2023	5/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			0.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	006	operexp	_snow	Snow Expenses	6/1/2023	5/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			0.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	006	operexp	_utility	Utility Expenses	6/1/2023	5/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			0.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	006	operexp	_bldgexp	Building Expenses	6/1/2023	5/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			0.00		0.00		GLA		GLA

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	006	operexp	_camextr	CAM Exterior Expenses	6/1/2023	5/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			0.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	006	operexp	_camintr	CAM Interior Expenses	6/1/2023	5/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			0.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	006	operexp	_capamrt	Capital Replacement Amort	6/1/2023	5/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			0.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	006	operexp	_fire	Fire Expenses	6/1/2023	5/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			0.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	006	operexp	_insur	Insurance Expenses	6/1/2023	5/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			0.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	006	operexp	_admin	Operational Expenses	6/1/2023	5/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	Y		M001			0.00		0.00		GLA		GLA
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Renewal	006	retax	_retaxes	Real Estate Tax Expenses	6/1/2023	5/31/2028	12		0.00	0.00	15.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		GLA

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Renewal	2nd Amend - RENW	Activated	60	6/1/2023	5/31/2028	006
Original Lease	Original Lease	Superseded	77	1/29/2014	5/31/2020	006
Renewal	Extension	Superseded	36	6/1/2020	5/31/2023	006

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Custom	Active		5/31/2023	5/31/2023	Relocation Option	Renewal
Termination	Active		5/31/2028	5/31/2028	T Early Termination	Renewal
Custom	Expired		5/31/2023	5/31/2023	Relocation Option	Renewal
Termination	Expired		5/31/2023	5/31/2023	T Early Termination	Renewal

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Exclusivities-X	R-4. EXCLUSIVE USE: Provided that Tenant has not committed an event of default and further provided that the following uses do not interfere with any exclusivity provisions of other tenants in the Shopping Center or with the prohibitions set forth in Exhibits H and F attached to the Lease, and except for existing tenants of the Shopping Center under their existing leases for premises in the Shopping Center (which leases may be renewed, extended or replaced) and which permit such existing tenant to engage in any use which would otherwise be prohibited hereunder, Landlord covenants and agrees that during the Term, as such Terms may be extended pursuant to the provisions of the Lease, Tenant has the exclusive right (Tenants Exclusive Right) in the Shopping Center to the use of the Premises for the following purposes: the operation of video gaming terminals which must be licensed by the Illinois Gaming Board.	Original Lease
	Restrictions LL-X	Landlord agrees that in the exercise of its rights under this Section 2.1 or elsewhere in this Lease, it shall use commercially reasonable efforts to avoid materially and adversely affecting (a) the visibility of the Premises and Tenant s signage, (b) access to the Premises, and (c) Tenant s ability to operate the Premises, other than on a temporary basis as reasonably necessary for construction, repair and/or maintenance of the Shopping Center.	Original Lease
	Restrictions-X	EXHIBIT F PROHIBITED USES 1. Funeral establishment; 2. Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; 3. Auction or bankruptcy sale; 4. Pawn shop; 5. Catalogue, Internet, mail order or an 800-type phone-order facility, or a wholesale, discount, outlet, warehouse, dollar-type or unit price store; 6. Outdoor circus, carnival or amusement park, or other entertainment facility; 7. Outdoor meetings; 8. Bowling alley; 9. Primarily pool or billiard establishment; 10. Shooting gallery; 11. Intentionally deleted; 12. Refinery; 13. Adult bookstore or facility selling or displaying or selling access to pornographic books, literature, websites or videotapes (materials shall be considered adult or pornographic for such purpose if the same are not available for sale or rental to children under 18 years old because they explicitly deal with or depict human sexuality), massage parlor, steam bath, nude modeling, establishment with nude or semi-nude waiters, waitresses or entertainers; 14. Any residential use, including, but not limited to living quarters, sleeping apartments or lodging rooms; 15. Theater including, but not limited to, an x-rated theater; 16. Auditorium, meeting hall, ballroom, school, educational facilities (including, but not limited to, beauty schools, barber colleges, reading rooms or libraries, or other place of public assembly; 17. Unemployment agency, service or commission; 18. Gymnasium, health club, exercise or dance studio; 19. Dance hall; 20. Intentionally deleted; 21. Intentionally deleted; 22. Intentionally deleted; 23. So called head shop which sells drug paraphernalia; 24. Skating or roller rink; 25. Car wash, car repair or car rental agency; 26. Second hand store, auction house, or flea market, Army/Navy-type store or governmental surplus; 27. Drive-in or drive-through restaurants; 28. Non-retail use (which shall not prohibit in the Shopping Center such uses commonly referred to as quasi-retail or service retail such as a travel agency, real estate office, insurance agency, accounting service, etc., so long as same do not exceed ten percent (10%) of the Leasable Square Feet of the Shopping Center); or 29. Any uses which conflict with the uses of existing tenants. 30. Intentionally deleted. No radius restrictions.	Original Lease
	Abatement	No Lease Provision	Original Lease
	Access	LL reserves the right to, at all reasonable times upon reasonable prior written notice to T, except in the event of an emergency when notice is not required by itself or its duly authorized agents, employees and contractors to go upon and inspect the Premises and every part, to enforce or carry out the provisions of the Lease, at its option to make reasonable repairs, alterations and additions to the Premises or the bldg of which the Premises are a part, to perform any defaulted obligation of T or for any other proper purposes. (Lease, Sec. 7.4(B), Pg. 16)	Original Lease

Assignment/Sublease	Consent: T shall not assign the Lease nor sublet the Premises, w/out LL's consent. Assignment Fee: T shall pay to LL the Transfer Fee of \$2,000.00 for such written consent. Profit Sharing: 100%. Recapture Rights: No Lease Provision Permitted Assignment: T may assign its entire interest under the Lease or sublet the Premises to a wholly owned corporation, affiliate, subsidiary or parent of the T or to any successor to T by purchase, merger, consolidation or reorganization (Corporate Transfer) w/out the consent of LL, provided (i) T is not in an event of default under the Lease beyond applicable notice and cure periods; (ii) if such proposed transferee is a successor to T by purchase, said proposed Transferee shall acquire all or substantially all of the stock or assets of T's business or, if such proposed transferee is a successor to T by merger, consolidation or reorganization, the continuing or surviving corporation shall own all or substantially all of the assets of T; (iii) such proposed transferee shall have a tangible financial net worth which is at least equal to T's net worth at the date of the Lease; (iv) such proposed transferee operates the business in the Premises for the permitted use and no other purpose; and (v) T shall remain primarily liable for all obligations under the Lease in the event of any Corporate Transfer. (Lease, Sec. 10.1, Pg. 22-23, Rider Sec. R-7)	Original Lease
Base Rent	Rent Changeover Day: On or before the first day of each calendar month. Proration: The first payment date for Minimum Rent shall, if the RCD is other than the first day of a month, include Minimum Rent for the fractional month on a per diem basis (calculated on the basis of the number of days in that particular month). Lease Year: No Lease Provision. Prepaid Rent: Rent for the first month in the amount of \$7,348.25 (Initial Rent) and the Security Deposit shall be paid to LL upon execution of the Lease by T. The Initial Rent shall be applied toward the first month that Rent is due. (Lease, Sec. 1.4(E), 4.1, Pg. 2, 6)	Original Lease
Base Rent	The parties hereby agree that effective on the first day of the first month after full execution of the Amendment and continuing for the remainder of the current term of the Lease, which shall expire on 05/31/2020, T shall pay to LL as Minimum Rent, the sum of \$4,025.00/month. Such Minimum Rent shall be paid in lieu of Minimum Rent as described in the Lease and shall be payable in advance on the first day of each month throughout such period. (1st Amend, Sec. 4, Pg. 1)	Renewal
Brokers	T shall pay Minimum Rent to LL during the Extension Period, payable in advance in monthly installments on the first day of each month throughout such period. (1st Amend, Sec. 6, Pg. 2) T's Broker: Baum Realty Group, LLC. LL's Broker: None. Commission: Any commission or other compensation due brokers employed by LL shall be the sole responsibility of LL. (Lease, Sec. 12.1, Pg. 27)	Original Lease
CAM	In addition to the Minimum Rent due during the Extension Period, T shall pay all items of Additional Rent, and other charges required to be paid pursuant to the Lease, including Common Area Maintenance and Real Estate Taxes, as provided for in the Lease. (1st Amend, Sec. 7, Pg. 2)	Renewal
CAM Notes	PRS: Numerator = RSF of the Premises and the Denom = Total SF of all rentable space in the S/C. Denom Exclusions: at LL's Original Lease option, any portions of the S/C: (i) not occupied and open for business during all or any portion of the subject year, (ii) leased to or used by other parties as major tenants (tenants occupying greater than 10% of the S/C), theaters, restaurants, storage areas, or premises in separate bldgs, where such parties are not required to pay a full pro rata share of Common Area Expenses, Insurance or Real Estate Taxes, as the case maybe, pursuant to a lease or other agreement w/ LL, and (iii) w/ respect to Real Estate Taxes, areas of the S/C for which separate real estate tax bills are received and which are the sole responsibility of separate parties pursuant to a lease or other agreement w/ LL. Estimates and its frequency (including Insurance): \$295.75/month, w/ an annual adjustment. Base Year: No Lease Provision. Gross Up: No Lease Provision. Exclusions: Standard, Real Estate Taxes and Capital Expense: Costs of capital improvements and any other expenditures that, under generally accepted accounting principles (GAAP) should be capitalized, except that Common Area Expenses shall include the cost during the Term, as reasonably amortized by LL in accordance w/ GAAP, of any capital improvement. Admin Fee: Not to exceed 15%. Management Fee: Included in CAM. CAP and its exclusions: No Lease Provision. Reconciliation Deadline: No Lease Provision. Audit Right: LL shall maintain complete and accurate books and records of all Common Area Expenses paid or incurred by LL and all payments of Common Area Expenses received from T. T shall have the right, w/in 90 days of the initial billing, w/ a minimum of 10 days' prior notice, to inspect and audit such books and records at any time, at T's sole cost and expense. (Lease, Sec. 1.4(B), 4.3, Pg. 2, 6-8)	Original Lease
Co-Tenancy	No Lease Provision	Original Lease
Default	Monetary: 5 days after such installment is due. Non-Monetary: W/in 20 days after written notice from LL. (Lease, Sec. 11.1, Pg. 24)	Original Lease
Estoppel	W/in 7 days after LL's request. If any sale, assignment, lease, mortgage or hypothecation of the Premises and/or the land by LL, a statement shall be required by T, T agrees to deliver and cause Guarantor to deliver in recordable form an Estoppel Certificate. (Lease, Sec. 10.2(C), Pg. 23)	Original Lease
Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	No Lease Provision	Original Lease
Holdover	MTM tenancy, cancelable by either LL or T upon 30 days' written notice, and at 150% of the last payable Minimum Rent and 100% of Additional Rent. (Lease, Sec. 3.4, Pg. 5)	Original Lease

Insurance	PRS: Numerator = RSF of the Premises and the Denom = Total SF of all rentable space in the S/C. Denom Exclusions: at LL's Original Lease option, any portions of the S/C: (i) not occupied and open for business during all or any portion of the subject year, (ii) leased to or used by other parties as major tenants (tenants occupying greater than 10% of the S/C), theaters, restaurants, storage areas, or premises in separate bldgs, where such parties are not required to pay a full pro rata share of Common Area Expenses, Insurance or Real Estate Taxes, as the case maybe, pursuant to a lease or other agreement w/ LL, and (iii) w/ respect to Real Estate Taxes, areas of the S/C for which separate real estate tax bills are received and which are the sole responsibility of separate parties pursuant to a lease or other agreement w/ LL. Estimates and its frequency: Included in CAM. Base Year: No Lease Provision Admin Fee: Not to exceed 15%. CAP: No Lease Provision. Exclusion: No Lease Provision. Audit Right: No Lease Provision. Reconciliation Deadline: After the end of each calendar year, and following receipt of billings for Real Estate Taxes and Insurance, LL shall supply T w/ a Statement. LL shall maintain the bldgs of the S/C and any improvements forming at any time a part of the Common Areas insured against loss or damage by fire, w/ extended coverage and vandalism and malicious mischief, in amounts not less than 80% of the replacement cost of the bldg and structures insured w/ loss payable to LL and to any authorized encumbrances of LL (w/ standard mortgagee loss payable) w/ their respective interests. Rent insurance equal to at least one year's Rent. (Lease, Sec. 1.4(B), 4.3, 8.1(A-B), Pg. 2, 6-8, 18)	
Landlord Work	LL shall deliver the Premises in an "as-is" existing condition, free from trash and/or debris. LL has made no representations or Original Lease warranties as to the condition of the Premises. (Lease, Exhibit C-1)	
Late Fee	Late Charges: W/in 10 days after due date, T shall pay to LL a late fee equal to the greater of \$150.00 or 10% of the monthly Rent. Interest: Any amount when due, T shall bear interest on the unpaid portion at the per annum rate equal to the lesser of 18% or the maximum rate permitted by law from the date when due but not in excess of the highest legal rates. NSF Charge: \$50.00. (Lease, Sec. 4.4(C), Pg. 8-9)	Original Lease
List of Documents	1) Lease Agreement dated 08/13/2013. 2) Possession Letter dated 09/26/2013, Acceptance of Possession of the Premises.	Original Lease
List of Documents	First Lease Amendment dated 07/18/2019 (1st Amend) - 3 years extension with no remaining options.	Renewal
List of Documents	First Lease Amendment dated 07/18/2019 (1st Amend) - 3 years extension with no remaining options. Second Lease Amendment Effective Date 01/12/2023 - 5 years Renewal with no remaining options.	Renewal
LL Maintenance	LL shall, maintain in good repair the exterior walls and roof of the bldg in which the Premises is located, and sidewalks located in the Common Areas. LL may at its sole discretion arrange for a maintenance contract of all roof structures, the cost of which shall be T's responsibility as to T's PRS. T shall pay, as Additional Rent to LL, its PRS of the cost of repairs and maintenance incurred by LL. (Lease, Sec. 6.3, Pg. 11)	Original Lease
Miscellaneous	Minimum Hours: from 10:00 A.M. to 9:00 P.M. on Mondays through Saturdays and from 11:00 A.M. to 5:00 P.M. on Sundays (except for state and federal designated holidays), or additional or different hours in accordance w/ T's standard hours of operation so long as T is responsible for any costs associated w/ the extended hours. T shall be permitted to have an automatic teller machine (ATM) located inside the Premises, provided such is not in conflict w/ existing tenants in S/C, and as permitted by local government regulations and municipalities or other governing bodies. (Lease, Sec. 7.3, Pg. 15, Rider, Sec. R-9)	Original Lease
OEA Notes	No Lease Provision	Original Lease
Outparcel Restriction	No Lease Provision	Original Lease
Overtime HVAC	No Lease Provision	Original Lease
Parking	T and its employees may not park any portion of the parking area, except that portion thereof, if any, designated or which may hereafter be designated as Employees' Parking Area. (Lease, Sec. 7.2, Pg. 14)	Original Lease
Penalty for Violating Exclusive	T shall have no remedy for a violation of T's Exclusive Right Including any right of offset, rent reduction or Lease termination if all of the following occur: (1) Another tenant or occupant in the S/C violates a provision of its lease or license agreement regarding its premises, which provision either does not permit or specifically prohibits a use that violates T's Exclusive Use; and (2) LL provides notice of the lease or license agreement violation to such other tenant or occupant; and (3) LL commences an action (or arbitration, if required by such lease or license agreement) against such other tenant or occupant, and thereafter uses commercial reasonable efforts to enforce its rights under such lease or license agreement and to obtain Judicial Relief. Judicial Relief shall mean a temporary restraining order, preliminary injunction, order of eviction, other court order or order resulting from an arbitration proceeding enjoining the prohibited use; provided, however, LL shall not be required to appeal any adverse decision denying Judicial Relief. (Lease, Rider, Sec. R-4)	Original Lease
Percentage Rent Information	No Lease Provision	Original Lease
Permitted Use	T shall use the Premises for only the operation of a table service restaurant specializing in American style cuisine including the ancillary sale of tobacco, liquor, beer, and other alcohol and operation of video gaming terminals; provided, at no time during the Term of the Lease shall the number of gaming machines in the Premises exceed the lesser of (i) 5 machines or the number of machines allowed by state law, unless LL has consented otherwise in writing, which consent shall not be unreasonably withheld. T must limit the amount of alcoholic beverages served to its customer to no more than 4 alcoholic beverages per customer and comply w/ all local codes and laws regarding the same and T shall be prohibited from selling submarine sandwiches of the type sold by Subway, pizza or Italian style dinners as a primary part of its business (primary shall be as deriving greater than 5% of gross revenues from the aforementioned use). (Lease, Sec. 1.6, 7.1, Pg. 2, 14)	Original Lease
Premises Notes	SF: 2,100 SF. (Lease, Sec. 1.2(B), Pg. 1)	Original Lease

Prohibited Use	T shall not violate in any manner (a) the exclusive use rights granted by LL to other tenants in the S/C when T has received written notice of such exclusive use rights, (b) any use restriction or prohibition contained in any document of record of which T has been provided a copy, or (c) any of the Prohibited Uses. (1) Funeral establishment; (2) Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; (3) Auction or bankruptcy sale; (4) Pawn shop; (5) Catalogue, Internet, mail order or an "800- type" phone -order facility, or a wholesale, discount, outlet, "warehouse," "dollar -type" or unit price store; (6) Outdoor circus, carnival or amusement park, or other entertainment facility; (7) Outdoor meetings. See Lease for complete details. (Lease, Sec. 1.6, 7.1, Pg. 2, 14, Exhibit F & H)	Original Lease
Promotion Fund	S/C Promotions: T agrees to participate in, and pay its PRS of, all promotions and marketing activities relating to the S/C a whole, including, advertising employed in connection w/ such promotions. (Lease, Sec. 4.7, Pg. 9)	Original Lease
Radius Restrictions	No Lease Provision	Original Lease
REA Notes	No Lease Provision	Original Lease
Real Estate Tax	In addition to the Minimum Rent due during the Extension Period, T shall pay all items of Additional Rent, and other charges required to be paid pursuant to the Lease, including Common Area Maintenance and Real Estate Taxes, as provided for in the Lease. (1st Amend, Sec. 7, Pg. 2)	Renewal
Real estate Tax	PRS: Numerator = RSF of the Premises and the Denom = Total SF of all rentable space in the S/C. Denom Exclusions: at LL's option, any portions of the S/C: (i) not occupied and open for business during all or any portion of the subject year, (ii) leased to or used by other parties as major tenants (tenants occupying greater than 10% of the S/C), theaters, restaurants, storage areas, or premises in separate bldgs, where such parties are not required to pay a full pro rata share of Common Area Expenses, Insurance or Real Estate Taxes, as the case maybe, pursuant to a lease or other agreement w/ LL, and (iii) w/ respect to Real Estate Taxes, areas of the S/C for which separate real estate tax bills are received and which are the sole responsibility of separate parties pursuant to a lease or other agreement w/ LL. Estimates and its frequency: \$927.50/month, w/ an annual adjustment. Base Year: No Lease Provision. Admin Fee: Not to exceed 15%. CAP: No Lease Provision. Exclusion: No Lease Provision. Audit Right: No Lease Provision. Reconciliation Deadline: After the end of each calendar year, and following receipt of billings for Real Estate Taxes and Insurance, LL shall supply T w/ a Statement. (Lease, Sec. 1.4(B), 4.3, Pg. 2, 6-8)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	Amount: \$14,696.50. Return and Interest: Upon yielding of the Premises at the termination of the Lease, Security Deposit shall be returned to the T, w/out interest. Reduction/Increase: No Lease Provision. (Lease, Sec. 1.5, 5.1, Pg. 2, 10)	Original Lease
Signage	Consent: LL's prior written approval is required to affix any sign on any part of the outside of the Premises or of the bldg of which the Premises is a part, or inside the Premises if visible from outside. Signage Rights: All signs shall comply w/ the sign criteria provided by LL, and T shall be obligated to install at least one sign in conformance with, as well as any additional signs required by, such sign criteria. Pylon Sign: Provided space is available on the existing pylon sign located at the S/C and further provided that LL is then offering signage space to tenants occupying premises of equal or smaller size as T's Premises, and subject to the rights of existing tenants and occupants of the S/C as well as tenants occupying premises larger than the Premises, then T, at its sole cost and expense, shall be permitted to install one panel on such pylon sign. Additionally, T shall be responsible for T's PRS (determined based on the percentage of signage space occupied by T) of the maintenance costs of the pylon sign. (Lease, Sec. 6.5, Pg. 11-12, Rider Sec. R-8)	Original Lease
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease
Subordination	The provisions of the Lease shall be self-operative, but T acknowledges and agrees that a material consideration inducing LL to enter into the Lease, T shall acknowledge same by executing and delivering to LL, on demand at any time or times, any and all instruments in order to subordinate the Lease and T's rights. T agrees to execute, acknowledge and deliver any and all documents required to effectuate the provisions of the Lease w/in 7 days after request by LL. (Lease, Sec. 10.2(B-C), Pg. 23)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	No Lease Provision	Original Lease

Tenant's Insurance Requirement	All Insurers must have a "A-VIII" or higher rating by AM Best. T's Insurance shall meet LL's current minimum standards as follows: 1. General Liability limits minimum of \$1,000,000.00 per occurrence. 2. General Liability limits minimum of \$2,000,000.00 in aggregate. 3. General Liability policy must be written on a per location basis. 4. General Liability policy must show evidence of Fire Legal Liability. 5. Auto Liability; owned, non-owned and hired, limits minimum of \$1,000,000.00 (if necessary). 6. Umbrella (Excess) Insurance minimum of \$5,000,000.00. 7. Worker's Compensation must have WC Statutory limits. 8. Employers Liability policy limits minimum of \$1,000,000.00 for each accident. 9. Employers Liability policy limits minimum of \$1,000,000.00 for each disease - employee. 10. Employers Liability policy limits minimum of \$1,000,000.00 for each disease - policy limit. 11. Dram Shop/Liquor Liability minimum of \$1,000,000.00 per occurrence (if necessary). 12. Physical (a.k.a. Content or Property) Damage Insurance. 13. Plate Glass Insurance. 14. Extra Expense & Business Interruption loss of rents for a period of not less than 12 months of Minimum Rent and Additional Rent naming LL as loss payee. IRC Retail Centers LLC, a Delaware limited liability company and IRC Woodland Heights, L.L.C., a Delaware limited liability company, are endorsed as additional insured on liability policies and such insurance is primary non-contributory w/ any other insurance available to owner and property manager. Any and all references in the Lease to "LL" are hereby deemed to mean IRC Woodland Heights, L.L.C. and IRC Retail Centers LLC, and each of their respective affiliates, successors and assigns. (1st Amend, Sec. 8, Pg. 2)	Renewal
Tenant's Insurance Requirement	Liability Insurance: W/ limits of not less than limit of \$1,000,000.00 including a per location occurrence and \$2,000,000.00 general aggregate, per location and Fire Legal Liability Insurance in amounts sufficient to cover the replacement costs of the Premises and loss of the use. Umbrella or Excess Liability: In amounts not less than \$2,000,000 in excess of the CGL Insurance. Worker's Compensation Insurance: In amounts not less than those required by applicable law. Employers liability insurance: In amounts not less than \$500,000 for each accident and \$500,000 for diseases. \$500,000 for disease - Each Employee, and \$500,000 for Disease-Policy Limit. Dram Shop/Liquor Liability Insurance: Protecting both T and LL w/ a minimum coverage of the greater of (a) \$1,000,000 per occurrence or (b) the amount required by the laws of the state where the Premises are located. Automobile Insurance: On a primary and non-contributory basis covering all owned, non-owned and hired automobiles w/ limits of liability of not less than \$1,000,000 for bodily injury to any one person, and \$1,000,000 for property damage for each accident. Property Insurance: (a) Physical Damage Insurance: All risks of physical loss or damage basis, for the full replacement cost value of the covered items and in amounts that meet any coinsurance clause of the policies of insurance and w/ deductibles no greater than \$10,000. (b) Plate Glass Insurance: Upon windows and doors in the Premises. (c) Extra expense and business interruption insurance including loss of rents for periods and with limits not less than 12 months of Minimum Rent and Additional Rent, naming LL as loss payee. (d) Boiler machinery insurance: In the amount equal to the value of the mechanical equipment. Additional Insured: LL and Owner. (Lease, Sec. 8.1(D), Pg. 18-19)	Original Lease
Term Notes	Extension Term CD: 06/01/2020. Extension Term ED: 05/31/2023. (1st Amend, Sec. 5, Pg. 1-2)	Renewal
Term Notes	Lease Commencement Date: 01/29/2014. Rent Commencement Date: 05/29/2014. Lease reflects RCD shall be the earlier of (i) the date that is 120 days after the CD or the date T opens for business in the Premises. However, JDE Lease Abstract Report reflects RCD is 05/29/2014. Hence, Abstract reflects 05/29/2014 as RCD. Lease Expiration Date: 05/31/2020. (Letter dated 09/26/2013, Lease, Sec. 1.3(A), Pg. 1)	Original Lease
TT Maintenance	T at its sole cost and expense, shall maintain in good order, condition and repair the Premises and every part and any and all appurtenances located, including, the exterior and interior portion of all doors, door checks, windows, plate glass, store front, all plumbing and sewage facilities w/in the Premises including free flow up to the main sewer line, fixtures, heating and air conditioning and electrical systems (exclusively serving the Premises), sprinkler systems, walls, floors and ceilings, motors applicable to the Premises, and all alterations, improvements and installations made by T. T shall maintain and bear the expense of the light fixtures and bulbs, air-conditioning units and filters, janitorial services, interior pest control, and the like. HVAC: T, at its sole cost and expense, shall maintain an HVAC maintenance contract in effect w/ a licensed competent contractor for the consistent periodic (which shall be at least quarterly, or more frequently if required by any manufacturer's warranty) inspection and maintenance of all HVAC systems located on or for the use of the Premises. (Lease, Sec. 6.9, Pg. 13)	Original Lease
Utilities	Premises: T shall pay for all utilities used, or consumed in or upon the Premises, and sewer charges, as and when the charges shall become due and payable. Commencing on the date LL notifies T that the Premises are ready for occupancy, T shall make all appropriate applications to the local utility companies and pay all required deposits for meters and service for all utilities. LL at its option may control the provider of electrical service to the Premises. If permitted by Law, LL shall have the right at any time and from time to time during the Term to either contract for service from a different company or companies providing electricity service or continue to contract for service from the present provider of electric service. Not Separately Metered: If any utility or utility services are not separately metered or assessed to T or are otherwise furnished to T for which LL is billed directly or for which a lien could be filed against the Premises or any portion, T shall at LL's request pay the cost thereof Additional Rent to LL and when the charges become due and payable; otherwise, T shall deliver original receipt bills to LL not less than 30 days before the same are due and payable w/out interest or penalty together w/ full payment for same. (Lease, Sec. 4.6, Pg. 9)	Original Lease
COVID Agreement	Assignment/Sublease In the event of an assignment or sublease, the Deferred Rent concession shall be immediately terminated and TT (assignee or sublessee) shall immediately pay all unpaid Deferred Rent	Renewal

COVID Agreement	Co-Tenancy	TT waives its protections until Deferred Rent is paid in full	Renewal
COVID Agreement	Estoppel	TT waives all claims or defenses for rent deferral, reduction or abatement in connection with COVID-19, or otherwise, including without limitation, any applicable force majeure Lease provisions, under any applicable statute or governmental ordinance, and/or with respect to any applicable common law doctrine of impracticability, impossibility or frustration of purpose	Renewal

Contacts

Role	Company	Name	Address	Phone	Email
Billing		Illinois Cafe & Service Company, LLC	2800 S. River Road, Suite 110, Des Plaines, IL 60018	(847) 268-4964 x (Office) 789-9481 x (Other 1)	(847) accounting@playspinwinbrands.com
CAM		Illinois Cafe & Service Company, LLC	2800 River Road, Suite 110, Des Plaines, IL 60018		
Commercial Cafe Contact		Dotty's	No address Listed		accounting@playspinwinbrands.com
Emergency Contact Name		A/P Contact Name	No address Listed	(218) 766-0782 x (Office)	
Gross Sales		Illinois Cafe & Service Company, LLC	2800 River Road, Suite 110, Des Plaines, IL 60018		
Insurance Notice1	RHODESANDERSON INSURANCE	Andrea Baker	401 S. Main St., St. 2, Aberdeen, SD 57402-0033	(605) 225-3172 x (Office)	abaker@rhodesanderson.com
Store Contact		Brian Leterma	No address Listed	(630) 823-8361 x (Office)	
Taxes		Illinois Cafe & Service Company, LLC	2800 River Road, Suite 110, Des Plaines, IL 60018		accounting@playspinwinbrands.com

Lease : Siegecom, LLC (t0003262)

Lease Information

Name	Siegecom, LLC	Status	Current
DBA	Wow Internet Cable	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	WIRELESS COMMUNICATIONS
Location	Woodland Heights	Contract Area	0.00 (GLA)
Customer	Wow Internet Cable	Area	0.00 (GLA)
Legal Entity	usall001	Annual Rent	usd 0.00
Base Currency	usd	Rent Per Area	usd 0.00
		Deposit	0.00
Primary Contact		Lease Term	From 6/6/2016 To 6/5/2026
Name	WOW Internet, Cable, and Phone		
Office Phone			
Cell Phone			
E-Mail			

Space

Unit	Building	Floor	Area	Amendment Type
026		1	0.00	Original Lease

Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt	Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
brzz	Zero Rent Bill code	6/6/2016	6/5/2026	0.00	Monthly	Monthly	Flat Amt	usd		0.00	0.00 / Mo	0.00	Original Lease	026

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brzz	Zero Rent Bill code	6/6/2016	6/5/2026								Original Lease	026

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint

Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	Converted Data - 31964	Activated	120	6/6/2016	6/5/2026	026

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Termination	Active		6/5/2026		Landlord Early Termination Opt	Original Lease
Termination	Active		6/5/2026		Tenant Early Termination Opt	Original Lease

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
None	Landlord Restrictions	None	Original Lease
See Attachment	Access to Property	Miscellaneous notes that are note worthy	Original Lease
See Attachment	Assignments & Assumptions	Assignment and Sublease rights, including	Original Lease
See Attachment	Tenant Maintenance		Original Lease
See Attachment	Uses	Miscellaneous notes that are note worthy	Original Lease

Contacts

Role	Company	Name	Address	Phone	Email
Billing		WOW Internet, Cable, and Phone	WOW Internet, Cable, and Phone,Englewood,CO 80111		
Commercial Cafe Contact		WOW Internet, Cable, and Phone	WOW Internet, Cable, and Phone,Englewood,CO 80111		
Gross Sales		WOW Internet, Cable, and Phone	WOW Internet, Cable, and Phone,Englewood,CO 80111		
Notice1		WOW Internet, Cable, and Phone	WOW Internet, Cable, and Phone,Englewood,CO 80111		
Notice2		WOW Internet, Cable, and Phone	WOW Internet, Cable, and Phone,Naperville,IL 60563		

Lease : Comcast Cable Communications Management, LLC (t0004143)

Lease Information

Name	Comcast Cable Communications Management, LLC	Status	Current
DBA	Comcast	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	WIRELESS COMMUNICATIONS
Location	Woodland Heights	Contract Area	0.00 (GLA)
Customer	Comcast	Area	0.00 (GLA)
Legal Entity	usall001	Annual Rent	0.00
Base Currency	usd	Rent Per Area	0.00
		Deposit	0.00
Primary Contact		Lease Term	From 2/6/2021 To 2/5/2026
Name	Comcast Cable Communications Management, LLC		
Office Phone			
Cell Phone			
E-Mail			

Space

Unit	Building	Floor	Area	Amendment Type
022		1	0.00	Original Lease

Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt Amt Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
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Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
ancl	Ancillary Income	2/6/2021	2/6/2021								Original Lease	022

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	License Agreement	Activated	60	2/6/2021	2/5/2026	022

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Termination	Active		2/5/2026	12/7/2025	LL - TT	Original Lease

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Late Fee	No Lease Provision	Original Lease
	List of Documents	License Agreement dated 02/06/2021	Original Lease
	Option to Renew	No Lease Provision	Original Lease
	Security Deposit	No Lease Provision	Original Lease
	Signage	No Lease Provision	Original Lease
	Utilities	No Lease Provision	Original Lease
License Agreemnt	Permitted Use	Provide various broadband communications services. (License Sec 2)	Original Lease
License Sec 12	Right to Terminate - LL/TT	Should either party default and fail to correct within 30 days after the notice, the non-defaulting party may terminate this Agreement.	Original Lease
License Sec 14	Tenant's Insurance Requirement	Licensee shall provide at least 60 days prior written notice to Owner, Owner upon expiration of a period of 5 years of the Agreement and upon at least 60 days prior written notice to Licensee, terminate this Agreement. CGL: not less than \$1M Per project aggregate: not less than \$5M Said coverage shall include (i) blanket contractual liability, personal injury, death and broad form property damage (ii) damage to property in an amount of not less \$500,000 (iii) worker's compensation and occupational disease, statutory and Employer's Liability, not less than \$1M; and automobile liability, single limit coverage not less than \$1M. All insurance shall be primary and non-contributory. COI shall be provided prior to commencement of any Work to be performed.	Original Lease

License Sec 15 Assignment/Sublease

Original Lease

LANDLORD
CONSENT: Yes

EXCEPTIONS/RESTRICTIONS: Yes

LANDLORD
REPLY BY: No Lease Provision

RECAPTURE
RIGHTS (LL RIGHT TO TERMINATE): No Lease Provision

REVOKE
RIGHTS (TT'S RIGHT TO WITHDRAW REQUEST): No
Lease Provision

PROFIT
SPLIT (PERCENTAGE DUE TO LL):No Lease Provision

ADMIN FEE
PAID BY TT: No Lease Provision

PERMITTED
TRANSFERS:

any parent, affiliate or subsidiary of Licensee, any partnership in which Licensee has a controlling interest or any entity which succeeds to all or substantially all of Licensee's assets whether by merger, sale or otherwise, provided that the assignee assumes in full the obligation of Licensee under this Agreement.

License Sec 3	Base Rent - License Fee	The sum of \$2,500.00 upon execution by both parties	Original Lease
License Sec 4	Construction	Prior to the commencement of any Work, Licensee shall at its cost and expense prepare and deliver Owner drawings, plans and specification for LL approval.	Original Lease
License Sec 8	Term Notes	Commencing on the date first written above (02/06/2021) shall have a five year term.	Original Lease
License Sec 9	Sale of Property/Building	In the event of any sale, assignment, or transfer of Owner's interest in the Property, Owner shall provide documentation to Licensee of such assignment and assumption within 30 days thereafter. If such third party does not wish to assume or assign Owner's interest, Agreement shall terminate upon 10 days notice to Licensee.	Original Lease
License Sec. 7	Access	Upon at least 48 hour notice, access is provided between the hours of 9am and 5pm Monday to Friday not including holidays in case of ER.	Original Lease

Contacts

Role	Company	Name	Address	Phone	Email
Billing	Comcast	Comcast Cable Communications Management, LLC	1500 McConnor Parkway,Schaumburg,IL 60173		
Commercial Cafe Contact	Comcast	Comcast Cable Communications Management, LLC	No address Listed		
Notice	Comcast	Comcast Cable Communications Management, LLC	1500 McConnor Parkway,Schaumburg,IL 60173		
Send Copy To	Comcast	Comcast Cable Communications, LLC	1500 Market Street,Philadelphia,PA 19102		

Lease : 3T Group, LLC (t0004347)

Lease Information

Name	3T Group, LLC	Status	Current
DBA	Clothing Rescue Project (EZ Drop)	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	OTHER
Location	Woodland Heights	Contract Area	1,050.00 (GLA)
Customer	Clothing Rescue Project (EZ Drop)	Area	1,050.00 (GLA)
Legal Entity	usall001	Annual Rent	usd 15,750.00
Base Currency	usd	Rent Per Area	usd 15.00
		Deposit	4,446.76
Primary Contact		Lease Term	From 6/29/2023 To 8/31/2026
Name	3T Group, LLC		
Office Phone			
Cell Phone			
E-Mail			

Space

Unit	Building	Floor	Area	Amendment Type
005		1	1,050.00	Original Lease

Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt	Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
brre	Base Rent - Retail	6/29/2023	8/31/2024	1,312.50	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	1.25 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	9/1/2024	8/31/2025	1,351.88	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	1.29 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	9/1/2025	8/31/2026	1,392.13	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	1.33 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	8/28/2023	8/31/2026	306.25	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	0.29 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	8/28/2023	8/31/2026	604.63	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	0.58 / Mo	0.00	Original Lease	005
rcbo	Rental Conc - Buildout	6/29/2023	8/27/2023	-1,312.50	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	-1.25 / Mo	0.00	Original Lease	005

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brre	Base Rent - Retail	6/29/2023	8/31/2024								Original Lease	005
brre	Base Rent - Retail	9/1/2024	8/31/2025								Original Lease	005
brre	Base Rent - Retail	9/1/2025	8/31/2026								Original Lease	005
came	CAM Estimated Escrow	8/28/2023	8/31/2026								Original Lease	005
rcbo	Rental Conc - Buildout	6/29/2023	8/27/2023								Original Lease	005
rete	Real Estate Tax Escrow	8/28/2023	8/31/2026								Original Lease	005

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	Original Lease	Activated	39	6/29/2023	8/31/2026	005

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Renewal	Active		8/31/2026	8/31/2025	Option 1	Original Lease

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Co-Tenancy	No Lease Provision	Original Lease
	Guar/L.C./Indem.	Guarantors: Lumni and Liridona Toska	Original Lease
	Term Notes	CD: Delivery=6/29/2023 RCD: shall be the earlier: (i) Open (ii) 30 days after TT's receipt of all Approvals or (iii) 60 days after the Effective Date.	Original Lease
LS 10.1	Assignment/Sublease	Estimated RCD=8/28/2023 LL consent required- Assignment Fee: \$2,000 A condition of such Transfer is the agreement of the parties that Landlord shall receive the full and complete Rent payment of the Transferee even though such payments may be in excess of the original Rent between Landlord and Tenant. It is the intent and understanding of the parties to this Lease that Tenant shall not receive any monetary benefit, in excess of the actual Rent obligation of Tenant, as agreed between the original Tenant and Landlord, through a Transfer to a third party. In the event of default of Tenant, Landlord at Landlord's sole option may succeed to the position of Tenant as to any subtenant or licensee of Tenant.	Original Lease
LS 10.2(C)	Estoppel	Required party: TT 7 days after request	Original Lease

LS 11.1	Default	Monetary: 5 days after rent installment is due Non-Monetary: 20 days after written notice from LL	Original Lease
LS 3.4	Holdover	Status: Tenant at Sufferance Holdover: 200% MR	Original Lease
LS 4.2(B)	CAM	<p>Tenant's Proportionate Share" shall be a percentage equal to the rentable square footage of the Premises divided by the total square footage of all rentable floor space in the Shopping Center to which the applicable cost or expense applies from time to time; provided, however, that Landlord may exclude from such rentable floor space in the Shopping Center, at Landlord's option, any portions of the Shopping Center: (i) leased to or used by other parties as major tenants (tenants occupying greater than ten percent (10%) of the Shopping Center), theaters, restaurants, storage areas, or premises in separate buildings, where such parties are not required to pay a full pro rata share of Common Area Expenses, Insurance or Real Estate Taxes, as the case may be, pursuant to a lease or other agreement with Landlord.</p> <p>Exclusions: the following shall not constitute Common Area Expenses: (a) Real Estate Taxes; (b) interest, points and fees on debt or amortization on or for any mortgage or similar security instrument (a "Security Instrument") encumbering the Shopping Center, and all principal, escrow deposits and other sums paid on or in respect to any indebtedness (whether or not secured by a Security Instrument), and all costs incurred in connection with any financing, refinancing or syndication of the Shopping Center; (c) costs of capital improvements and any other expenditures that, under generally accepted accounting principles ("GAAP"), should be capitalized, except that Common Area Expenses shall include the cost during the Term, as reasonably amortized by Landlord in accordance with GAAP, of any capital improvement; (d) costs of improvements to, or alterations of, space leased to or available for lease to any tenant; (e) costs of repairing or restoring any portion of the Shopping Center damaged by a fire or other casualty, except to the extent that such costs constitute expenses (as opposed to capital expenditures) under GAAP and do not exceed the amount of the deductible under the policy of casualty insurance maintained (or required to be maintained) by Landlord, or are not covered or paid for by insurance proceeds; (t) costs of repairs, alterations or replacements required as the result of the exercise of any right of eminent domain or conveyance in lieu thereof, except to the extent that such costs constitute expenses (as opposed to capital expenditures) under GAAP and are not part of the condemnation award payable to Landlord with respect thereto; (g) costs and expenses incurred in connection with leasing space in or procuring tenants for the Shopping Center, including, without limitation, leasing commissions and advertising expenses, and legal and other professional fees; (h) court costs and legal fees incurred to enforce the obligations of tenants under leases of portions of the Shopping Center, or resulting from the violation by Landlord of the terms and conditions of any lease; (i) costs of correcting defects in the initial construction of the Shopping Center, provided that this shall not exclude the cost of normal repair and maintenance expected with respect to the construction materials and equipment installed in the Shopping Center; (j) wages, salaries, compensation and benefits of any employees above the level of property manager; and (k) fines, interest, charges, penalties, damages and other costs incurred by Landlord by reason of any default (or claim of default) or late payment by it under any lease or other contract or instrument (regardless of whether or not the payment itself is allowed to be included in Common Area Expenses), including, without limitation, any legal and other professional fees paid or incurred in connection therewith.</p> <p>Insurance shall include all of Landlord's costs relating to insuring Common Areas, the common facilities or the Shopping Center as a whole or the operations thereon including, but not limited to, casualty insurance, flood insurance, rent loss insurance, fire insurance and extended coverage as well as general liability insurance, umbrella liability insurance, bodily injury, public liability, property damage liability, automobile insurance, sign insurance, and any other insurance carried by Landlord in limits selected by Landlord (whether procured and or carried through third party insurance companies, captive insurance companies, programs of self-insurance or blanket policies of insurance or any combination of the foregoing).</p> <p>(5) Landlord's Administrative Fee shall be an amount which is not to exceed fifteen percent (15%) of the aggregate of the sum of items B(2), (3) and (4) hereinabove.</p>	Original Lease
LS 4.3(C)	Late Fee	<p>Tenant further agrees that for each calendar month, that the Rent is not paid to Landlord within ten (10) days of the due date, and remains unpaid as provided herein above, Tenant shall promptly pay to Landlord a late fee equal to the greater of \$150.00 or ten (10%) percent of the monthly Rent, applicable to each month for which the monthly Rent remains unpaid.</p>	Original Lease

1. Funeral establishment;
2. Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities;
3. Auction or bankruptcy sale;
4. Pawn shop;
5. Catalogue, Internet, mail order or an "800-type" phone-order facility, or a wholesale, discount, outlet, "warehouse," "dollar-type" or unit price store;
6. Outdoor circus, carnival or amusement park, or other entertainment facility;
7. Outdoor meetings;
8. Bowling alley;
9. Primarily pool or billiard establishment;
10. Shooting gallery;
11. Off-track betting (provided that state sponsored lottery tickets shall not be prohibited);
12. Refinery;
13. Adult bookstore or facility selling or displaying or selling access to pornographic books, literature, websites or videotapes (materials shall be considered "adult" or "pornographic" for such purpose if the same are not available for sale or rental to children under 18 years old because they explicitly deal with or depict human sexuality), massage parlor, steam bath, nude modeling, establishment with nude or semi-nude waiters, waitresses or entertainers;
14. Any residential use, including, but not limited to living quarters, sleeping apartments or lodging rooms;
15. Theater including, but not limited to, an X-rated theater;
16. Auditorium, meeting hall, ballroom, school, educational facilities (including, but not limited to, beauty schools, barber colleges, reading rooms or libraries, or other place of public assembly);
17. Unemployment agency, service or commission;
18. Gymnasium, health club, exercise or dance studio;
19. Dance hall;
20. Cocktail lounge, bar, disco or night club;
21. Bingo or similar games of chance, but lottery tickets and other items commonly sold in retail establishments may be sold as an incidental part of business;
22. Video game or amusement arcade, except as an incidental part of another primary business;
23. So called "head shop" which sells drug paraphernalia;
24. Skating or roller rink;
25. Car wash, car repair or car rental agency;
26. Second hand store, auction house, or flea market, Army/Navy-type store or governmental surplus;
27. Restaurant including, but not limited to, drive-in or drive-through restaurants;
28. Non-retail use (which shall not prohibit in the Shopping Center such uses commonly referred to as "quasi-retail" or "service retail" such as a travel agency, real estate office, insurance agency, accounting service, etc., so long as same do not exceed ten percent (10%) of the Leasable Square Feet of the Shopping Center); or
29. Any uses which conflict with the uses of existing tenants.
30. Tenant may not install an Automatic Teller Machine in or on the Premises without the express written consent of Landlord which consent Landlord may deny in its sole discretion.

R-1. CONSTRUCTION ALLOWANCE: Landlord will reimburse Tenant an amount up to the lesser of (a) Twenty Five and no/100 Dollars (\$25.00) per square foot of the Premises (the "Construction Allowance"), or (b) the actual costs incurred by Tenant

for the following: (i) the costs to replace the existing rooftop HV AC unit serving the Premises, (ii) the costs to repair the existing electrical service, and (iii) the costs to retrofit the existing washroom to meet ADA standards (the work described in the foregoing subsections (i)-(iii) of this Section R-1 is referred to as the "Construction Allowance Work"). The Construction Allowance shall be payable within forty-five (45) days after the date Tenant's Work and the Construction Allowance Work is completed in accordance with the terms of this Lease and Tenant has submitted to Landlord a written statement requesting such payment, provided that at the time of such request and scheduled payment:

A. Tenant shall never have been in default under any provision of this Lease, regardless of whether or not such default has been cured;

B. the Premises have been opened for business to the public in accordance with the requirements of this Lease for at least three (3) consecutive business days;

C. Tenant shall have paid its full first month's Minimum Rent; and

D. Tenant certifies that the Shopping Center is free and clear of all mechanics' liens and other encumbrances relating to Tenant's Work and the Construction Allowance Work and provides to Landlord original waivers, affidavits, copies of paid invoices and releases of lien in form and substance satisfactory to Landlord covering Tenant's Work and the Construction Allowance Work.

Upon the occurrence of an event of default by Tenant under this Lease, the entire Construction Allowance and any brokerage commissions previously paid by Landlord, shall become "Additional Rent" immediately due and payable to Landlord. Landlord and Tenant agree that the Construction Allowance only offsets the costs of the permanent leasehold improvements to the Premises consisting of the Construction Allowance Work, all of which shall become the property of Landlord and remain in the Premises upon termination of the Lease. Tenant must request payment of the Construction Allowance from Landlord within twelve (12) months of completion of Tenant's Work and the Construction Allowance Work.

R-2. EXCLUSIVE USE: Landlord covenants and agrees that during the Term, as such Term may be extended pursuant to the provisions of the Lease, Landlord shall not enter into a lease with any occupant in the Shopping Center which shall permit such occupant to have as a primary use the operation of a clothing and shoe drop off donation center and Landlord will not enter into any lease or other agreement which permits the collection of donated clothing and shoes from the Common Areas of the Shopping Center, including clothing and shoe collection bins, boxes, trailers, or similar containers ("Tenant's Exclusive Right"). Tenant's Exclusive Right is subject to the following express limitations:

A. Notwithstanding any provision in the Lease or this Rider to the contrary, Tenant's Exclusive Right shall not apply to any leases or other agreements in effect prior to the Effective Date (and all occupants claiming by, through or under such leases or agreements) as may be extended, renewed, amended and/or replaced from time to time;

B. Tenant's Exclusive Right shall only limit competing uses that are the primary business of competing tenants and shall not be construed as prohibiting ancillary uses of such competing tenants;

C. Tenant's Exclusive Right shall only be effective so long as Tenant continuously operates its exclusive business in the entire Premises (excluding temporary closures permitted under the Lease);

D. Any lease of space for more than 7,000 square feet of the Shopping Center is excluded from the Tenant's Exclusive Right set forth herein; and

Tenant's Exclusive Right shall automatically terminate and be of no further force or effect upon the occurrence of any of the following: (i) an event of default by Tenant, (ii) the assignment or sublease by Tenant of the Premises or any part thereof (unless otherwise agreed to by Landlord in writing at the time of Tenant's request for Landlord's consent to such assignment or sublease, which may be withheld in Landlord's sole discretion), or (iii) the failure of Tenant to timely or properly exercise its rights to renew the Term as provided in Section 3.1(B) of this Lease. Anything to the contrary notwithstanding, Tenant shall have no remedy for a violation of Tenant's Exclusive Right including, but not limited to, any right of offset, rent reduction or Lease termination if all of the following occur:

1. Another tenant or occupant in the Shopping Center violates a provision of its lease or license agreement regarding its premises, which provision either does not permit or specifically prohibits a use ("Prohibited Use") that violates Tenant's Exclusive Use; and
2. Landlord provides notice of the lease or license agreement violation to such other tenant or occupant; and
3. Landlord commences an action (or arbitration, if required by such lease or license agreement) against such other tenant or occupant, and thereafter uses commercially reasonable efforts to enforce its rights under such lease or license agreement and to obtain Judicial Relief. For purposes hereof, "Judicial Relief shall mean a temporary restraining order, preliminary injunction, order of eviction, other court order or order resulting from an arbitration proceeding enjoining the prohibited use; provided, however, Landlord shall not be required to appeal any adverse decision denying Judicial Relief.

Contacts					
Role	Company	Name	Address	Phone	Email
Billing	Clothing Rescue Project (EZ Drop)	3T Group, LLC	137 North Oak Park Avenue, Oak Park, IL 60301		
Guarantor		Liridona Toska	137 North Oak Park Avenue, Oak Park, IL 60301		
Guarantor		Lumni Toska	137 North Oak Park Avenue, Oak Park, IL 60301		
Notice	Clothing Rescue Project (EZ Drop)	3T Group, LLC	137 North Oak Park Avenue, Oak Park, IL 60301		

Lease : TZDP, Inc. (t0001405)

Lease Information

Name	TZDP, Inc.	Status	Past
DBA	Danny's Pizza	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	RESTAURANTS (WITHOUT LIQUOR)
Location	Woodland Heights	Contract Area	0.00 (GLA)
Customer	Danny's Pizza	Area	(GLA)
Legal Entity	usall001	Annual Rent	0.00
Base Currency	usd	Rent Per Area	0.00
		Deposit	0.00
Primary Contact		Lease Term	From 7/1/1998 To 9/30/2018
Name	TZDP, Inc.		
Office Phone			
Cell Phone	(708) 307-9560 x		
E-Mail	dannyspizzastreamwood@gmail.com		

Space

Unit	Building	Floor	Area	Amendment Type
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Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt	Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
brre	Base Rent - Retail	7/1/1998	8/31/1998	925.84	Monthly	Monthly	Flat Amt	usd		1,010.00	0.92 / Mo	0.00	Original Lease	007
brre	Base Rent - Retail	9/1/1998	9/30/2000	1,010.00	Monthly	Monthly	Flat Amt	usd		1,010.00	1.00 / Mo	0.00	Original Lease	007
brre	Base Rent - Retail	10/1/2000	9/30/2002	1,094.17	Monthly	Monthly	Flat Amt	usd		1,010.00	1.08 / Mo	0.00	Original Lease	007
brre	Base Rent - Retail	10/1/2002	9/30/2004	1,178.34	Monthly	Monthly	Flat Amt	usd		1,010.00	1.17 / Mo	0.00	Original Lease	007
brre	Base Rent - Retail	10/1/2004	10/31/2004	1,262.50	Monthly	Monthly	Flat Amt	usd		1,010.00	1.25 / Mo	0.00	Original Lease	007
brre	Base Rent - Retail	11/1/2004	9/30/2006	332.57	Monthly	Monthly	Flat Amt	usd		1,010.00	0.33 / Mo	0.00	Original Lease	007
brre	Base Rent - Retail	10/1/2006	9/30/2011	332.57	Monthly	Monthly	Flat Amt	usd		1,010.00	0.33 / Mo	0.00	Original Lease	007
brre	Base Rent - Retail	10/1/2011	9/30/2012	420.83	Monthly	Monthly	Flat Amt	usd		1,010.00	0.42 / Mo	0.00	Original Lease	007
brre	Base Rent - Retail	10/1/2012	9/30/2013	505.00	Monthly	Monthly	Flat Amt	usd		1,010.00	0.50 / Mo	0.00	Original Lease	007
brre	Base Rent - Retail	10/1/2013	9/30/2014	589.17	Monthly	Monthly	Flat Amt	usd		1,010.00	0.58 / Mo	0.00	Original Lease	007
brre	Base Rent - Retail	10/1/2014	9/30/2015	673.33	Monthly	Monthly	Flat Amt	usd		1,010.00	0.67 / Mo	0.00	Original Lease	007
brre	Base Rent - Retail	10/1/2015	9/30/2016	757.50	Monthly	Monthly	Flat Amt	usd		1,010.00	0.75 / Mo	0.00	Original Lease	007
brre	Base Rent - Retail	10/1/2016	9/30/2018	757.50	Monthly	Monthly	Flat Amt	usd		1,010.00	0.75 / Mo	0.00	Original Lease	007
came	CAM Estimated Escrow	12/1/1998	2/28/2010	105.21	Monthly	Monthly	Flat Amt	usd		1,010.00	0.10 / Mo	0.00	Original Lease	007
came	CAM Estimated Escrow	4/1/1999	2/28/2010	79.66	Monthly	Monthly	Flat Amt	usd		1,010.00	0.08 / Mo	0.00	Original Lease	007
came	CAM Estimated Escrow	5/1/1999	2/28/2010	3.23	Monthly	Monthly	Flat Amt	usd		1,010.00	0.00 / Mo	0.00	Original Lease	007
came	CAM Estimated Escrow	9/1/1999	2/28/2010	15.15	Monthly	Monthly	Flat Amt	usd		1,010.00	0.02 / Mo	0.00	Original Lease	007
came	CAM Estimated Escrow	3/1/2000	2/28/2010	91.61	Monthly	Monthly	Flat Amt	usd		1,010.00	0.09 / Mo	0.00	Original Lease	007
came	CAM Estimated Escrow	4/1/2001	2/28/2010	134.39	Monthly	Monthly	Flat Amt	usd		1,010.00	0.13 / Mo	0.00	Original Lease	007
came	CAM Estimated Escrow	3/1/2002	2/28/2010	156.86	Monthly	Monthly	Flat Amt	usd		1,010.00	0.16 / Mo	0.00	Original Lease	007
came	CAM Estimated Escrow	3/1/2003	2/28/2010	171.01	Monthly	Monthly	Flat Amt	usd		1,010.00	0.17 / Mo	0.00	Original Lease	007

came	CAM Estimated Escrow	4/1/2004	2/28/2010	179.88	Monthly	Monthly	Flat Amt	usd	1,010.00	0.18 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	2/1/2005	2/28/2010	188.84	Monthly	Monthly	Flat Amt	usd	1,010.00	0.19 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	3/1/2006	12/31/2006	157.56	Monthly	Monthly	Flat Amt	usd	1,010.00	0.16 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	1/1/2007	2/28/2010	-157.56	Monthly	Monthly	Flat Amt	usd	1,010.00	-0.16 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	1/1/2007	3/31/2008	121.92	Monthly	Monthly	Flat Amt	usd	1,010.00	0.12 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	4/1/2008	2/28/2010	172.74	Monthly	Monthly	Flat Amt	usd	1,010.00	0.17 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	8/1/2008	12/31/2008	107.72	Monthly	Monthly	Flat Amt	usd	1,010.00	0.11 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	2/1/2010	2/28/2010	-5.42	Monthly	Monthly	Flat Amt	usd	1,010.00	-0.01 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	3/1/2010	2/28/2011	170.03	Monthly	Monthly	Flat Amt	usd	1,010.00	0.17 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	2/1/2011	2/28/2011	-2.94	Monthly	Monthly	Flat Amt	usd	1,010.00	0.00 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	3/1/2011	3/31/2011	168.56	Monthly	Monthly	Flat Amt	usd	1,010.00	0.17 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	4/1/2011	9/30/2012	168.56	Monthly	Monthly	Flat Amt	usd	1,010.00	0.17 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	9/1/2012	9/30/2012	118.44	Monthly	Monthly	Flat Amt	usd	1,010.00	0.12 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	10/1/2012	2/28/2014	181.72	Monthly	Monthly	Flat Amt	usd	1,010.00	0.18 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	2/1/2014	2/28/2014	99.78	Monthly	Monthly	Flat Amt	usd	1,010.00	0.10 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	3/1/2014	2/28/2015	231.61	Monthly	Monthly	Flat Amt	usd	1,010.00	0.23 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	3/1/2015	9/30/2016	311.65	Monthly	Monthly	Flat Amt	usd	1,010.00	0.31 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	10/1/2016	4/30/2017	311.65	Monthly	Monthly	Flat Amt	usd	1,010.00	0.31 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	5/1/2017	9/30/2018	400.82	Monthly	Monthly	Flat Amt	usd	0.00	1,010.00	0.40 / Mo	0.00	Original Lease	007
camt	CAM True-Up	3/1/1999	3/31/1999	669.42	Monthly	Monthly	Flat Amt	usd	1,010.00	0.66 / Mo	0.00	Original Lease	007	
camt	CAM True-Up	3/1/1999	3/31/1999	-76.65	Monthly	Monthly	Flat Amt	usd	1,010.00	-0.08 / Mo	0.00	Original Lease	007	
camt	CAM True-Up	2/1/2000	2/29/2000	308.54	Monthly	Monthly	Flat Amt	usd	1,010.00	0.31 / Mo	0.00	Original Lease	007	
camt	CAM True-Up	2/1/2000	2/29/2000	-6.40	Monthly	Monthly	Flat Amt	usd	1,010.00	-0.01 / Mo	0.00	Original Lease	007	
camt	CAM True-Up	3/1/2001	3/31/2001	513.43	Monthly	Monthly	Flat Amt	usd	1,010.00	0.51 / Mo	0.00	Original Lease	007	
camt	CAM True-Up	3/1/2001	3/31/2001	128.34	Monthly	Monthly	Flat Amt	usd	1,010.00	0.13 / Mo	0.00	Original Lease	007	
camt	CAM True-Up	2/1/2002	2/28/2002	747.68	Monthly	Monthly	Flat Amt	usd	1,010.00	0.74 / Mo	0.00	Original Lease	007	
camt	CAM True-Up	2/1/2002	2/28/2002	44.94	Monthly	Monthly	Flat Amt	usd	1,010.00	0.04 / Mo	0.00	Original Lease	007	
camt	CAM True-Up	2/1/2003	2/28/2003	169.82	Monthly	Monthly	Flat Amt	usd	1,010.00	0.17 / Mo	0.00	Original Lease	007	
camt	CAM True-Up	2/1/2003	2/28/2003	28.30	Monthly	Monthly	Flat Amt	usd	1,010.00	0.03 / Mo	0.00	Original Lease	007	
camt	CAM True-Up	3/1/2004	3/31/2004	106.35	Monthly	Monthly	Flat Amt	usd	1,010.00	0.11 / Mo	0.00	Original Lease	007	
camt	CAM True-Up	3/1/2004	3/31/2004	26.61	Monthly	Monthly	Flat Amt	usd	1,010.00	0.03 / Mo	0.00	Original Lease	007	
camt	CAM True-Up	1/1/2005	1/31/2005	8.96	Monthly	Monthly	Flat Amt	usd	1,010.00	0.01 / Mo	0.00	Original Lease	007	
camt	CAM True-Up	1/1/2005	1/31/2005	107.58	Monthly	Monthly	Flat Amt	usd	1,010.00	0.11 / Mo	0.00	Original Lease	007	
camt	CAM True-Up	2/1/2006	2/28/2006	-375.34	Monthly	Monthly	Flat Amt	usd	1,010.00	-0.37 / Mo	0.00	Original Lease	007	
camt	CAM True-Up	2/1/2006	2/28/2006	-62.56	Monthly	Monthly	Flat Amt	usd	1,010.00	-0.06 / Mo	0.00	Original Lease	007	
inst	Ins True-Up	12/1/1999	12/31/1999	-81.15	Monthly	Monthly	Flat Amt	usd	1,010.00	-0.08 / Mo	0.00	Original Lease	007	
inse	Insurance Estimated Escrow	9/1/1998	9/30/1999	15.15	Monthly	Monthly	Flat Amt	usd	1,010.00	0.02 / Mo	0.00	Original Lease	007	
rete	Real Estate Tax Escrow	1/1/1999	12/31/2009	528.34	Monthly	Monthly	Flat Amt	usd	1,010.00	0.52 / Mo	0.00	Original Lease	007	
rete	Real Estate Tax Escrow	11/1/2001	12/31/2009	379.23	Monthly	Monthly	Flat Amt	usd	1,010.00	0.38 / Mo	0.00	Original Lease	007	
rete	Real Estate Tax Escrow	12/1/2002	12/31/2009	420.75	Monthly	Monthly	Flat Amt	usd	1,010.00	0.42 / Mo	0.00	Original Lease	007	
rete	Real Estate Tax Escrow	10/1/2003	12/31/2009	417.47	Monthly	Monthly	Flat Amt	usd	1,010.00	0.41 / Mo	0.00	Original Lease	007	
rete	Real Estate Tax Escrow	12/1/2004	12/31/2009	446.69	Monthly	Monthly	Flat Amt	usd	1,010.00	0.44 / Mo	0.00	Original Lease	007	
rete	Real Estate Tax Escrow	12/1/2005	12/31/2009	399.10	Monthly	Monthly	Flat Amt	usd	1,010.00	0.40 / Mo	0.00	Original Lease	007	

rete	Real Estate Tax Escrow	10/1/2006	11/30/2008	409.96	Monthly	Monthly	Flat Amt	usd	1,010.00	0.41 / Mo	0.00	Original Lease	007
rete	Real Estate Tax Escrow	12/1/2008	12/31/2009	483.11	Monthly	Monthly	Flat Amt	usd	1,010.00	0.48 / Mo	0.00	Original Lease	007
rete	Real Estate Tax Escrow	12/1/2009	12/31/2009	85.80	Monthly	Monthly	Flat Amt	usd	1,010.00	0.08 / Mo	0.00	Original Lease	007
rete	Real Estate Tax Escrow	1/1/2010	3/31/2011	490.26	Monthly	Monthly	Flat Amt	usd	1,010.00	0.49 / Mo	0.00	Original Lease	007
rete	Real Estate Tax Escrow	4/1/2011	11/30/2011	490.26	Monthly	Monthly	Flat Amt	usd	1,010.00	0.49 / Mo	0.00	Original Lease	007
rete	Real Estate Tax Escrow	12/1/2011	8/31/2012	505.05	Monthly	Monthly	Flat Amt	usd	1,010.00	0.50 / Mo	0.00	Original Lease	007
rete	Real Estate Tax Escrow	9/1/2012	8/31/2013	446.24	Monthly	Monthly	Flat Amt	usd	1,010.00	0.44 / Mo	0.00	Original Lease	007
rete	Real Estate Tax Escrow	9/1/2013	8/31/2014	527.79	Monthly	Monthly	Flat Amt	usd	1,010.00	0.52 / Mo	0.00	Original Lease	007
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014	238.08	Monthly	Monthly	Flat Amt	usd	1,010.00	0.24 / Mo	0.00	Original Lease	007
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	557.55	Monthly	Monthly	Flat Amt	usd	1,010.00	0.55 / Mo	0.00	Original Lease	007
rete	Real Estate Tax Escrow	10/1/2015	9/30/2016	586.21	Monthly	Monthly	Flat Amt	usd	1,010.00	0.58 / Mo	0.00	Original Lease	007
rete	Real Estate Tax Escrow	10/1/2016	9/30/2018	586.21	Monthly	Monthly	Flat Amt	usd	1,010.00	0.58 / Mo	0.00	Original Lease	007
rett	RET True-Up	11/1/2000	11/30/2000	-1,767.23	Monthly	Monthly	Flat Amt	usd	1,010.00	-1.75 / Mo	0.00	Original Lease	007
rett	RET True-Up	10/1/2001	10/31/2001	-1,789.31	Monthly	Monthly	Flat Amt	usd	1,010.00	-1.77 / Mo	0.00	Original Lease	007
rett	RET True-Up	10/1/2001	10/31/2001	-1,491.10	Monthly	Monthly	Flat Amt	usd	1,010.00	-1.48 / Mo	0.00	Original Lease	007
rett	RET True-Up	11/1/2002	11/30/2002	456.72	Monthly	Monthly	Flat Amt	usd	1,010.00	0.45 / Mo	0.00	Original Lease	007
rett	RET True-Up	11/1/2002	11/30/2002	498.15	Monthly	Monthly	Flat Amt	usd	1,010.00	0.49 / Mo	0.00	Original Lease	007
rett	RET True-Up	9/1/2003	9/30/2003	-29.52	Monthly	Monthly	Flat Amt	usd	1,010.00	-0.03 / Mo	0.00	Original Lease	007
rett	RET True-Up	9/1/2003	9/30/2003	24.62	Monthly	Monthly	Flat Amt	usd	1,010.00	0.02 / Mo	0.00	Original Lease	007
rett	RET True-Up	11/1/2004	11/30/2004	321.42	Monthly	Monthly	Flat Amt	usd	1,010.00	0.32 / Mo	0.00	Original Lease	007
rett	RET True-Up	11/1/2004	11/30/2004	350.66	Monthly	Monthly	Flat Amt	usd	1,010.00	0.35 / Mo	0.00	Original Lease	007
rett	RET True-Up	11/1/2005	11/30/2005	-523.49	Monthly	Monthly	Flat Amt	usd	1,010.00	-0.52 / Mo	0.00	Original Lease	007
rett	RET True-Up	11/1/2005	11/30/2005	-571.09	Monthly	Monthly	Flat Amt	usd	1,010.00	-0.57 / Mo	0.00	Original Lease	007
rett	RET True-Up	9/1/2006	9/30/2006	97.74	Monthly	Monthly	Flat Amt	usd	1,010.00	0.10 / Mo	0.00	Original Lease	007
rett	RET True-Up	9/1/2006	9/30/2006	273.66	Monthly	Monthly	Flat Amt	usd	1,010.00	0.27 / Mo	0.00	Original Lease	007

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brre	Base Rent - Retail	7/1/1998	8/31/1998								Original Lease	007
brre	Base Rent - Retail	9/1/1998	9/30/2000								Original Lease	007
brre	Base Rent - Retail	10/1/2000	9/30/2002								Original Lease	007
brre	Base Rent - Retail	10/1/2002	9/30/2004								Original Lease	007
brre	Base Rent - Retail	10/1/2004	10/31/2004								Original Lease	007
brre	Base Rent - Retail	11/1/2004	9/30/2006								Original Lease	007
brre	Base Rent - Retail	10/1/2006	9/30/2011								Original Lease	007
brre	Base Rent - Retail	10/1/2011	9/30/2012								Original Lease	007

brre	Base Rent - Retail	10/1/2012	9/30/2013	Original Lease	007
brre	Base Rent - Retail	10/1/2013	9/30/2014	Original Lease	007
brre	Base Rent - Retail	10/1/2014	9/30/2015	Original Lease	007
brre	Base Rent - Retail	10/1/2015	9/30/2016	Original Lease	007
brre	Base Rent - Retail	10/1/2016	9/30/2018	Original Lease	007
came	CAM Estimated Escrow	5/1/2017	9/30/2018	Original Lease	007
came	CAM Estimated Escrow	11/1/2018	9/30/2018	Original Lease	007
came	CAM Estimated Escrow	3/1/2014	2/28/2015	Original Lease	007
came	CAM Estimated Escrow	2/1/2014	2/28/2014	Original Lease	007
came	CAM Estimated Escrow	3/1/2015	9/30/2016	Original Lease	007
came	CAM Estimated Escrow	10/1/2016	4/30/2017	Original Lease	007
came	CAM Estimated Escrow	4/1/2011	9/30/2012	Original Lease	007
came	CAM Estimated Escrow	3/1/2010	2/28/2011	Original Lease	007
came	CAM Estimated Escrow	2/1/2010	2/28/2010	Original Lease	007
came	CAM Estimated Escrow	3/1/2011	3/31/2011	Original Lease	007
came	CAM Estimated Escrow	2/1/2011	2/28/2011	Original Lease	007
came	CAM Estimated Escrow	10/1/2012	2/28/2014	Original Lease	007
came	CAM Estimated Escrow	9/1/2012	9/30/2012	Original Lease	007
came	CAM Estimated Escrow	12/1/1998	2/28/2010	Original Lease	007
came	CAM Estimated Escrow	4/1/1999	2/28/2010	Original Lease	007
came	CAM Estimated Escrow	5/1/1999	2/28/2010	Original Lease	007
came	CAM Estimated Escrow	9/1/1999	2/28/2010	Original Lease	007
came	CAM Estimated Escrow	3/1/2000	2/28/2010	Original Lease	007
came	CAM Estimated Escrow	4/1/2001	2/28/2010	Original Lease	007
came	CAM Estimated Escrow	3/1/2002	2/28/2010	Original Lease	007
came	CAM Estimated Escrow	3/1/2003	2/28/2010	Original Lease	007

came	CAM Estimated Escrow	4/1/2004	2/28/2010	Original Lease	007
came	CAM Estimated Escrow	2/1/2005	2/28/2010	Original Lease	007
came	CAM Estimated Escrow	3/1/2006	12/31/2006	Original Lease	007
came	CAM Estimated Escrow	1/1/2007	2/28/2010	Original Lease	007
came	CAM Estimated Escrow	1/1/2007	3/31/2008	Original Lease	007
came	CAM Estimated Escrow	4/1/2008	2/28/2010	Original Lease	007
came	CAM Estimated Escrow	8/1/2008	12/31/2008	Original Lease	007
camt	CAM True-Up	3/1/1999	3/31/1999	Original Lease	007
camt	CAM True-Up	3/1/1999	3/31/1999	Original Lease	007
camt	CAM True-Up	2/1/2000	2/29/2000	Original Lease	007
camt	CAM True-Up	2/1/2000	2/29/2000	Original Lease	007
camt	CAM True-Up	3/1/2001	3/31/2001	Original Lease	007
camt	CAM True-Up	3/1/2001	3/31/2001	Original Lease	007
camt	CAM True-Up	2/1/2002	2/28/2002	Original Lease	007
camt	CAM True-Up	2/1/2002	2/28/2002	Original Lease	007
camt	CAM True-Up	2/1/2003	2/28/2003	Original Lease	007
camt	CAM True-Up	2/1/2003	2/28/2003	Original Lease	007
camt	CAM True-Up	3/1/2004	3/31/2004	Original Lease	007
camt	CAM True-Up	3/1/2004	3/31/2004	Original Lease	007
camt	CAM True-Up	1/1/2005	1/31/2005	Original Lease	007
camt	CAM True-Up	1/1/2005	1/31/2005	Original Lease	007
camt	CAM True-Up	2/1/2006	2/28/2006	Original Lease	007
camt	CAM True-Up	2/1/2006	2/28/2006	Original Lease	007
inse	Insurance Estimated Escrow	9/1/1998	9/30/1999	Original Lease	007
inst	Ins True-Up	12/1/1999	12/31/1999	Original Lease	007
rete	Real Estate Tax Escrow	12/1/2008	12/31/2009	Original Lease	007
rete	Real Estate Tax Escrow	1/1/2010	3/31/2011	Original Lease	007
rete	Real Estate Tax Escrow	12/1/2009	12/31/2009	Original Lease	007
rete	Real Estate Tax Escrow	1/1/1999	12/31/2009	Original Lease	007
rete	Real Estate Tax Escrow	11/1/2001	12/31/2009	Original Lease	007
rete	Real Estate Tax Escrow	12/1/2002	12/31/2009	Original Lease	007
rete	Real Estate Tax Escrow	10/1/2003	12/31/2009	Original Lease	007

rete	Real Estate Tax Escrow	12/1/2004	12/31/2009	Original Lease	007
rete	Real Estate Tax Escrow	12/1/2005	12/31/2009	Original Lease	007
rete	Real Estate Tax Escrow	10/1/2006	11/30/2008	Original Lease	007
rete	Real Estate Tax Escrow	10/1/2016	9/30/2018	Original Lease	007
rete	Real Estate Tax Escrow	10/1/2018	9/30/2018	Original Lease	007
rete	Real Estate Tax Escrow	10/1/2015	9/30/2016	Original Lease	007
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	Original Lease	007
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014	Original Lease	007
rete	Real Estate Tax Escrow	9/1/2013	8/31/2014	Original Lease	007
rete	Real Estate Tax Escrow	4/1/2011	11/30/2011	Original Lease	007
rete	Real Estate Tax Escrow	12/1/2011	8/31/2012	Original Lease	007
rete	Real Estate Tax Escrow	9/1/2012	8/31/2013	Original Lease	007
rett	RET True-Up	11/1/2000	11/30/2000	Original Lease	007
rett	RET True-Up	10/1/2001	10/31/2001	Original Lease	007
rett	RET True-Up	10/1/2001	10/31/2001	Original Lease	007
rett	RET True-Up	11/1/2002	11/30/2002	Original Lease	007
rett	RET True-Up	11/1/2002	11/30/2002	Original Lease	007
rett	RET True-Up	9/1/2003	9/30/2003	Original Lease	007
rett	RET True-Up	9/1/2003	9/30/2003	Original Lease	007
rett	RET True-Up	11/1/2004	11/30/2004	Original Lease	007
rett	RET True-Up	11/1/2004	11/30/2004	Original Lease	007
rett	RET True-Up	11/1/2005	11/30/2005	Original Lease	007
rett	RET True-Up	11/1/2005	11/30/2005	Original Lease	007
rett	RET True-Up	9/1/2006	9/30/2006	Original Lease	007
rett	RET True-Up	9/1/2006	9/30/2006	Original Lease	007

Recovery

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Original Lease	007	Z-CAM	bc	All exp no Mgmt	7/1/1998		12		0.00	0.00	20.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		TRUE CENTER- 00
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Original Lease	007	Z-CAM	d12c	Def CAM - Parking Lot	7/1/1998		12		0.00	0.00	20.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		TRUE CENTER- 00
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Original Lease	007	Z-CAM	mac	Management	7/1/1998		12		0.00	0.00	20.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		TRUE CENTER- 00
Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Original Lease	007	Z-TAX	retc	Real Estate Tax - 75610	7/1/1998		12		0.00	0.00	0.00	0.00	0.00
	Anchor	Anchor Deduction		Anchor Group			CAP Inc %		Recovery Factor %		Numerator		Denominator
	N	N					0.00		0.00		GLA		TRUE CENTER- 00

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint

Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	Original Lease	Superseded	0	7/1/1998	9/30/2018	007

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Exclusivities-X	(P. 2 of Rider, Sec. III) As long as tenant is not in default, tenant has exclusive right to sell pizzas. No tenant other than Jewel/Osco may sell any type of pizzas during the lease term, including extension. Also, landlord shall not lease any additional space in the shopping center to a tenant whose primary business is the sale of Italian dinners as listed on the attached menu as Exhibit F...(2.C.) Amended 10/29/04 to create an exception to allow G&J Enterprises, Inc., d/b/a Cicis, to also sell pizza and Italian dinners, for pick-up and on-premises consumption only, at the shopping center.	Original Lease
	Restrictions-X	(8.2 A) Tenant covenants not to directly or indirectly (including any officer, director, or shareholder owning 10% or more of the common stock if tenant is a corporation) engage in, own or operate any business similar to that authorized to be conducted or to permit the use of the same or similar trade names within a radius of 1 mile from the center during the lease term, provided that nothing shall be understood to prevent the operation of any of tenants existing stores under their present trade names.	Original Lease
	Abatement	No Lease Provision	Original Lease

Access	To permit LL, LL's mortgagee and beneficiaries and their respective agents and employees to enter the Premises at reasonable times for the purpose of inspecting same, of making repairs, additions or alterations thereto or to the bldg in which the same are located and of showing the Premises to prospective purchaser's lenders and tenants. LL shall have the right to place For Rent" signs upon the Premises six (6) months prior to the expiration of the term. (Lease, Sec. 8.1(L), Pg. 15)	Original Lease
Assignment/Sublease	Consent: T not to assign, sell, mortgage, pledge or in any manner transfer the Lease or any interest therein, by operation of law or otherwise or sublet the Premises or any part or parts, or permit occupancy by anyone with, through or under it, w/ out the prior written consent of the LL Whose consent shall not be unreasonably withheld. Profit Sharing: 100%. Assignment Fee: \$2,000.00. Permitted Assignment: No Lease Provision. Recapture Rights: No Lease Provision. (Lease, Sec. 8.2(E), Pg. 20; 3rd Amend, Sec. 5 (A), Pg. 2)	Original Lease
Base Rent	Rent Changeover Day: On or before the first day of each calendar month. Proration: For any portion of a calendar month included at the beginning of the Lease Term, one thirtieth of such monthly payment for each day of such portion, payable on the first day of such portion. Lease Year: The term "Lease Year" as hereinafter referred to, means a period of twelve (12) consecutive calendar months. The first Lease Year shall begin on the CD of the term hereof if the CD shall occur on the first day of the calendar month; if not, then the first Lease Year shall commence on the first day of the calendar month next following the CD of the term hereof. The phrase "Lease Year" or "Term of the Lease" as used herein shall include all full Lease Years and any partial month at the commencement of the term. Prepaid Rent: No Lease Provision. (Lease, Sec. 2.7, 4.1 (a), Pg. 5, 6)	Original Lease
Brokers	LL's Broker: Mid America Asset Management Co. Inc., T's Broker: None. Leasing Commission: to pay, hold harmless and indemnify LL from and against all costs, expense or liability for any compensation, commissions and charges claimed by any other broker or other agent w/ respect to the Lease or the negotiation thereof. (Lease, Sec. 11.7, Pg. 28)	Original Lease
CAM Notes	PRS: T's PRS of the common area charges shall be calculated by multiplying the total of the common area charges by a fraction, the numerator of which is the gross SF of the Premises and the Denominator of which is the gross leasable SF of the S/C. Denominator exclusions: No Lease Provision. Billing frequency: Monthly. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: 20%. CAP and its exclusions: No Lease Provision. Capital Expense: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: After the end of each Calendar Year, LL shall furnish T a statement in reasonable detail of the actual common area charges expended by LL during such period. Audit Right: No Lease Provision. (Lease, Sec. 5.4, 5.5, Pg. 10)	Original Lease
Co-Tenancy	No Lease Provision	Original Lease
Default	Monetary: 20 days after written notice from LL. Non-Monetary: W/in 20 days after written notice from LL. (Lease, Sec. 10.1 (H) (I), Pg. 23)	Original Lease
Estoppel	At any time and from time to time, T agrees, upon request in writing from LL, to execute, acknowledge and deliver to LL a statement in writing certifying that the Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as modified and stating the modifications) and the dates to which the Fixed Minimum Monthly Rent, and other charges have been paid, or any other information relative to the Lease which the LL may reasonably request. (Lease, Sec. 11.10, Pg. 28)	Original Lease
Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	Guarantor's Name: Timothy R. Zinga. Limits & Liabilities: Guarantor hereby absolutely, unconditionally and irrevocably guarantees to the LL the full and punctual performance and observance by T of all the terms, conditions, covenants and obligations to be performed and observed by T under the Lease and any month to month tenancy created because of holding over by T after the expiration or termination of the Lease, including, w/out limitation, the payment as and when due of all Minimum Rent and Additional Rent. (4th Amend, Exh H, Pg. 8)	Original Lease
Holdover	MTM tenancy, at 120% of the Fixed Minimum Monthly Rent and Percentage Rent and 100% of Additional Rent. (Lease, Sec. 10.2, Pg. 25)	Original Lease
Insurance	Included in CAM. (Lease, Sec. 8.1(O)(b), Pg. 17)	Original Lease
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Work	All work other than that specifically provided for hereunder to be performed by Owner is to be done by T, at T's expense, and shall be hereinafter referred to as "T's work". Owner's Work to conform w/ all applicable government codes. Owners Work: 1) Demising Wall, 2) storefront Construction, 3) Delivery Door, 4) Ceilings, 5) Flooring, 6) Electric, 7) Heating Ventilation, 8) Washroom, 9) Painting and decorating, 10) Sprinkler System, 11) Water Service. (Lease, Exhibit B)	Original Lease
Late Fee	Late Fee: No Lease Provision. Interest Rate: The term "Lease Interest Rate" when used herein shall be defined as 4% over and above the base rate of interest as announced from time to time by American National Bank and Trust Company of Chicago or any substitute rate of interest hereinafter utilized by American National Bank and Trust Company of Chicago if they should cease to use a base rate as currently used. NSF Fee: No Lease Provision. (Lease, Sec. 11.16, Pg. 29)	Original Lease
List of Documents	1) Lease Agreement dated 03/21/1996 2) Assignment dated 10/15/1998 3) Assignment dated 11/6/1998 4) First Amendment to Lease dated 10/29/2004 5) Second Lease Assignment dated 11/15/2005 6) Third Lease Extension Agreement dated 03/01/2011 7) Fourth Assignment and Assumption of Lease and Amendment to Lease dated 03/01/2011 (4th Amend) 8) Memorandum dated 06/29/2018 - Eviction.	Original Lease

LL Maintenance	LL covenants at its expense to keep the structural portions of the underground foundations and the roof of the Premises and the structural portions of the concrete floors and exterior walls as same are defined in good repair and condition, unless any necessary work is required because of damage caused by any act, omission or negligence of T, any permitted concessionaires or their respective employees, agents, invitees, tenants or contractors. LL shall not be required to commence any such repair until a reasonable time after written notice from T that the same is necessary. (Lease, Sec. 7.1, Pg. 11)	Original Lease
Miscellaneous	No Lease Provision	Original Lease
OEA Notes	No Lease Provision	Original Lease
Outparcel Restriction	No Lease Provision	Original Lease
Overtime HVAC	No Lease Provision	Original Lease
Parking	T's employees shall be permitted to temporarily park behind the building, adjacent to the rear entrance to the Premises, for the purpose of making food deliveries provided that the parking does not unreasonably interfere w/ deliveries of other tenants or unreasonably interfere w/ traffic patterns in the rear of the S/C. (Rider, Sec. VI, Pg. 2)	Original Lease
Penalty for Violating Exclusive	No Lease Provision	Original Lease
Percentage Rent Information	No Lease Provision	Original Lease
Permitted Use	T shall use the premises only for the purpose of Full service carry out and delivery restaurant. (Lease, Sec. 1.1(f), Pg. 2)	Original Lease
Premises Notes	Premises known as woodland Heights Shopping Center, Consisting of approximately 1010 Square feet and being approximately 13.46 feet in width and approximately 75 feet in depth. (Lease, Sec. 2.2, Pg. 3)	Original Lease
Prohibited Use	Not to injure, overload, deface or otherwise harm the Premises; or commit any nuisance; nor unreasonably annoy owners or occupants of neighboring property; nor use the Premises for any hazardous purpose or in any manner that will suspend, void or make inoperative any policy or policies of insurance at any time carried on any improvements w/in the S/C or in any manner which will increase the cost of any of LL's insurance; nor burn any trash or refuse; or sell, display, distribute or give away any alcoholic liquors or beverages; nor sell, distribute or give away any product in the common areas, nor make any use of the Premises which is improper, immoral (See Lease for complete details). (Lease, Sec. 8.2(b). Pg. 19-20)	Original Lease
Promotion Fund	No Lease Provision	Original Lease
Radius Restrictions	T Not to directly or indirectly (including, but not limited to, any officer, director or shareholder owning 10% or more of the common stock if T is a corporation) engage in, own or operate any business similar to that authorized to be conducted hereunder or to permit the use of the same or similar trade names w/in a radius of One(1) miles from the S/C during the Lease Term. (Lease, Sec. 8.2(A), Pg. 19)	Original Lease
REA Notes	No Lease Provision	Original Lease
Real estate Tax	PRS: The Real Estate Tax Payment shall be based upon a ratio of, the total SF of the Premises to the total leased SF of the S/C (which includes all leased areas, parting and other common areas, all of which T pays its PRS of taxes on), as of the day of assessment. Denominator Exclusions: No Lease Provision. Billing Frequency: T agrees to pay to LL, T's PRS of Real Estate Taxes, On first day of each calendar month. Base year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: Water meter charges and sewer Rent. Reconciliation Deadline: After the end of the Calendar Year. Audit Right: No Lease Provision. (Lease, Sec. 8.1(O)(a), Pg. 16-17)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	Amount: \$1,851.68. Return and Interest: W/out interest no later than 30 days after the expiration of the Lease Term or any renewal or expiration. Reduction/Increase: No Lease Provision. (Lease, Sec. 10.6, Pg. 26)	Original Lease
Signage	Consent: T Not to make any alterations or additions, nor permit the making of any holes in the walls, partitions, ceilings or floors, nor permit the painting or placing of any exterior signs, writings, placards or advertising media, awnings, aerials, antenna or the like, w/out on each occasion obtaining the prior written consent of LL and not to attach interior signs, writings, placards or advertising media to the glass, doors and storefronts or locate the same in such manner as to obstruct in any way the view of T's store from the outside. Signage Rights: T may place reasonably sized neon signs in its windows provided such signage is approved by the Village of Streamwood and all signage in the windows of the Premises shall not cover more than 30% of the T's storefront. Pylon Sign: No Lease Provision. (Lease, Sec. 8.2(C), Pg. 20, Rider, Sec XVI, Pg. 3)	Original Lease
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease

Subordination	The Lease shall be subject and subordinate to the lien of any deed of trust or mortgage which LL may place upon the premises, and to all terms, conditions and provisions to all advances made, and to any renewals, extensions, modifications or replacements; provided, however, that if the Lease is in full force and effect and there are no defaults thereunder on the part of the T, the right of possession of T to the Premises and T's rights arising out of the Lease shall not be affected or disturbed by the mortgagee in the exercise of any of its rights under the deed of trust or mortgage or the note secured thereby, nor shall T be named as a party defendant to any foreclosure of the lien or mortgage, nor in any other way be deprived of its rights under the Lease. In the event that the mortgagee, or any other person, acquires title to the premises pursuant to the exercise of any remedy provided for in the deed of trust or mortgage, the Lease shall not be terminated or affected by said foreclosure or sale, or any such proceeding, and the mortgagee shall agree that any sale of the premises pursuant to the exercise of any rights and remedies under the deed of trust or mortgage, or otherwise, shall be made subject to the Lease, and the rights of the T. (Lease, Sec. 8.1(N), Pg. 15- 6)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	No Lease Provision	Original Lease
Tenant's Insurance Requirement	T agrees to maintain, at T's sole cost and expense, in responsible companies, public liability insurance, insuring LL and LL's mortgagee and beneficiaries and their respective agents and employees and T, as their interest may appear, against all claims, demands or action for injury to or death of any one individual in any one occurrence in an amount of not less than \$1,000,000.00 and if there is an aggregate on the T's insurance policy, that aggregate shall not be less than \$2,000,000 and for damage to the property in an amount not less than \$500,000.00 made by or on behalf of any person, firm or corporation, arising from, related to or connected w/ the conduct on operation of T's business in or upon the premises and anywhere upon the S/C. Covering T's contractual liability under the aforesaid hold harmless provision; to carry like coverage against loss or damage by boilers, compressors and machinery, if any, to maintain plate glass insurance on a full replacement cost basis (no deduction for depreciation) covering all plate glass on the Leased Premises; an All Risk Fire Insurance policy w/ extended coverage endorsement including, but not limited to, vandalism and malicious mischief covering all of the improvements, structures, stock in trade, fixtures, furnishings, furniture, equipment, personal property and contents of the Premises to the extent of their full replacement cost w/ no deduction of no depreciation. (Lease, Sec. 8.1(J), Pg. 14)	Original Lease
Term Notes	Lease Commencement Date (LCD) and Rent Commencement Date (RCD): The term of the Lease and the T's obligation to pay rent hereunder shall commence upon: (a) the date 90 days after the day that the LL, or the LL's architect, notifies T that the LL's work in the Leased Premises is completed. Hence, Abstract reflects as per JDE Report. Lease Expiration Date: 9/30/2016. (Lease, Sec. 1.1(c), Pg. 1)	Original Lease
TT Maintenance	T shall, at T's sole cost and expense, keep the entire Leased Premises in good repair, maintaining the Premises at all times in a first class manner, including, but not limited to, the fire protection system, pipes, plumbing, conduit, all glass, store fronts, electric wiring, air conditioning and heating equipment, boilers, motors, engines, tanks, machinery, equipment, fixtures, apple- acnes, furniture, floor coverings, wall coverings, ceilings, decor, partitions, doors, entranceways, bath- rooms, dressing rooms and appurtenances belonging thereto installed for the use or used about the Premises and T shall, at T's sole cost and expense, by contractors or mechanics approved by LL, make as and when needed all repairs in or bout the Premises and in and to all such equipment, fixtures, appliances and appurtenances necessary to keep the same in good order and condition. Also T shall be responsible for the cost and expense or repairing, maintaining and replacing said HVAC system through out the Lease Term. (Lease, Sec.8.1 (F) (a), Pg. 12-13)	Original Lease
Utilities	Premises: T agrees that throughout the term of the Lease or for such period prior to the term that T has the right of possession of the Premises, it will provide and pay when due at T's sole cost and expense, all utility charges consumed or used in connection w/ the Premises, including, but not limited to, water, gas, electric, sewer and telephone including all deposits, meter fees, installation, hook-up and connection fees and including all utility charges used in the operation of T's HVAC System. Meter: If T receives utilities through a meter which utilities are also supplied to other T's of the S/C, then T shall pay to LL as additional rent w/in five (5) days after demand therefore a sum equivalent to its PRS of the total utility meter charges as T's portion thereof and a sum equivalent to its PRS of the total water and sewer charges as T's portion thereof. In no event shall LL be liable for interruptions of failures in the supply of utilities to the Premises. T's portion of such charges shall be determined by multiplying the total charges incurred by a fraction, the numerator of which shall be the gross SF of the Premises and the Denom of which shall be the total number of gross SF w/in that portion of the S/C which is included in and connected to the same utility meters as the Premises. (Lease, Sec. 6.1, Pg. 10)	Original Lease

Contacts					
Role	Company	Name	Address	Phone	Email
A/P Contact Name		Tim Zinga - Owner	No address Listed	(708) 307-9560 x (Home)	dannypizzastreamwood@gmail.com
Billing	Re: Danny's Pizza	TZDP, Inc.	227 E Irving Park,Streamwood,IL 60107	(708) 307-9560 x (Home)	dannypizzastreamwood@gmail.com
CAM		Tim Zinga - Owner	No address Listed	(708) 307-9560 x (Home)	dannypizzastreamwood@gmail.com
CAM	Re: Danny's Pizza	TZDP, Inc.	227 E Irving Park,Streamwood,IL 60107	(708) 307-9560 x (Home)	dannypizzastreamwood@gmail.com
Commercial Cafe Contact		TZDP, Inc.	No address Listed	(708) 307-9560 x (Home)	dannypizzastreamwood@gmail.com
Emergency Contact Name		Tim Zinga - Owner	No address Listed	(708) 307-9560 x (Home)	dannypizzastreamwood@gmail.com
Gross Sales	Re: Danny's Pizza	TZDP, Inc.	Danny's Pizza,Streamwood,IL 60107	(708) 307-9560 x (Home)	dannypizzastreamwood@gmail.com
Guarantor		Timothy R. Zinga	15402 S. Bluff,South Beloit,IL 61080	(708) 307-9560 x (Home)	dannypizzastreamwood@gmail.com
Notice1		TZDP, Inc.	124 Armitage Ave,Northlake,IL 60164	(708) 307-9560 x (Office)	dannypizzastreamwood@gmail.com
RET Billing Contact		Tim Zinga - Owner	No address Listed	(708) 307-9560 x (Home)	dannypizzastreamwood@gmail.com
Store Contact		Tim Zinga - Owner	No address Listed	(630) 483-8200 x (Office)	dannypizzastreamwood@gmail.com
Taxes	Re: Danny's Pizza	TZDP, Inc.	227 E Irving Park,Streamwood,IL 60107	(708) 307-9560 x (Home)	dannypizzastreamwood@gmail.com

Lease : Streamwood Currency Exchange, Inc. (t0001406)

Lease Information

Name	Streamwood Currency Exchange, Inc.	Status	Past
DBA	Currency Exchange	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	CHECK CASHING
Location	Woodland Heights	Contract Area	0.00 (GLA)
Customer	Currency Exchange	Area	(GLA)
Legal Entity	usall001	Annual Rent	0.00
Base Currency	usd	Rent Per Area	0.00
		Deposit	0.00
Primary Contact		Lease Term	From 12/1/1987 To 11/30/2022
Name	Scott Hershman		
Office Phone	(847) 759-4565 x		
Cell Phone			
E-Mail	scott@wsce.com		

Space

Unit	Building	Floor	Area	Amendment Type
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Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt	Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
prev	Base Rent - Previous Owner	12/1/1987	11/30/1990	1,093.75	Monthly	Monthly	Flat Amt	usd		1,050.00	1.04 / Mo	0.00	Original Lease	008
prev	Base Rent - Previous Owner	12/1/1990	11/30/1992	1,181.25	Monthly	Monthly	Flat Amt	usd		1,050.00	1.13 / Mo	0.00	Original Lease	008
prev	Base Rent - Previous Owner	12/1/1992	11/30/1995	1,268.75	Monthly	Monthly	Flat Amt	usd		1,050.00	1.21 / Mo	0.00	Original Lease	008
prev	Base Rent - Previous Owner	12/1/1995	11/30/1996	1,351.88	Monthly	Monthly	Flat Amt	usd		1,050.00	1.29 / Mo	0.00	Original Lease	008
prev	Base Rent - Previous Owner	12/1/1996	11/30/1997	1,392.44	Monthly	Monthly	Flat Amt	usd		1,050.00	1.33 / Mo	0.00	Original Lease	008
prev	Base Rent - Previous Owner	12/1/1997	6/4/1998	1,434.21	Monthly	Monthly	Flat Amt	usd		1,050.00	1.37 / Mo	0.00	Original Lease	008
brre	Base Rent - Retail	6/5/1998	11/30/1998	1,434.21	Monthly	Monthly	Flat Amt	usd		1,050.00	1.37 / Mo	0.00	Original Lease	008
brre	Base Rent - Retail	12/1/1998	11/30/1999	1,477.24	Monthly	Monthly	Flat Amt	usd		1,050.00	1.41 / Mo	0.00	Original Lease	008
brre	Base Rent - Retail	12/1/1999	11/30/2000	1,521.56	Monthly	Monthly	Flat Amt	usd		1,050.00	1.45 / Mo	0.00	Original Lease	008
brre	Base Rent - Retail	12/1/2000	11/30/2001	1,521.56	Monthly	Monthly	Flat Amt	usd		1,050.00	1.45 / Mo	0.00	Original Lease	008
brre	Base Rent - Retail	12/1/2001	11/30/2003	1,567.13	Monthly	Monthly	Flat Amt	usd		1,050.00	1.49 / Mo	0.00	Original Lease	008
brre	Base Rent - Retail	12/1/2003	11/30/2004	1,567.13	Monthly	Monthly	Flat Amt	usd		1,050.00	1.49 / Mo	0.00	Original Lease	008
brre	Base Rent - Retail	12/1/2004	11/30/2006	1,614.38	Monthly	Monthly	Flat Amt	usd		1,050.00	1.54 / Mo	0.00	Original Lease	008
brre	Base Rent - Retail	12/1/2006	11/30/2008	1,662.50	Monthly	Monthly	Flat Amt	usd		1,050.00	1.58 / Mo	0.00	Original Lease	008
brre	Base Rent - Retail	12/1/2008	11/30/2010	1,712.17	Monthly	Monthly	Flat Amt	usd		1,050.00	1.63 / Mo	0.00	Original Lease	008
brre	Base Rent - Retail	12/1/2010	11/30/2011	1,764.00	Monthly	Monthly	Flat Amt	usd		1,050.00	1.68 / Mo	0.00	Original Lease	008
brre	Base Rent - Retail	12/1/2011	11/30/2014	1,765.75	Monthly	Monthly	Flat Amt	usd		1,050.00	1.68 / Mo	0.00	Original Lease	008

brre	Base Rent - Retail	12/1/2014	11/30/2015	1,765.75	Monthly	Monthly	Flat Amt	usd		1,050.00	1.68 / Mo	0.00	Original Lease	008
brre	Base Rent - Retail	12/1/2015	11/30/2016	1,765.75	Monthly	Monthly	Flat Amt	usd		1,050.00	1.68 / Mo	0.00	Original Lease	008
brre	Base Rent - Retail	12/1/2016	11/30/2018	1,765.75	Monthly	Monthly	Flat Amt	usd		1,050.00	1.68 / Mo	0.00	Original Lease	008
brre	Base Rent - Retail	12/1/2018	11/30/2020	1,809.50	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	1.72 / Mo	0.00	Renewal	008
brre	Base Rent - Retail	12/1/2020	11/30/2022	1,809.50	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	1.72 / Mo	0.00	Renewal	008
came	CAM Estimated Escrow	7/1/1998	2/28/2010	109.38	Monthly	Monthly	Flat Amt	usd		1,050.00	0.10 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	4/1/1999	2/28/2010	140.32	Monthly	Monthly	Flat Amt	usd		1,050.00	0.13 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	5/1/1999	2/28/2010	3.36	Monthly	Monthly	Flat Amt	usd		1,050.00	0.00 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	9/1/1999	2/28/2010	15.75	Monthly	Monthly	Flat Amt	usd		1,050.00	0.02 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	3/1/2000	2/28/2010	141.32	Monthly	Monthly	Flat Amt	usd		1,050.00	0.13 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	4/1/2001	2/28/2010	211.85	Monthly	Monthly	Flat Amt	usd		1,050.00	0.20 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	3/1/2002	2/28/2010	216.77	Monthly	Monthly	Flat Amt	usd		1,050.00	0.21 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	3/1/2003	2/28/2010	236.59	Monthly	Monthly	Flat Amt	usd		1,050.00	0.23 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	4/1/2004	2/28/2010	245.40	Monthly	Monthly	Flat Amt	usd		1,050.00	0.23 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	2/1/2005	2/28/2010	254.12	Monthly	Monthly	Flat Amt	usd		1,050.00	0.24 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	3/1/2006	12/31/2006	217.09	Monthly	Monthly	Flat Amt	usd		1,050.00	0.21 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	1/1/2007	2/28/2010	-217.09	Monthly	Monthly	Flat Amt	usd		1,050.00	-0.21 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	1/1/2007	3/31/2008	184.94	Monthly	Monthly	Flat Amt	usd		1,050.00	0.18 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	4/1/2008	2/28/2009	237.74	Monthly	Monthly	Flat Amt	usd		1,050.00	0.23 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	8/1/2008	12/31/2008	111.99	Monthly	Monthly	Flat Amt	usd		1,050.00	0.11 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	3/1/2009	2/28/2010	242.66	Monthly	Monthly	Flat Amt	usd		1,050.00	0.23 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	2/1/2010	2/28/2010	-39.12	Monthly	Monthly	Flat Amt	usd		1,050.00	-0.04 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	3/1/2010	2/28/2011	223.10	Monthly	Monthly	Flat Amt	usd		1,050.00	0.21 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	2/1/2011	2/28/2011	19.98	Monthly	Monthly	Flat Amt	usd		1,050.00	0.02 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	3/1/2011	6/30/2011	233.09	Monthly	Monthly	Flat Amt	usd		1,050.00	0.22 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	7/1/2011	9/30/2012	233.09	Monthly	Monthly	Flat Amt	usd		1,050.00	0.22 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	9/1/2012	9/30/2012	150.93	Monthly	Monthly	Flat Amt	usd		1,050.00	0.14 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	10/1/2012	2/28/2014	249.86	Monthly	Monthly	Flat Amt	usd		1,050.00	0.24 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	2/1/2014	2/28/2014	115.80	Monthly	Monthly	Flat Amt	usd		1,050.00	0.11 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	3/1/2014	10/31/2014	307.76	Monthly	Monthly	Flat Amt	usd		1,050.00	0.29 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	11/1/2014	2/28/2015	307.76	Monthly	Monthly	Flat Amt	usd		1,050.00	0.29 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	3/1/2015	9/30/2015	398.48	Monthly	Monthly	Flat Amt	usd		1,050.00	0.38 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	10/1/2015	11/30/2016	398.48	Monthly	Monthly	Flat Amt	usd		1,050.00	0.38 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	12/1/2016	10/31/2018	398.48	Monthly	Monthly	Flat Amt	usd		1,050.00	0.38 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	11/1/2018	11/30/2018	347.97	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	0.33 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	12/1/2018	8/31/2019	347.97	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	0.33 / Mo	0.00	Renewal	008
came	CAM Estimated Escrow	9/1/2019	11/30/2020	401.60	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	0.38 / Mo	0.00	Renewal	008
came	CAM Estimated Escrow	12/1/2020	11/30/2022	401.60	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	0.38 / Mo	0.00	Renewal	008
camt	CAM True-Up	3/1/1999	3/31/1999	185.62	Monthly	Monthly	Flat Amt	usd		1,050.00	0.18 / Mo	0.00	Original Lease	008
camt	CAM True-Up	3/1/1999	3/31/1999	92.82	Monthly	Monthly	Flat Amt	usd		1,050.00	0.09 / Mo	0.00	Original Lease	008
camt	CAM True-Up	2/1/2000	2/29/2000	183.71	Monthly	Monthly	Flat Amt	usd		1,050.00	0.17 / Mo	0.00	Original Lease	008
camt	CAM True-Up	2/1/2000	2/29/2000	-29.50	Monthly	Monthly	Flat Amt	usd		1,050.00	-0.03 / Mo	0.00	Original Lease	008
camt	CAM True-Up	3/1/2001	3/31/2001	846.31	Monthly	Monthly	Flat Amt	usd		1,050.00	0.81 / Mo	0.00	Original Lease	008
camt	CAM True-Up	3/1/2001	3/31/2001	211.59	Monthly	Monthly	Flat Amt	usd		1,050.00	0.20 / Mo	0.00	Original Lease	008

camt	CAM True-Up	2/1/2002	2/28/2002	9.84	Monthly	Monthly	Flat Amt	usd	1,050.00	0.01 / Mo	0.00	Original Lease	008	
camt	CAM True-Up	2/1/2002	2/28/2002	556.05	Monthly	Monthly	Flat Amt	usd	1,050.00	0.53 / Mo	0.00	Original Lease	008	
camt	CAM True-Up	2/1/2003	2/28/2003	39.64	Monthly	Monthly	Flat Amt	usd	1,050.00	0.04 / Mo	0.00	Original Lease	008	
camt	CAM True-Up	2/1/2003	2/28/2003	237.94	Monthly	Monthly	Flat Amt	usd	1,050.00	0.23 / Mo	0.00	Original Lease	008	
camt	CAM True-Up	3/1/2004	3/31/2004	105.68	Monthly	Monthly	Flat Amt	usd	1,050.00	0.10 / Mo	0.00	Original Lease	008	
camt	CAM True-Up	3/1/2004	3/31/2004	26.43	Monthly	Monthly	Flat Amt	usd	1,050.00	0.03 / Mo	0.00	Original Lease	008	
camt	CAM True-Up	1/1/2005	1/31/2005	104.70	Monthly	Monthly	Flat Amt	usd	1,050.00	0.10 / Mo	0.00	Original Lease	008	
camt	CAM True-Up	1/1/2005	1/31/2005	8.72	Monthly	Monthly	Flat Amt	usd	1,050.00	0.01 / Mo	0.00	Original Lease	008	
camt	CAM True-Up	2/1/2006	2/28/2006	-444.25	Monthly	Monthly	Flat Amt	usd	1,050.00	-0.42 / Mo	0.00	Original Lease	008	
camt	CAM True-Up	2/1/2006	2/28/2006	-74.06	Monthly	Monthly	Flat Amt	usd	1,050.00	-0.07 / Mo	0.00	Original Lease	008	
inst	Ins True-Up	12/1/1998	12/31/1998	-1.55	Monthly	Monthly	Flat Amt	usd	1,050.00	0.00 / Mo	0.00	Original Lease	008	
inst	Ins True-Up	12/1/1999	12/31/1999	-84.42	Monthly	Monthly	Flat Amt	usd	1,050.00	-0.08 / Mo	0.00	Original Lease	008	
inse	Insurance Estimated Escrow	7/1/1998	8/31/1999	15.75	Monthly	Monthly	Flat Amt	usd	1,050.00	0.02 / Mo	0.00	Original Lease	008	
misc	Miscellaneous	7/1/1998	12/31/1998	198.63	Monthly	Monthly	Flat Amt	usd	1,050.00	0.19 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	1/1/1997	12/31/2009	437.50	Monthly	Monthly	Flat Amt	usd	1,050.00	0.42 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	1/1/1999	12/31/2009	549.27	Monthly	Monthly	Flat Amt	usd	1,050.00	0.52 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	11/1/2001	12/31/2009	394.25	Monthly	Monthly	Flat Amt	usd	1,050.00	0.38 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	12/1/2002	12/31/2009	437.41	Monthly	Monthly	Flat Amt	usd	1,050.00	0.42 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	10/1/2003	12/31/2009	434.00	Monthly	Monthly	Flat Amt	usd	1,050.00	0.41 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	12/1/2004	12/31/2009	464.38	Monthly	Monthly	Flat Amt	usd	1,050.00	0.44 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	12/1/2005	12/31/2009	414.91	Monthly	Monthly	Flat Amt	usd	1,050.00	0.40 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	10/1/2006	11/30/2008	426.19	Monthly	Monthly	Flat Amt	usd	1,050.00	0.41 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	12/1/2008	12/31/2009	502.23	Monthly	Monthly	Flat Amt	usd	1,050.00	0.48 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	12/1/2009	12/31/2009	89.28	Monthly	Monthly	Flat Amt	usd	1,050.00	0.09 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	1/1/2010	6/30/2011	509.67	Monthly	Monthly	Flat Amt	usd	1,050.00	0.49 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	7/1/2011	11/30/2011	509.67	Monthly	Monthly	Flat Amt	usd	1,050.00	0.49 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	12/1/2011	8/31/2012	525.04	Monthly	Monthly	Flat Amt	usd	1,050.00	0.50 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	9/1/2012	8/31/2013	463.90	Monthly	Monthly	Flat Amt	usd	1,050.00	0.44 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	9/1/2013	8/31/2014	548.69	Monthly	Monthly	Flat Amt	usd	1,050.00	0.52 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014	247.44	Monthly	Monthly	Flat Amt	usd	1,050.00	0.24 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	9/1/2014	10/31/2014	579.62	Monthly	Monthly	Flat Amt	usd	1,050.00	0.55 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	11/1/2014	9/30/2015	579.62	Monthly	Monthly	Flat Amt	usd	1,050.00	0.55 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	10/1/2015	11/30/2016	609.42	Monthly	Monthly	Flat Amt	usd	1,050.00	0.58 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	12/1/2016	9/30/2018	609.42	Monthly	Monthly	Flat Amt	usd	1,050.00	0.58 / Mo	0.00	Original Lease	008	
rete	Real Estate Tax Escrow	10/1/2018	11/30/2018	550.00	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	0.52 / Mo	0.00	Original Lease	008
rete	Real Estate Tax Escrow	12/1/2018	11/30/2020	609.42	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	0.58 / Mo	0.00	Renewal	008
rete	Real Estate Tax Escrow	12/1/2020	12/31/2021	609.42	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	0.58 / Mo	0.00	Renewal	008
rete	Real Estate Tax Escrow	1/1/2022	11/30/2022	604.49	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	0.58 / Mo	0.00	Renewal	008
rett	RET True-Up	11/1/2000	11/30/2000	-1,837.32	Monthly	Monthly	Flat Amt	usd	1,050.00	-1.75 / Mo	0.00	Original Lease	008	
rett	RET True-Up	10/1/2001	10/31/2001	-1,860.25	Monthly	Monthly	Flat Amt	usd	1,050.00	-1.77 / Mo	0.00	Original Lease	008	
rett	RET True-Up	10/1/2001	10/31/2001	-1,550.20	Monthly	Monthly	Flat Amt	usd	1,050.00	-1.48 / Mo	0.00	Original Lease	008	
rett	RET True-Up	11/1/2002	11/30/2002	517.94	Monthly	Monthly	Flat Amt	usd	1,050.00	0.49 / Mo	0.00	Original Lease	008	
rett	RET True-Up	11/1/2002	11/30/2002	474.76	Monthly	Monthly	Flat Amt	usd	1,050.00	0.45 / Mo	0.00	Original Lease	008	

rett	RET True-Up	9/1/2003	9/30/2003	-30.69	Monthly	Monthly	Flat Amt	usd	1,050.00	-0.03 / Mo	0.00	Original Lease	008
rett	RET True-Up	9/1/2003	9/30/2003	25.69	Monthly	Monthly	Flat Amt	usd	1,050.00	0.02 / Mo	0.00	Original Lease	008
rett	RET True-Up	11/1/2004	11/30/2004	334.18	Monthly	Monthly	Flat Amt	usd	1,050.00	0.32 / Mo	0.00	Original Lease	008
rett	RET True-Up	11/1/2004	11/30/2004	364.60	Monthly	Monthly	Flat Amt	usd	1,050.00	0.35 / Mo	0.00	Original Lease	008
rett	RET True-Up	11/1/2005	11/30/2005	-593.69	Monthly	Monthly	Flat Amt	usd	1,050.00	-0.57 / Mo	0.00	Original Lease	008
rett	RET True-Up	11/1/2005	11/30/2005	-544.17	Monthly	Monthly	Flat Amt	usd	1,050.00	-0.52 / Mo	0.00	Original Lease	008
rett	RET True-Up	9/1/2006	9/30/2006	284.38	Monthly	Monthly	Flat Amt	usd	1,050.00	0.27 / Mo	0.00	Original Lease	008
rett	RET True-Up	9/1/2006	9/30/2006	101.52	Monthly	Monthly	Flat Amt	usd	1,050.00	0.10 / Mo	0.00	Original Lease	008

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brre	Base Rent - Retail	12/1/2011	11/30/2014								Original Lease	008
brre	Base Rent - Retail	12/1/2014	11/30/2015								Original Lease	008
brre	Base Rent - Retail	12/1/2016	11/30/2018								Original Lease	008
brre	Base Rent - Retail	12/1/2018	11/30/2020								Renewal	008
brre	Base Rent - Retail	12/1/2020	11/30/2022								Renewal	008
brre	Base Rent - Retail	12/1/2015	11/30/2016								Original Lease	008
brre	Base Rent - Retail	6/5/1998	11/30/1998								Original Lease	008
brre	Base Rent - Retail	12/1/1998	11/30/1999								Original Lease	008
brre	Base Rent - Retail	12/1/1999	11/30/2000								Original Lease	008
brre	Base Rent - Retail	12/1/2000	11/30/2001								Original Lease	008
brre	Base Rent - Retail	12/1/2001	11/30/2003								Original Lease	008
brre	Base Rent - Retail	12/1/2003	11/30/2004								Original Lease	008
brre	Base Rent - Retail	12/1/2004	11/30/2006								Original Lease	008
brre	Base Rent - Retail	12/1/2006	11/30/2008								Original Lease	008
brre	Base Rent - Retail	12/1/2008	11/30/2010								Original Lease	008
brre	Base Rent - Retail	12/1/2010	11/30/2011								Original Lease	008
came	CAM Estimated Escrow	1/1/2007	2/28/2010								Original Lease	008
came	CAM Estimated Escrow	1/1/2007	3/31/2008								Original Lease	008
came	CAM Estimated Escrow	4/1/2008	2/28/2009								Original Lease	008

came	CAM Estimated Escrow	8/1/2008	12/31/2008	Original Lease	008
came	CAM Estimated Escrow	3/1/2010	2/28/2011	Original Lease	008
came	CAM Estimated Escrow	2/1/2010	2/28/2010	Original Lease	008
came	CAM Estimated Escrow	3/1/2011	6/30/2011	Original Lease	008
came	CAM Estimated Escrow	2/1/2011	2/28/2011	Original Lease	008
came	CAM Estimated Escrow	7/1/1998	2/28/2010	Original Lease	008
came	CAM Estimated Escrow	4/1/1999	2/28/2010	Original Lease	008
came	CAM Estimated Escrow	5/1/1999	2/28/2010	Original Lease	008
came	CAM Estimated Escrow	9/1/1999	2/28/2010	Original Lease	008
came	CAM Estimated Escrow	3/1/2000	2/28/2010	Original Lease	008
came	CAM Estimated Escrow	4/1/2001	2/28/2010	Original Lease	008
came	CAM Estimated Escrow	3/1/2002	2/28/2010	Original Lease	008
came	CAM Estimated Escrow	3/1/2003	2/28/2010	Original Lease	008
came	CAM Estimated Escrow	4/1/2004	2/28/2010	Original Lease	008
came	CAM Estimated Escrow	2/1/2005	2/28/2010	Original Lease	008
came	CAM Estimated Escrow	3/1/2006	12/31/2006	Original Lease	008
came	CAM Estimated Escrow	10/1/2015	11/30/2016	Original Lease	008
came	CAM Estimated Escrow	12/1/2020	11/30/2022	Renewal	008
came	CAM Estimated Escrow	12/1/2018	8/31/2019	Renewal	008
came	CAM Estimated Escrow	9/1/2019	11/30/2020	Renewal	008
came	CAM Estimated Escrow	12/1/2016	10/31/2018	Original Lease	008
came	CAM Estimated Escrow	11/1/2018	11/30/2018	Original Lease	008
came	CAM Estimated Escrow	11/1/2014	2/28/2015	Original Lease	008
came	CAM Estimated Escrow	3/1/2015	9/30/2015	Original Lease	008
came	CAM Estimated Escrow	3/1/2014	10/31/2014	Original Lease	008
came	CAM Estimated Escrow	2/1/2014	2/28/2014	Original Lease	008

came	CAM Estimated Escrow	7/1/2011	9/30/2012	Original Lease	008
came	CAM Estimated Escrow	3/1/2009	2/28/2010	Original Lease	008
came	CAM Estimated Escrow	10/1/2012	2/28/2014	Original Lease	008
came	CAM Estimated Escrow	9/1/2012	9/30/2012	Original Lease	008
camt	CAM True-Up	3/1/1999	3/31/1999	Original Lease	008
camt	CAM True-Up	3/1/1999	3/31/1999	Original Lease	008
camt	CAM True-Up	2/1/2000	2/29/2000	Original Lease	008
camt	CAM True-Up	2/1/2000	2/29/2000	Original Lease	008
camt	CAM True-Up	3/1/2001	3/31/2001	Original Lease	008
camt	CAM True-Up	3/1/2001	3/31/2001	Original Lease	008
camt	CAM True-Up	2/1/2002	2/28/2002	Original Lease	008
camt	CAM True-Up	2/1/2002	2/28/2002	Original Lease	008
camt	CAM True-Up	2/1/2003	2/28/2003	Original Lease	008
camt	CAM True-Up	2/1/2003	2/28/2003	Original Lease	008
camt	CAM True-Up	3/1/2004	3/31/2004	Original Lease	008
camt	CAM True-Up	3/1/2004	3/31/2004	Original Lease	008
camt	CAM True-Up	1/1/2005	1/31/2005	Original Lease	008
camt	CAM True-Up	1/1/2005	1/31/2005	Original Lease	008
camt	CAM True-Up	2/1/2006	2/28/2006	Original Lease	008
camt	CAM True-Up	2/1/2006	2/28/2006	Original Lease	008
inse	Insurance Estimated Escrow	7/1/1998	8/31/1999	Original Lease	008
inst	Ins True-Up	12/1/1998	12/31/1998	Original Lease	008
inst	Ins True-Up	12/1/1999	12/31/1999	Original Lease	008
misc	Miscellaneous	7/1/1998	12/31/1998	Original Lease	008
prev	Base Rent - Previous Owner	12/1/1987	11/30/1990	Original Lease	008
prev	Base Rent - Previous Owner	12/1/1990	11/30/1992	Original Lease	008
prev	Base Rent - Previous Owner	12/1/1992	11/30/1995	Original Lease	008
prev	Base Rent - Previous Owner	12/1/1995	11/30/1996	Original Lease	008
prev	Base Rent - Previous Owner	12/1/1996	11/30/1997	Original Lease	008
prev	Base Rent - Previous Owner	12/1/1997	6/4/1998	Original Lease	008
rete	Real Estate Tax Escrow	12/1/2008	12/31/2009	Original Lease	008
rete	Real Estate Tax Escrow	1/1/1997	12/31/2009	Original Lease	008
rete	Real Estate Tax Escrow	1/1/1999	12/31/2009	Original Lease	008

rete	Real Estate Tax Escrow	11/1/2001	12/31/2009	Original Lease	008
rete	Real Estate Tax Escrow	12/1/2002	12/31/2009	Original Lease	008
rete	Real Estate Tax Escrow	10/1/2003	12/31/2009	Original Lease	008
rete	Real Estate Tax Escrow	12/1/2004	12/31/2009	Original Lease	008
rete	Real Estate Tax Escrow	12/1/2005	12/31/2009	Original Lease	008
rete	Real Estate Tax Escrow	10/1/2006	11/30/2008	Original Lease	008
rete	Real Estate Tax Escrow	10/1/2015	11/30/2016	Original Lease	008
rete	Real Estate Tax Escrow	12/1/2020	12/31/2021	Renewal	008
rete	Real Estate Tax Escrow	1/1/2022	11/30/2022	Renewal	008
rete	Real Estate Tax Escrow	12/1/2016	9/30/2018	Original Lease	008
rete	Real Estate Tax Escrow	10/1/2018	11/30/2018	Original Lease	008
rete	Real Estate Tax Escrow	12/1/2018	11/30/2020	Renewal	008
rete	Real Estate Tax Escrow	9/1/2013	8/31/2014	Original Lease	008
rete	Real Estate Tax Escrow	1/1/2010	6/30/2011	Original Lease	008
rete	Real Estate Tax Escrow	12/1/2009	12/31/2009	Original Lease	008
rete	Real Estate Tax Escrow	7/1/2011	11/30/2011	Original Lease	008
rete	Real Estate Tax Escrow	12/1/2011	8/31/2012	Original Lease	008
rete	Real Estate Tax Escrow	9/1/2012	8/31/2013	Original Lease	008
rete	Real Estate Tax Escrow	9/1/2014	10/31/2014	Original Lease	008
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014	Original Lease	008
rete	Real Estate Tax Escrow	11/1/2014	9/30/2015	Original Lease	008
rett	RET True-Up	11/1/2000	11/30/2000	Original Lease	008
rett	RET True-Up	10/1/2001	10/31/2001	Original Lease	008
rett	RET True-Up	10/1/2001	10/31/2001	Original Lease	008
rett	RET True-Up	11/1/2002	11/30/2002	Original Lease	008
rett	RET True-Up	11/1/2002	11/30/2002	Original Lease	008
rett	RET True-Up	9/1/2003	9/30/2003	Original Lease	008
rett	RET True-Up	9/1/2003	9/30/2003	Original Lease	008
rett	RET True-Up	11/1/2004	11/30/2004	Original Lease	008
rett	RET True-Up	11/1/2004	11/30/2004	Original Lease	008

rett	RET True-Up	11/1/2005	11/30/2005					Original Lease	008
rett	RET True-Up	11/1/2005	11/30/2005					Original Lease	008
rett	RET True-Up	9/1/2006	9/30/2006					Original Lease	008
rett	RET True-Up	9/1/2006	9/30/2006					Original Lease	008

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	Original Lease	Superseded	372	12/1/1987	11/30/2018	008
Renewal	7th Amendment	Superseded	24	12/1/2018	11/30/2020	008
Renewal	Eight Amendment	Superseded	24	12/1/2020	11/30/2022	008

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Custom	Active		11/30/2018	11/30/2018	Relocation Option	Original Lease
Custom	Active		11/30/2018	11/30/2018	Relocation Option	Renewal
Custom	Expired		11/30/2022	11/30/2022	Relocation Option	Renewal

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Tenant Restrictions	No Lease Provision	Original Lease
	Abatement	No Lease Provision	Original Lease
	Access	LL shall have the right to enter upon the leased premises at all reasonable hours for the purpose of inspecting the same or of making repairs, additions or alterations thereto or to the bldg in which the same are located, or for the purpose of exhibiting the same to prospective tenants, purchasers or others. (Lease, Sec. XV, Pg. 5)	Original Lease
	Assignment/Sublease	Consent: T shall not assign or in any manner transfer the Lease or any interest therein, nor sublet said premises or any part or parts, nor permit occupancy by anyone w/, through or under it, w/out the previous written consent of LL. Profit Sharing: No Lease Provision. Assignment Fee: Such reasonable attorney's fees as may be incurred by LL in connection w/ T's request for consent to an assignment or sublease shall be paid by T. Permitted Assignment: No Lease Provision. Recapture Rights: No Lease Provision. (Lease, Sec. XIV, Pg. 5)	Original Lease
	Base Rent	Rent Changeover Day: On the first day of each and every calendar month. Proration: Minimum rent for a fractional month prior to the commencement of the term shall be pro rated. Lease Year: The first "lease year" shall commence on the first day of the term, and such succeeding lease year shall be the next successive 12-month period thereafter. Prepaid Rent: No Lease Provision. (1st LMA, Sec. 4; Lease, Sec. II(a, b), Pg. 1)	Original Lease
	Brokers	No Lease Provision	Original Lease
	CAM	T shall pay all items of additional rent, and other charges required to be paid pursuant to the Lease, including, but not limited to, Common Area Charges as provided for in the Lease. (7th Amend, Sec. 3, Pg. 1)	Renewal
	CAM Notes	PRS: T's PRS of multiplying the total of the common area charges by a fraction, the numerator of which is the gross SF of the Premises and the Denom of which is the gross SF of all leasable SF of the S/C. Denominator exclusions: No Lease Provision. Billing frequency: Monthly. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: 20%. CAP and its exclusions: No Lease Provision. Capital Expense: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: After the end of each Calendar Year, LL shall furnish T a statement in reasonable detail of the actual common area charges expended by LL during such period. Audit Right: No Lease Provision. (1st LMA, Sec. 5(C, D, E))	Original Lease
	Co-Tenancy	No Lease Provision	Original Lease
	Default	Monetary: W/in five (5) days after due. Non-Monetary: W/in five (5) days after due. (Lease, Sec. XVI(1), Pg. 6)	Original Lease
	Estoppel	At any time and from time to time, T agrees upon request in writing from the LL to execute, acknowledge and deliver to LL a statement in writing verifying that the lease is unmodified and in full force and effect. (Lease, Sec. XX, Pg. 6)	Original Lease

Exclusives	No Lease Provision	Original Lease
Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	No Lease Provision	Original Lease
Holdover	MTM tenancy, at 200% of minimum rent and 100% of additional rent. (Lease, Sec. XVII, Pg. 6)	Original Lease
Insurance	PRS: T's PRS based upon a ratio of the total SF of the Leased Premises to the total leasable SF of the S/C. Denominator exclusions: No Lease Provision. Billing frequency: Monthly. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease Provision. (1st LMA, Sec. 7)	Original Lease
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Work	No Lease Provision	Original Lease
Late Fee	No Lease Provision	Original Lease
List of Documents	(i) Lease Agreement - 11/15/1982. (ii) Lease Modification Agreement - 02/14/1990 (1st LMA). (iii) Letter - 02/14/1990. (iv) Lease Modification Agreement - 07/01/1995 (2nd LMA). (v) Lease Extension and Amendment - 06/06/2000 (1st Amend). (vi) Second Lease Extension Agreement - 08/16/2006 (2nd Amend). (vii) Third Lease Amendment - 05/31/2011 (3rd Amend). (viii) Fourth Lease Amendment - 09/12/2014 (4th Amend) (ix) Fifth Lease Amendment - 08/13/2015 (5th Amend). (x) Sixth Lease Amendment - 10/28/2016 (6th Amend).	Original Lease
List of Documents	1. Seventh Amendment dated 05/02/2018; 2 Years extension. (7th Amend)	Renewal
List of Documents	1. Seventh Amendment dated 05/02/2018; 2 Years extension. (7th Amend) 3. Eight Lease Amendment dated August 1, 2020, 2 Years Extension	Renewal
LL Maintenance	LL shall keep the foundations, exterior walls and roof in good repair, and if necessary or required by proper governmental authority, make modifications or replacement. (Lease, Sec. VIII, Pg. 4)	Original Lease
Miscellaneous	No Lease Provision	Original Lease
OEA Notes	No Lease Provision	Original Lease
Outparcel Restriction	No Lease Provision	Original Lease
Overtime HVAC	No Lease Provision	Original Lease
Parking	T shall upon request furnish to LL the license numbers and description of cars operated by T and its permitted concessionaires, officers and employees. T shall not at any time interfere w/ the rights of LL and other tenants, its and their permitted concessionaires, officers, employees, agents, customers and invitees, to use any part of the parking areas and other common areas. (1st LMA, Sec. 5(B))	Original Lease
Penalty for Violating Exclusive	No Lease Provision	Original Lease
Percentage Rent Information	No Lease Provision	Original Lease
Permitted Use	T shall be used to the premises only for the Purpose of a Currency Exchange. (Lease, Sec. VI(1), Pg. 3)	Original Lease
Premises Notes	T leases approximately 1,050 SF and being approximately 14 feet in width and approximately 75 feet in depth. (1st LMA, Sec. 2)	Original Lease
Prohibited Use	Prohibited Use: T shall not manufacture, store, display, distribute, sell, offer for sale or give sway any alcoholic liquors in the Premises. T shall not use the demised premises for any purpose which increases the rate of premium cost or invalidates any policy of Insurance covering or carried on the bldg in which the Premises are located or the operation or any part of appurtenances. T shall not conduct any auction, fire, closing-out, or bankruptcy sales in or about the premises; T shall not abuse walls, ceiling, partitions, floors, wood, stone, iron work; (See Lease for complete details) (Lease, Sec. VI(2), Pg. 3)	Original Lease
Promotion Fund	No Lease Provision	Original Lease
Radius Restrictions	T agrees not to open directly or indirectly or operate any other store w/ a radius of three (3) miles of the shopping center. (Lease, Sec. VI(4), Pg. 3)	Original Lease
REA Notes	No Lease Provision	Original Lease
Real estate Tax	PRS: T's PRS based upon a ratio of the total SF of the Leased Premises to the total leasable SF of the S/C (which includes all leased areas, parking and other common areas, all of which T pays its PRS of taxes on), as of the day of assessment. Denominator exclusions: No Lease Provision. Billing frequency: Monthly. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease Provision. (1st LMA, Sec. 6)	Original Lease
Real Estate Tax	T shall pay all items of additional rent, and other charges required to be paid pursuant to the Lease, including, but not limited to, Real Estate Taxes as provided for in the Lease. (7th Amend, Sec. 3, Pg. 1)	Renewal
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	No Lease Provision	Original Lease
Signage	Consent: T shall not erect or install any exterior signs or interior window or door signs, advertising media or window or door lettering or placards w/out LL's prior written consent. Signage Rights: No Lease Provision. Pylon Sign: No Lease Provision. (Lease, Sec. IX, Pg. 4)	Original Lease

Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease
Subordination	T agrees that the Lease shall be subordinate to any mortgages or trust deeds that may hereafter be placed upon said premises sad to any and all advances to be made thereunder, and to the interest thereon, and all renewals, replacements and extensions. T shall execute and deliver whatever instruments may be required for such purpose, and failing so to do w/in ten (10) days after demand in writing. (Lease, Sec. XVIII, Pg. 6)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allowance	No Lease Provision	Original Lease
Tenant Maintenance	HVAC: T, at its sole cost and expense, shall maintain a maintenance contract in effect with a licensed. competent contractor for the consistent periodic (which shall be at least quarterly, or more frequently if required by any manufacturer's warranty) inspection and maintenance of all heating, ventilation and air conditioning ("HVAC") systems located on or for the use of the Premises. T is obligated to provide copies of all such maintenance contracts to LL on an annual basis, or as requested. (7th Amend, Sec. 4, Pg. 1-2)	Renewal
Tenant's Insurance Requirement	T's insurance shall meet LL's current minimum standards as follows: General Liability limits minimum of: \$2,000,000 per occurrence; General Liability limits minimum of: \$2,000,000 in aggregate; General Liability policy must be written on a per location basis; General Liability policy must show evidence of Fire Legal Liability; Auto Liability limits minimum of: \$1,000,000 (if necessary); Umbrella (Excess) Insurance minimum of: \$5,000,000; Worker's Compensation must have WC Statutory Limits; Employers Liability policy limits minimum of: \$500,000 for each accident; Employers Liability policy limits minimum of: \$500,000 for each disease - employee; Employers Liability policy limits minimum of: \$500,000 for each disease- policy limit; Dram Shop/Liquor Liability minimum of: \$1,000,000 per occurrence (if necessary); Additional Insured: LL. (4th Amend, Sec. 5, Pg. 2)	Original Lease
Term Notes	CD: 12/01/1987; RCD: 12/01/1987; ED: 11/30/2018. (6th Amend, Sec. 1, Pg. 1; 1st LMA, Sec. 1)	Original Lease
Term Notes	Term of the Lease extended for a period of 2 years from 12/01/2018 to 11/30/2020. (7th Amend, Sec. 1, Pg. 1)	Renewal
TT Maintenance	T at its on explain shall maintain all necessary lighting fixtures, store fixtures and floor covering required by it and all interior painting and decorating. T shall also, at his own cost and expense, maintain and take good care of and make all necessary repairs or replacements of any nature whatsoever, to the interior of the Premises and all heating, electrical plumbing and air conditioning equipment. (Lease, Sec. IX, XXI(13), Pg. 4, 7A)	Original Lease
Utilities	Premises: T shall pay for all heat, gas, water and electricity used in the Premises and at its own expense and w/ equipment, installed in accordance w/ LL's specifications, and shall heat or chill the water to meet Its heating, air conditioning and hot water requirements. If LL shall elect to supply any one or more or all of said services, T shall purchase the use of such services as are tendered by LL and shall pay the rates established by LL for such services, but such rates shall not be more than this charged by public utility companies for such services. The charges for such services as are so furnished shall be additional rent due on the first day of the calendar month following rendition of a bill therefor. Separately Metered/Non-Separately Metered: No Lease Provision. (Lease, Sec. VII, Pg. 4)	Original Lease

Contacts

Role	Company	Name	Address	Phone	Email
Billing	West Suburban Currency Exchanges Inc	Scott Hershman	2140 S Wolf Rd, Ste A,Des Plaines,IL 60018	(847) 759-4565 x (Office)(847) 759-8020 x (Other 1)	scott@wsce.com
CAM	c/o West Suburban Currency Exchanges Inc	Streamwood Currency Exchange, Inc.	2140 S Wolf Rd, Ste A,Des Plaines,IL 60018	(847) 759-4565 x (Office)(847) 759-8020 x (Other 1)	
Commercial Cafe Contact		Currency Exchange	No address Listed		scott@wsce.com
Corporate	c/o West Suburban Currency Exchanges Inc	Streamwood Currency Exchange, Inc.	2140 S Wolf Rd, Ste A,Des Plaines,IL 60018	(847) 759-4565 x (Office)(847) 759-8020 x (Other 1)	
Emergency Contact Name		A/P Contact Name	No address Listed	(847) 809-0427 x (Office)	
Emergency Contact Name		Clatta Adams	No address Listed	(708) 315-1636 x (Office)	
Emergency Contact Name		Josafina Carlos	No address Listed	(630) 945-1870 x (Office)	
Emergency Contact Name		Juana Avila	No address Listed	(847) 809-0427 x (Mobile)	
Gross Sales	c/o West Suburban Currency Exchanges Inc	Streamwood Currency Exchange, Inc.	West Suburban Currency Exchanges Inc,Des Plaines,IL 60018	(847) 759-4565 x (Office)(847) 759-8020 x (Other 1)	scott@wsce.com
Notice1	c/o West Suburban Currency Exchanges Inc	Streamwood Currency Exchange, Inc.	2140 S Wolf Rd, Ste A,Des Plaines,IL 60018	(847) 759-4565 x (Office)(847) 759-8020 x (Other 1)	www.wsce.com
Store Contact		Juana Avila	No address Listed	(630) 837-1313 x (Office)	joe@wsce.com
Taxes	c/o West Suburban Currency Exchanges Inc	Streamwood Currency Exchange, Inc.	2140 S Wolf Rd, Ste A,Des Plaines,IL 60018	(847) 759-4565 x (Office)(847) 759-8020 x (Other 1)	

Lease : New Horizons Hair Designs, Inc. (t0001409)

Lease Information

Name	New Horizons Hair Designs, Inc.	Status	Past
DBA	New Horizons	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	EDUCATIONAL/ENVIRONMENT
Location	Woodland Heights	Contract Area	0.00 (GLA)
Customer	New Horizons	Area	(GLA)
Legal Entity	usall001	Annual Rent	0.00
Base Currency	usd	Rent Per Area	0.00
		Deposit	0.00
Primary Contact		Lease Term	From 1/1/1986 To 1/15/2019
Name	New Horizons Hair Design, Inc.		
Office Phone			
Cell Phone			
E-Mail	jimrauscher@sbcglobal.net		

Space

Unit	Building	Floor	Area	Amendment Type
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Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt	Amt Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
prev	Base Rent - Previous Owner	1/1/1986	12/31/1987	1,000.00	Monthly	Monthly	Flat Amt	usd		4,000.00	0.25 / Mo	0.00	Original Lease	014, 015
prev	Base Rent - Previous Owner	1/1/1988	12/31/1990	1,100.00	Monthly	Monthly	Flat Amt	usd		4,000.00	0.28 / Mo	0.00	Original Lease	014, 015
prev	Base Rent - Previous Owner	1/1/1991	12/31/1992	1,200.00	Monthly	Monthly	Flat Amt	usd		4,000.00	0.30 / Mo	0.00	Original Lease	014, 015
prev	Base Rent - Previous Owner	1/1/1993	12/31/1995	1,300.00	Monthly	Monthly	Flat Amt	usd		4,000.00	0.33 / Mo	0.00	Original Lease	014, 015
prev	Base Rent - Previous Owner	1/1/1996	12/31/1997	1,400.00	Monthly	Monthly	Flat Amt	usd		4,000.00	0.35 / Mo	0.00	Original Lease	014, 015
prev	Base Rent - Previous Owner	1/1/1998	1/31/1998	1,550.00	Monthly	Monthly	Flat Amt	usd		4,000.00	0.39 / Mo	0.00	Original Lease	014, 015
prev	Base Rent - Previous Owner	2/1/1998	6/4/1998	2,333.33	Monthly	Monthly	Flat Amt	usd		4,000.00	0.58 / Mo	0.00	Original Lease	014, 015
brre	Base Rent - Retail	6/5/1998	1/31/2003	2,333.33	Monthly	Monthly	Flat Amt	usd		4,000.00	0.58 / Mo	0.00	Original Lease	014, 015
brre	Base Rent - Retail	2/1/2003	1/31/2008	2,666.67	Monthly	Monthly	Flat Amt	usd		4,000.00	0.67 / Mo	0.00	Original Lease	014, 015
brre	Base Rent - Retail	2/1/2008	9/30/2008	2,750.00	Monthly	Monthly	Flat Amt	usd		4,000.00	0.69 / Mo	0.00	Original Lease	014, 015
brre	Base Rent - Retail	10/1/2008	9/30/2010	4,083.33	Monthly	Monthly	Flat Amt	usd		4,000.00	1.02 / Mo	0.00	Original Lease	014, 015
brre	Base Rent - Retail	10/1/2010	9/30/2011	4,166.67	Monthly	Monthly	Flat Amt	usd		4,000.00	1.04 / Mo	0.00	Original Lease	014, 015
brre	Base Rent - Retail	10/1/2011	9/30/2012	4,250.00	Monthly	Monthly	Flat Amt	usd		4,000.00	1.06 / Mo	0.00	Original Lease	014, 015
brre	Base Rent - Retail	10/1/2012	1/31/2013	4,333.33	Monthly	Monthly	Flat Amt	usd		4,000.00	1.08 / Mo	0.00	Original Lease	014, 015
brre	Base Rent - Retail	2/1/2013	11/30/2013	4,333.33	Monthly	Monthly	Flat Amt	usd		4,000.00	1.08 / Mo	0.00	Original Lease	014, 015
brre	Base Rent - Retail	12/1/2013	11/30/2015	4,333.33	Monthly	Monthly	Flat Amt	usd		4,000.00	1.08 / Mo	0.00	Original Lease	014, 015

brre	Base Rent - Retail	12/1/2015	11/30/2018	4,500.00	Monthly	Monthly	Flat Amt	usd		4,000.00	1.13 / Mo	0.00	Original Lease	014, 015
brre	Base Rent - Retail	12/1/2018	1/15/2019	5,400.00	Monthly	Monthly	Flat Amt	usd	0.00	4,000.00	1.35 / Mo	0.00	HoldOver	014, 015
came	CAM Estimated Escrow	7/1/1998	2/28/2010	183.33	Monthly	Monthly	Flat Amt	usd		4,000.00	0.05 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	4/1/1999	2/28/2010	224.96	Monthly	Monthly	Flat Amt	usd		4,000.00	0.06 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	5/1/1999	2/28/2010	5.38	Monthly	Monthly	Flat Amt	usd		4,000.00	0.00 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	9/1/1999	2/28/2010	30.00	Monthly	Monthly	Flat Amt	usd		4,000.00	0.01 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	4/1/2001	2/28/2010	339.62	Monthly	Monthly	Flat Amt	usd		4,000.00	0.08 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	3/1/2002	2/28/2010	347.52	Monthly	Monthly	Flat Amt	usd		4,000.00	0.09 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	3/1/2003	2/28/2010	379.31	Monthly	Monthly	Flat Amt	usd		4,000.00	0.09 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	4/1/2004	2/28/2010	393.43	Monthly	Monthly	Flat Amt	usd		4,000.00	0.10 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	2/1/2005	2/28/2010	407.41	Monthly	Monthly	Flat Amt	usd		4,000.00	0.10 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	3/1/2006	12/31/2006	348.05	Monthly	Monthly	Flat Amt	usd		4,000.00	0.09 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	1/1/2007	2/28/2010	-348.05	Monthly	Monthly	Flat Amt	usd		4,000.00	-0.09 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	1/1/2007	3/31/2008	296.50	Monthly	Monthly	Flat Amt	usd		4,000.00	0.07 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	4/1/2008	6/30/2008	374.57	Monthly	Monthly	Flat Amt	usd		4,000.00	0.09 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	7/1/2008	9/30/2008	374.57	Monthly	Monthly	Flat Amt	usd		4,000.00	0.09 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	8/1/2008	12/31/2008	213.31	Monthly	Monthly	Flat Amt	usd		4,000.00	0.05 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	10/1/2008	2/28/2010	750.00	Monthly	Monthly	Flat Amt	usd		4,000.00	0.19 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	2/1/2010	2/28/2010	-69.28	Monthly	Monthly	Flat Amt	usd		4,000.00	-0.02 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	3/1/2010	2/28/2011	715.36	Monthly	Monthly	Flat Amt	usd		4,000.00	0.18 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	2/1/2011	2/28/2011	64.06	Monthly	Monthly	Flat Amt	usd		4,000.00	0.02 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	3/1/2011	9/30/2012	747.39	Monthly	Monthly	Flat Amt	usd		4,000.00	0.19 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	9/1/2012	9/30/2012	484.02	Monthly	Monthly	Flat Amt	usd		4,000.00	0.12 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	10/1/2012	2/28/2013	801.17	Monthly	Monthly	Flat Amt	usd		4,000.00	0.20 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	3/1/2013	4/30/2013	776.00	Monthly	Monthly	Flat Amt	usd		4,000.00	0.19 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	5/1/2013	2/28/2014	776.00	Monthly	Monthly	Flat Amt	usd		4,000.00	0.19 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	2/1/2014	2/28/2014	461.16	Monthly	Monthly	Flat Amt	usd		4,000.00	0.12 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	3/1/2014	2/28/2015	1,006.58	Monthly	Monthly	Flat Amt	usd		4,000.00	0.25 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	3/1/2015	10/31/2018	1,532.84	Monthly	Monthly	Flat Amt	usd		4,000.00	0.38 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	11/1/2018	11/30/2018	1,318.79	Monthly	Monthly	Flat Amt	usd	0.00	4,000.00	0.33 / Mo	0.00	Original Lease	014, 015
came	CAM Estimated Escrow	12/1/2018	1/15/2019	1,318.79	Monthly	Monthly	Flat Amt	usd	0.00	4,000.00	0.33 / Mo	0.00	HoldOver	014, 015
camt	CAM True-Up	3/1/1999	3/31/1999	249.74	Monthly	Monthly	Flat Amt	usd		4,000.00	0.06 / Mo	0.00	Original Lease	014, 015
camt	CAM True-Up	3/1/1999	3/31/1999	124.89	Monthly	Monthly	Flat Amt	usd		4,000.00	0.03 / Mo	0.00	Original Lease	014, 015
camt	CAM True-Up	3/1/2001	3/31/2001	253.98	Monthly	Monthly	Flat Amt	usd		4,000.00	0.06 / Mo	0.00	Original Lease	014, 015
camt	CAM True-Up	3/1/2001	3/31/2001	1,016.05	Monthly	Monthly	Flat Amt	usd		4,000.00	0.25 / Mo	0.00	Original Lease	014, 015
camt	CAM True-Up	2/1/2002	2/28/2002	891.57	Monthly	Monthly	Flat Amt	usd		4,000.00	0.22 / Mo	0.00	Original Lease	014, 015
camt	CAM True-Up	2/1/2002	2/28/2002	15.80	Monthly	Monthly	Flat Amt	usd		4,000.00	0.00 / Mo	0.00	Original Lease	014, 015
camt	CAM True-Up	2/1/2003	2/28/2003	381.43	Monthly	Monthly	Flat Amt	usd		4,000.00	0.10 / Mo	0.00	Original Lease	014, 015
camt	CAM True-Up	2/1/2003	2/28/2003	63.58	Monthly	Monthly	Flat Amt	usd		4,000.00	0.02 / Mo	0.00	Original Lease	014, 015
camt	CAM True-Up	3/1/2004	3/31/2004	169.48	Monthly	Monthly	Flat Amt	usd		4,000.00	0.04 / Mo	0.00	Original Lease	014, 015
camt	CAM True-Up	3/1/2004	3/31/2004	42.36	Monthly	Monthly	Flat Amt	usd		4,000.00	0.01 / Mo	0.00	Original Lease	014, 015
camt	CAM True-Up	1/1/2005	1/31/2005	167.81	Monthly	Monthly	Flat Amt	usd		4,000.00	0.04 / Mo	0.00	Original Lease	014, 015
camt	CAM True-Up	1/1/2005	1/31/2005	13.98	Monthly	Monthly	Flat Amt	usd		4,000.00	0.00 / Mo	0.00	Original Lease	014, 015
camt	CAM True-Up	2/1/2006	2/28/2006	-712.36	Monthly	Monthly	Flat Amt	usd		4,000.00	-0.18 / Mo	0.00	Original Lease	014, 015

camt	CAM True-Up	2/1/2006	2/28/2006	-118.72	Monthly	Monthly	Flat Amt	usd	4,000.00	-0.03 / Mo	0.00	Original Lease	014, 015
inst	Ins True-Up	12/1/1998	12/31/1998	-2.93	Monthly	Monthly	Flat Amt	usd	4,000.00	0.00 / Mo	0.00	Original Lease	014, 015
inst	Ins True-Up	12/1/1999	12/31/1999	-160.75	Monthly	Monthly	Flat Amt	usd	4,000.00	-0.04 / Mo	0.00	Original Lease	014, 015
inse	Insurance Estimated Escrow	7/1/1998	8/31/1999	30.00	Monthly	Monthly	Flat Amt	usd	4,000.00	0.01 / Mo	0.00	Original Lease	014, 015
misc	Miscellaneous	7/1/1998	12/31/1998	188.58	Monthly	Monthly	Flat Amt	usd	4,000.00	0.05 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	1/1/1997	12/31/1998	833.33	Monthly	Monthly	Flat Amt	usd	4,000.00	0.21 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	1/1/1999	10/31/2001	1,046.22	Monthly	Monthly	Flat Amt	usd	4,000.00	0.26 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	11/1/2001	11/30/2002	750.95	Monthly	Monthly	Flat Amt	usd	4,000.00	0.19 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	12/1/2002	9/30/2003	833.16	Monthly	Monthly	Flat Amt	usd	4,000.00	0.21 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	10/1/2003	11/30/2004	826.67	Monthly	Monthly	Flat Amt	usd	4,000.00	0.21 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	12/1/2004	11/30/2005	884.54	Monthly	Monthly	Flat Amt	usd	4,000.00	0.22 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	12/1/2005	9/30/2006	790.30	Monthly	Monthly	Flat Amt	usd	4,000.00	0.20 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	10/1/2006	6/30/2008	811.80	Monthly	Monthly	Flat Amt	usd	4,000.00	0.20 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	7/1/2008	9/30/2008	811.80	Monthly	Monthly	Flat Amt	usd	4,000.00	0.20 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	10/1/2008	12/31/2009	1,623.33	Monthly	Monthly	Flat Amt	usd	4,000.00	0.41 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	1/1/2010	11/30/2011	1,941.66	Monthly	Monthly	Flat Amt	usd	4,000.00	0.49 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	12/1/2011	8/31/2012	2,000.26	Monthly	Monthly	Flat Amt	usd	4,000.00	0.50 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	9/1/2012	4/30/2013	1,767.36	Monthly	Monthly	Flat Amt	usd	4,000.00	0.44 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	5/1/2013	8/31/2013	1,767.36	Monthly	Monthly	Flat Amt	usd	4,000.00	0.44 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	9/1/2013	8/31/2014	2,090.34	Monthly	Monthly	Flat Amt	usd	4,000.00	0.52 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014	942.72	Monthly	Monthly	Flat Amt	usd	4,000.00	0.24 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	2,208.18	Monthly	Monthly	Flat Amt	usd	4,000.00	0.55 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	2,321.70	Monthly	Monthly	Flat Amt	usd	4,000.00	0.58 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	11/1/2016	9/30/2017	2,464.16	Monthly	Monthly	Flat Amt	usd	4,000.00	0.62 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	10/1/2017	9/30/2018	2,262.13	Monthly	Monthly	Flat Amt	usd	0.00	0.57 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	10/1/2018	11/30/2018	2,095.32	Monthly	Monthly	Flat Amt	usd	0.00	0.52 / Mo	0.00	Original Lease	014, 015
rete	Real Estate Tax Escrow	12/1/2018	1/15/2019	2,095.32	Monthly	Monthly	Flat Amt	usd	0.00	0.52 / Mo	0.00	HoldOver	014, 015
rcra	Rental Conc - CAM Abatements	10/1/2008	11/30/2008	-750.00	Monthly	Monthly	Flat Amt	usd	4,000.00	-0.19 / Mo	0.00	Original Lease	014, 015
rcra	Rental Conc - Rent Abatements	10/1/2008	11/30/2008	-4,083.33	Monthly	Monthly	Flat Amt	usd	4,000.00	-1.02 / Mo	0.00	Original Lease	014, 015
rcra	Rental Conc - Rent Abatements	12/1/2013	12/31/2013	-4,333.33	Monthly	Monthly	Flat Amt	usd	4,000.00	-1.08 / Mo	0.00	Original Lease	014, 015
rcra	Rental Conc - Rent Abatements	12/1/2014	12/31/2014	-4,333.33	Monthly	Monthly	Flat Amt	usd	4,000.00	-1.08 / Mo	0.00	Original Lease	014, 015
rctx	Rental Conc - TAX Abatements	10/1/2008	11/30/2008	-1,623.33	Monthly	Monthly	Flat Amt	usd	4,000.00	-0.41 / Mo	0.00	Original Lease	014, 015
rett	RET True-Up	11/1/2000	11/30/2000	-3,499.58	Monthly	Monthly	Flat Amt	usd	4,000.00	-0.87 / Mo	0.00	Original Lease	014, 015
rett	RET True-Up	10/1/2001	10/31/2001	-2,952.70	Monthly	Monthly	Flat Amt	usd	4,000.00	-0.74 / Mo	0.00	Original Lease	014, 015
rett	RET True-Up	10/1/2001	10/31/2001	-3,543.24	Monthly	Monthly	Flat Amt	usd	4,000.00	-0.89 / Mo	0.00	Original Lease	014, 015
rett	RET True-Up	11/1/2002	11/30/2002	986.54	Monthly	Monthly	Flat Amt	usd	4,000.00	0.25 / Mo	0.00	Original Lease	014, 015
rett	RET True-Up	11/1/2002	11/30/2002	904.31	Monthly	Monthly	Flat Amt	usd	4,000.00	0.23 / Mo	0.00	Original Lease	014, 015
rett	RET True-Up	9/1/2003	9/30/2003	48.98	Monthly	Monthly	Flat Amt	usd	4,000.00	0.01 / Mo	0.00	Original Lease	014, 015
rett	RET True-Up	9/1/2003	9/30/2003	-58.41	Monthly	Monthly	Flat Amt	usd	4,000.00	-0.01 / Mo	0.00	Original Lease	014, 015
rett	RET True-Up	11/1/2004	11/30/2004	636.57	Monthly	Monthly	Flat Amt	usd	4,000.00	0.16 / Mo	0.00	Original Lease	014, 015

rett	RET True-Up	11/1/2004	11/30/2004	694.40	Monthly	Monthly	Flat Amt	usd	4,000.00	0.17 / Mo	0.00	Original Lease	014, 015
rett	RET True-Up	11/1/2005	11/30/2005	-1,130.94	Monthly	Monthly	Flat Amt	usd	4,000.00	-0.28 / Mo	0.00	Original Lease	014, 015
rett	RET True-Up	11/1/2005	11/30/2005	-1,036.64	Monthly	Monthly	Flat Amt	usd	4,000.00	-0.26 / Mo	0.00	Original Lease	014, 015
rett	RET True-Up	9/1/2006	9/30/2006	541.88	Monthly	Monthly	Flat Amt	usd	4,000.00	0.14 / Mo	0.00	Original Lease	014, 015
rett	RET True-Up	9/1/2006	9/30/2006	193.50	Monthly	Monthly	Flat Amt	usd	4,000.00	0.05 / Mo	0.00	Original Lease	014, 015

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brre	Base Rent - Retail	6/5/1998	1/31/2003								Original Lease	014, 015
brre	Base Rent - Retail	2/1/2003	1/31/2008								Original Lease	014, 015
brre	Base Rent - Retail	2/1/2008	9/30/2008								Original Lease	014, 015
brre	Base Rent - Retail	10/1/2008	9/30/2010								Original Lease	014, 015
brre	Base Rent - Retail	10/1/2010	9/30/2011								Original Lease	014, 015
brre	Base Rent - Retail	10/1/2011	9/30/2012								Original Lease	014, 015
brre	Base Rent - Retail	10/1/2012	1/31/2013								Original Lease	014, 015
brre	Base Rent - Retail	2/1/2013	11/30/2013								Original Lease	014, 015
brre	Base Rent - Retail	12/1/2013	11/30/2015								Original Lease	014, 015
brre	Base Rent - Retail	12/1/2015	11/30/2018								Original Lease	014, 015
brre	Base Rent - Retail	12/1/2018	1/15/2019								HoldOver	014, 015
came	CAM Estimated Escrow	7/1/2008	9/30/2008								Original Lease	014, 015
came	CAM Estimated Escrow	1/1/2007	2/28/2010								Original Lease	014, 015
came	CAM Estimated Escrow	1/1/2007	3/31/2008								Original Lease	014, 015
came	CAM Estimated Escrow	4/1/2008	6/30/2008								Original Lease	014, 015
came	CAM Estimated Escrow	3/1/2010	2/28/2011								Original Lease	014, 015
came	CAM Estimated Escrow	2/1/2010	2/28/2010								Original Lease	014, 015
came	CAM Estimated Escrow	3/1/2011	9/30/2012								Original Lease	014, 015
came	CAM Estimated Escrow	2/1/2011	2/28/2011								Original Lease	014, 015
came	CAM Estimated Escrow	10/1/2012	2/28/2013								Original Lease	014, 015

came	CAM Estimated Escrow	9/1/2012	9/30/2012	Original Lease	014, 015
came	CAM Estimated Escrow	3/1/2013	4/30/2013	Original Lease	014, 015
came	CAM Estimated Escrow	5/1/2013	2/28/2014	Original Lease	014, 015
came	CAM Estimated Escrow	7/1/1998	2/28/2010	Original Lease	014, 015
came	CAM Estimated Escrow	4/1/1999	2/28/2010	Original Lease	014, 015
came	CAM Estimated Escrow	5/1/1999	2/28/2010	Original Lease	014, 015
came	CAM Estimated Escrow	9/1/1999	2/28/2010	Original Lease	014, 015
came	CAM Estimated Escrow	4/1/2001	2/28/2010	Original Lease	014, 015
came	CAM Estimated Escrow	3/1/2002	2/28/2010	Original Lease	014, 015
came	CAM Estimated Escrow	3/1/2003	2/28/2010	Original Lease	014, 015
came	CAM Estimated Escrow	4/1/2004	2/28/2010	Original Lease	014, 015
came	CAM Estimated Escrow	2/1/2005	2/28/2010	Original Lease	014, 015
came	CAM Estimated Escrow	3/1/2006	12/31/2006	Original Lease	014, 015
came	CAM Estimated Escrow	12/1/2018	1/15/2019	HoldOver	014, 015
came	CAM Estimated Escrow	10/1/2008	2/28/2010	Original Lease	014, 015
came	CAM Estimated Escrow	3/1/2015	10/31/2018	Original Lease	014, 015
came	CAM Estimated Escrow	11/1/2018	11/30/2018	Original Lease	014, 015
came	CAM Estimated Escrow	3/1/2014	2/28/2015	Original Lease	014, 015
came	CAM Estimated Escrow	2/1/2014	2/28/2014	Original Lease	014, 015
came	CAM Estimated Escrow	8/1/2008	12/31/2008	Original Lease	014, 015
camt	CAM True-Up	3/1/1999	3/31/1999	Original Lease	014, 015
camt	CAM True-Up	3/1/1999	3/31/1999	Original Lease	014, 015
camt	CAM True-Up	3/1/2001	3/31/2001	Original Lease	014, 015
camt	CAM True-Up	3/1/2001	3/31/2001	Original Lease	014, 015
camt	CAM True-Up	2/1/2002	2/28/2002	Original Lease	014, 015
camt	CAM True-Up	2/1/2002	2/28/2002	Original Lease	014, 015
camt	CAM True-Up	2/1/2003	2/28/2003	Original Lease	014, 015
camt	CAM True-Up	2/1/2003	2/28/2003	Original Lease	014, 015
camt	CAM True-Up	3/1/2004	3/31/2004	Original Lease	014, 015
camt	CAM True-Up	3/1/2004	3/31/2004	Original Lease	014, 015

camt	CAM True-Up	1/1/2005	1/31/2005	Original Lease	014, 015
camt	CAM True-Up	1/1/2005	1/31/2005	Original Lease	014, 015
camt	CAM True-Up	2/1/2006	2/28/2006	Original Lease	014, 015
camt	CAM True-Up	2/1/2006	2/28/2006	Original Lease	014, 015
inse	Insurance Estimated Escrow	7/1/1998	8/31/1999	Original Lease	014, 015
inst	Ins True-Up	12/1/1998	12/31/1998	Original Lease	014, 015
inst	Ins True-Up	12/1/1999	12/31/1999	Original Lease	014, 015
misc	Miscellaneous	7/1/1998	12/31/1998	Original Lease	014, 015
prev	Base Rent - Previous Owner	1/1/1986	12/31/1987	Original Lease	014, 015
prev	Base Rent - Previous Owner	1/1/1988	12/31/1990	Original Lease	014, 015
prev	Base Rent - Previous Owner	1/1/1991	12/31/1992	Original Lease	014, 015
prev	Base Rent - Previous Owner	1/1/1993	12/31/1995	Original Lease	014, 015
prev	Base Rent - Previous Owner	1/1/1996	12/31/1997	Original Lease	014, 015
prev	Base Rent - Previous Owner	1/1/1998	1/31/1998	Original Lease	014, 015
prev	Base Rent - Previous Owner	2/1/1998	6/4/1998	Original Lease	014, 015
rcca	Rental Conc - CAM Abatements	10/1/2008	11/30/2008	Original Lease	014, 015
rcra	Rental Conc - Rent Abatements	10/1/2008	11/30/2008	Original Lease	014, 015
rcra	Rental Conc - Rent Abatements	12/1/2013	12/31/2013	Original Lease	014, 015
rcra	Rental Conc - Rent Abatements	12/1/2014	12/31/2014	Original Lease	014, 015
rctx	Rental Conc - TAX Abatements	10/1/2008	11/30/2008	Original Lease	014, 015
rete	Real Estate Tax Escrow	5/1/2013	8/31/2013	Original Lease	014, 015
rete	Real Estate Tax Escrow	12/1/2011	8/31/2012	Original Lease	014, 015
rete	Real Estate Tax Escrow	9/1/2012	4/30/2013	Original Lease	014, 015
rete	Real Estate Tax Escrow	7/1/2008	9/30/2008	Original Lease	014, 015
rete	Real Estate Tax Escrow	1/1/1997	12/31/1998	Original Lease	014, 015
rete	Real Estate Tax Escrow	1/1/1999	10/31/2001	Original Lease	014, 015
rete	Real Estate Tax Escrow	11/1/2001	11/30/2002	Original Lease	014, 015

rete	Real Estate Tax Escrow	12/1/2002	9/30/2003					Original Lease	014, 015
rete	Real Estate Tax Escrow	10/1/2003	11/30/2004					Original Lease	014, 015
rete	Real Estate Tax Escrow	12/1/2004	11/30/2005					Original Lease	014, 015
rete	Real Estate Tax Escrow	12/1/2005	9/30/2006					Original Lease	014, 015
rete	Real Estate Tax Escrow	10/1/2006	6/30/2008					Original Lease	014, 015
rete	Real Estate Tax Escrow	9/1/2013	8/31/2014					Original Lease	014, 015
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015					Original Lease	014, 015
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014					Original Lease	014, 015
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016					Original Lease	014, 015
rete	Real Estate Tax Escrow	11/1/2016	9/30/2017					Original Lease	014, 015
rete	Real Estate Tax Escrow	10/1/2017	9/30/2018					Original Lease	014, 015
rete	Real Estate Tax Escrow	10/1/2018	11/30/2018					Original Lease	014, 015
rete	Real Estate Tax Escrow	10/1/2008	12/31/2009					Original Lease	014, 015
rete	Real Estate Tax Escrow	1/1/2010	11/30/2011					Original Lease	014, 015
rete	Real Estate Tax Escrow	12/1/2018	1/15/2019					HoldOver	014, 015
rett	RET True-Up	11/1/2000	11/30/2000					Original Lease	014, 015
rett	RET True-Up	10/1/2001	10/31/2001					Original Lease	014, 015
rett	RET True-Up	10/1/2001	10/31/2001					Original Lease	014, 015
rett	RET True-Up	11/1/2002	11/30/2002					Original Lease	014, 015
rett	RET True-Up	11/1/2002	11/30/2002					Original Lease	014, 015
rett	RET True-Up	9/1/2003	9/30/2003					Original Lease	014, 015
rett	RET True-Up	9/1/2003	9/30/2003					Original Lease	014, 015
rett	RET True-Up	11/1/2004	11/30/2004					Original Lease	014, 015
rett	RET True-Up	11/1/2004	11/30/2004					Original Lease	014, 015
rett	RET True-Up	11/1/2005	11/30/2005					Original Lease	014, 015
rett	RET True-Up	11/1/2005	11/30/2005					Original Lease	014, 015
rett	RET True-Up	9/1/2006	9/30/2006					Original Lease	014, 015
rett	RET True-Up	9/1/2006	9/30/2006					Original Lease	014, 015

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/ Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments						
Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	Original Lease	Superseded	395	1/1/1986	11/30/2018	014, 015
HoldOver	Holdover	Superseded	0	12/1/2018	1/15/2019	014, 015

Options						
Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Custom	Expired		11/30/2018	11/30/2018	Relocation Option	Original Lease

Other Lease Provisions / Clauses			
Reference	Name	Description	Amendment Type
	Exclusivities-X	(2.2c, page 31) Landlord agrees not to lease to another beauty salon in the shopping center as depicted on Exhibit B so long as the tenant is not in default.	Original Lease
	Restrictions LL-X	(Lease Modification Agreement, 3/15/95, #5)In the event Jewel/Osco desires to expand at the shopping center, this modification allows the landlord to relocate the tenant to a location within the shopping center of the same or similar size leased premises as is currently occupied by tenant. Landlord will pay all of the tenants moving expenses, rebuild the new leased premises in substantially the same layout as would exist on the date of the relocation. Landlord will not replace tenants furniture and fixtures, but will pay to move and install them. Any upgrades from what would exist in the leased premises at the time of relocation that tenant wants to install in the new premises will be at tenants expense. All rent will abate for the days tenant is not open due to the move. Landlord will also reimburse tenant up to \$500 for any advertising or change in advertising that tenant will do in regard to the new location. If landlord receives notice of Jewel/Oscos desire to expand, landlord will give prompt notice to tenant. Landlord will take any and all necessary steps to insure the tenant is relocated promptly and make every effort to complete the relocation before the initiation of the Jewel/Osco expansion.	Original Lease
	Restrictions-X	(8.2 A) Tenant covenants not to directly or indirectly (including any officer, director, or shareholder owning 10% or more of the common stock if tenant is a corporation) engage in, own or operate any business similar to that authorized to be conducted or to permit the use of the same or similar trade names within a radius of 5 miles from the center during the lease term, provided that nothing shall be understood to prevent the operation of any of tenants existing stores under their present trade names. (Art. VI, Sec. 4) Tenant agrees not to directly or indirectly open or operate or have any interest in any other store within a 3 mile radius of the shopping centre	Original Lease
	Abatement	No Minimum Rent or Additional Rent shall be due commencing on the first day of the New Term and continuing for a period of Two (2) month(s). (the "Abatement Months"). (3rd Amend, Sec. 4, Pg. 2)	Original Lease
	Access	T to permit LL, LL's mortgagee and beneficiaries and their respective agents and employees to enter the Premises at reasonable times for the purpose of inspecting same, of making repairs, additions or alterations there to or to the bldg in which the same are located and of showing the Premises to prospective purchasers, lenders and tenants. LL shall have the right to place "For Rent" signs upon the Premises two (2) months prior to the expiration of the term. T agrees that any such entry, inspection and repairs, additions or alterations, shall not constitute eviction of T in whole or in part and rent in no wise shall abate. (Lease, Sec. 8.1(L), Pg. 14)	Original Lease
	Assignment/Sublease	Consent: T not to assign, sell, mortgage, pledge or in any manner transfer the Lease or any interest therein, by operation of law or otherwise or sublet the Premises or any part or parts, or permit occupancy by anyone with, through or under it. Profit Sharing: 100%. Assignment Fee: \$2,000.00. Permitted Assignment: No Lease Provision. Recapture Rights: No Lease Provision. (2nd Amend, Sec. 6, Pg. 2; Lease, Sec. 8.2(E), Pg. 20)	Original Lease
	Base Rent	Rent Changeover Day: In advance on the first day of each calendar month. Proration: For any portion of a calendar month included at the beginning of the Lease Term, 1/30th of such monthly payment for each day of such portion, payable on the first day of such portion. Lease Year: The term "Lease Year" as means a period 12 consecutive calendar months. The first Lease Year shall begin on the CD of the term, if the CD shall occur on the first day of the calendar month; if not, then the first Lease Year shall commence on the first day of the calendar month next following the CD of the term. Each succeeding Lease Year shall commence upon the anniversary date of the first Lease Year Prepaid Rent: No Lease Provision. (Lease, Sec. 1.1(A), 2.7, 4.1, Pg. 1, 4, 6)	Original Lease
	Brokers	No Lease Provision	Original Lease
	CAM Notes	PRS: T's PRS of the common area charges shall be calculated by multiplying the total of the common area charges by a fraction, the numerator of which is the gross SF of the Premises and the Denom of which is the gross SF of all leased stores or leased store spaces in the S/C. Denominator Exclusions: No Lease Provision. Estimates and its frequency: \$750/monthly. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: Included in CAM. Admin Fee: 1%. CAP and its exclusions: No Lease Provision. Capital Expense: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: After the end of each Calendar Year, LL shall furnish T a statement in reasonable detail of the actual common area charges expended by LL during such period. Audit Right: No Lease Provision. (3rd Amend, Sec. 3, Pg. 2; Lease, Sec. 5.3, 5.4, 5.5, Pg. 8-9)	Original Lease

Co-Tenancy	No Lease Provision	Original Lease
Default	Monetary: 20 days after notice from LL to T. Non-Monetary: 20 days after notice from LL to T. (Lease, Sec. 10.1,(i), Pg. 23)	Original Lease
Estoppel	At any time and from time to time, T agrees, upon request in writing from LL, to execute, acknowledge and deliver to LL a statement in writing certifying that the Lease is unmodified and in full force and effect. (Lease, Sec. 11.9, Pg. 27)	Original Lease
Go Dark Right	No Lease provision	Original Lease
Guar./L.C./Indem.	Guarantor Name: James Rauscher. Limitation and Liability: Guarantor's liability to LL for any and all Rent due under the Lease until LL has been paid in full, including any and all damages which may be incurred by LL for which T is liable. (4th Amendment, Pg. 3)	Original Lease
Holdover	MTM tenancy, at 120% of the Fixed Minimum Monthly Rent and Percentage Rent and 100% of Additional Rent. (Lease, Sec. 10.2, Pg. 24)	Original Lease
Insurance	Included in CAM. (Lease, Sec. 8.1(O)(b), Pg. 16-17)	Original Lease
Landlord Work	All work other than that specifically provided for hereunder to be performed by Owner is to be done by T, at T's expense, and shall be hereinafter referred to as "T's work". Owner's Work to conform w/ all applicable government codes. Owners Work: 1) Demising Wall, 2) storefront Construction, 3) Delivery Door, 4) Ceilings, 5) Flooring, 6) Electric, 7) Heating Ventilation, 8) Washroom, 9) Painting and decorating, 10) Sprinkler System, 11) Water Service. (Lease, Exhibit B)	Original Lease
Late Fee	Late Fee: No Lease Provision. Interest: Any amount when due, T shall bear at the Lease Interest Rate (=4% over and above the base rate of interest as announced from time to time by American National Bank and Trust Company of Chicago or any substitute rate of interest hereinafter utilized by American National Bank and Trust Company of Chicago if they should cease to use a base rate as currently used). NSF Fee: No Lease Provision. (Lease, Sec. 11.16, Pg. 29)	Original Lease
List of Documents	1) Lease dated 01/01/1985 2) Lease Modification Agreement - 03/15/1995 (1st LMA) 3) Lease Modification Agreement - 09/12/1997 (2nd LMA) 4) Lease Extension Agreement - 10/29/2002 (1st Amend) 5) Second Lease Extension Agreement dated 05/16/2008 (2nd Amend) 6) Lease Modification Agreement dated 09/16/2008 (3rd Amend) 7) Fourth Lease Amendment dated 03/02/2013 (4th Amend) 8) Tenant Termination Form dated 01/23/2019.	Original Lease
LL Maintenance	LL covenants at its expense to keep the structural portions of the underground foundations and roof of the Premises and the structural portions of the concrete floors and exterior walls as same are in good repair and condition, unless any necessary work is required because of damage caused by any act, omission or negligence of T, any permitted concessionaires or their respective employees, agents, invitees, tenants or contractors. LL shall not be required to commence any such repair until a reasonable time after written notice from T that the same is necessary. In the case of damage or destruction by fire or other casualty or a taking under the power of eminent domain, in which event the obligations of LL, LL shall not be obligated to make repairs, replacements or improvements of any kind upon the Premises, or any equipment, facilities or fixtures contained therein which shall be the responsibility of T. (Lease, Sec. 7.1, Pg. 10)	Original Lease
Miscellaneous	No Lease Provision	Original Lease
OEA Notes	No Lease Provision	Original Lease
Outparcel Restriction	No Lease Provision	Original Lease
Overtime HVAC	No Lease Provision	Original Lease
Parking	No Lease Provision	Original Lease
Penalty for Violating Exclusive	No Lease Provision	Original Lease
Percentage Rent Information	No Lease Provision	Original Lease
Permitted Use	T shall use the premises only for the purpose of Beauty Salon. (Lease, Sec. 1.1(f), Pg. 2)	Original Lease
Premises Notes	Initially T occupies Suite# 14 consists of 2,000 SF, Effective 10/01/2008 T expand the Premises Suite# 15 consists of 2,000 SF. Hence, T collectively occupies Suite# 14 and 15 consists of 4,000 SF. (3rd Amend)	Original Lease
Prohibited Use	T Not to injure, overload, deface or otherwise harm the Premises; or commit any nuisance; nor unreasonably annoy owners or occupants of neighboring property; nor use the Premises for any hazardous purpose or in any manner that will suspend, void or make inoperative any policy or policies of insurance at any time carried on any improvements w/in the S/C or in any manner which will increase the cost of any of LL's insurance; nor burn any trash or refuse; or sell, display, distribute or give away any alcoholic liquor& or beverages; nor sell, distribute or give away any product in the common areas, nor make any use of the Premises which is improper, immoral, offensive or contrary to any law or any regulation of any governmental authority; nor conduct or permit any going-out-of-business, bankruptcy, fire, auction, of similar sale on the Leased Premise: nor use any system for the reception of music which has not been approved by LL; nor use any advertising such as hand bills, flashing lights, searchlights, loudspeakers, phonographs, sound amplifiers or radio or television receiving equipment; nor load, unload or park any truck or delivery vehicle in any area of the S/C other than the area or areas designated by LL; nor place any fence, structure, barricade, bldg, improvement, division rail or obstruction of any type or kind on any part of the Common Areas, sidewalks, walkways and entranceways to the Premises(See Lease for Complete details) (Lease, Sec. 8.2(B), Pg. 18-19)	Original Lease
Promotion Fund	No Lease Provision	Original Lease

Radius Restrictions	T Not to directly or indirectly (including, but not limited to, any officer, director or shareholder owning 10% or more of the common stock if T is a corporation) engage in, own or operate any business similar to that authorized to be conducted hereunder or to permit the use of the same or similar trade names w/in a radius of 5 miles from the S/C during the Lease Term. (Lease, Sec. 8.2(A), Pg. 18-19)	Original Lease
REA Notes	No Lease Provision	Original Lease
Real estate Tax	PRS: The Real Estate Tax Payment shall be based upon a ratio of, the total SF of the Premises to the total leased SF of the S/C (which includes all leased areas, parting and other common areas, all of which T pays its PRS of taxes on), as of the day of assessment. Denominator Exclusions: No Lease Provision. Estimates and its frequency: \$1,623.33/monthly. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: Water meter charges and sewer Rent. Reconciliation Deadline: W/in 30 days prior to the actual payment of the tax bills, LL shall notify T of the actual amount due from T. Any amount paid by T which exceeds the aforesaid amount due shall be credited against the next succeeding payments due pursuant to this Section. If T has paid less than the amount due, T shall pay the difference w/in ten (10) days of receipt of notice by LL. Audit Right: No Lease Provision. (3rd Amend, Sec. 3, Pg. 2; Lease, Sec. 8.1(O)(a), Pg. 15-16)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	No Lease Provision	Original Lease
Signage	Consent: T Not to make any alterations or additions, nor permit the making of any holes in the walls, partitions, ceilings or floors, nor permit the painting or placing of any exterior signs, writings, placards or advertising media, awnings, aerials, antenna or the like, w/out on each occasion obtaining the prior written consent of LL and not to attach interior signs, writings, placards or advertising media to the glass, doors and storefronts or locate the same in such manner as to obstruct in any way the view of T's store from the outside. Signage Rights: No Lease Provision. Pylon Sign: No Lease Provision. (Lease, Sec. 8.2(C), Pg. 20)	Original Lease
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease
Subordination	LL reserves the right to subordinate the Lease at all times to the lien of any mortgage, mortgages, trust deed or trust deeds now or hereafter placed upon the Premises or on all or any part of the S/C which includes the Premises and T covenants and agrees to execute and deliver, upon demand, such further instruments subordinating the Lease to, the lien of any such mortgage, mortgages, trust deed or trust deeds as shall be desired by LL or any mortgagees or proposed mortgagees or trustees under trust deeds. (Lease, Sec. 8.1(N), Pg. 15)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	No Lease Provision	Original Lease
Tenant's Insurance Requirement	T's insurance shall meet LL's current minimum standards as follows: (i) General Liability limits minimum of: \$1,000,000 per occurrence. (ii) General Liability limits minimum of: \$2,000,000 in aggregate. (iii) General Liability policy must be written on a per location basis. (iv) General Liability policy must show evidence of Fire Legal Liability. (v) Auto Liability limits minimum of: \$1,000,000 (if necessary). (vi) Worker's Compensation must have WC Statutory Limits. (vii) Employers Liability policy limits minimum of: \$500,000 for each accident. Employers Liability policy limits minimum of: \$500,000 for each disease employee. Employers Liability policy limits minimum of: \$500,000 for each disease policy limit (viii) Additional Insured endorsement of: Inland Commercial Property Management, Inc., as managing agent for the owner and Inland Woodland Heights, L.L.C. are endorsed as additional insured on liability policies and such insurance is primary non-contributory w/ any other insurance available to owner and property manager. (ix) Dram Shop/Liquor Liability minimum of: \$1,000,000 per occurrence. (x) Physical (a.k.a. Content or Property) Damage Insurance. (xi) Plate Glass Insurance. (xii) Extra Expense & Business Interruption loss of rents for a period of not less than 12 months of Minimum Rent and Additional Rent naming LL as loss payee. (4th Amend, Sec. 5, Pg. 2)	Original Lease
Term Notes	(i) Lease Commencement Date: 01/01/1986; (ii) Lease Expiration Date: 11/30/2018. (4th Amend, Sec. 1, Pg. 1)	Original Lease
TT Maintenance	Tenant termination form received on 01/23/2019 the term expires on 01/15/2019. T shall, at T's sole cost and expense, keep the entire Premises in good repair, maintaining the Premises at all times in a first class manner, including, but not limited to the fire protection system, pipes, plumbing, conduit, all glass, store fronts, electric wiring, air-conditioning and heating equipment, boilers, motors, engines, tanks, machinery, equipment, fixtures, appliances, furniture, floor coverings, walls, wall coverings, ceilings, decor, .partitions, doors, entrance-ways, bathrooms, dressing rooms and appurtenances belonging thereto installed for the use or used in connection w/ the Premises and T shall, at T's sole cost and expense, by contractors or mechanics approved by LL, make as and when needed all repairs in or about the Premises and in and to all such equipment, fixtures, appliances and appurtenances necessary to keep the same in good order and condition. LL. HVAC: T shall be responsible for the cost and expense of repairing, maintaining and replacing said HVAC system throughout the Lease Term and any extension thereof. T hereby agrees to obtain a maintenance and repair service contract from a contractor of his choice and shall execute said contract, abide by its terms and make payments. (Lease, Sec. 8.1(F), (C), Pg. 11-12)	Original Lease

Utilities

Premises: T agrees' that throughout the term of the Lease or for such period prior to the term that T has the right of possession of the Premises, it will provide and pay when due at T's sole cost and expense, all utility charges consumed or used in connection w/ the Premises, including, but not limited to, water, gas, electric, sewer and telephone including all deposits, meter fees, installation, hook-up and connection fees and including all utility charges used in the operation of T's HVAC System. Meter: If T receives utilities through a meter which utilities are also supplied to other T's of the S/C, then T shall pay to LL as additional rent w/in five (5) days after demand therefore a sum equivalent to its PRS of the total utility meter charges as T's portion and a sum equivalent to its PRS of the total water and sewer charges as T's portion. T's portion of such charges shall be determined by multiplying the total charges incurred by a fraction, the numerator of which shall be the gross SF of the Premises and the Denom of which shall be the total number of gross SF w/in that portion of the S/C which is included in and connected to the same utility meters as the Leased Premises. (Lease, Sec. 6, Pg. 9-10)

Original Lease

Contacts					
Role	Company	Name	Address	Phone	Email
A/P Contact Name		Jim Rauscher	No address Listed		jimrauscher@sbcglobal.com
Billing		New Horizons Hair Design, Inc.	131 E Irving Park Road,Streamwood,IL 60107		jimrauscher@sbcglobal.net
CAM		New Horizons Hair Design, Inc.	131 E Irving Park Road,Streamwood,IL 60107		
Commercial Cafe Contact		New Horizons Hair Design, Inc.	No address Listed		jimrauscher@sbcglobal.net
Emergency Contact Name		A/P Contact Name	No address Listed	(847) 404-8568 x (Office)	
Emergency Contact Name		Jim Rauscher	No address Listed	(847) 622-7796 x (Mobile)	
Gross Sales		New Horizons Hair Design, Inc.	131 E Irving Park Road,Streamwood,IL 60107		
Guarantor		James Rauscher	No address Listed		
Notice1		New Horizons Hair Design, Inc.	131 E Irving Park Road,Streamwood,IL 60103		
Store Contact		Jim Rauscher	131 E Irving Park Rd., Unit 14,Streamwood,IL 60107	(847) 404-8568 x (Office)(630) 837-1670 x (Other 1)	jimrauscher.sbcglobal.net
Store Contact		New Horizons Hair Design, Inc.	131 E Irving Park Rd., Unit 14,Streamwood,IL 60107	(630) 837-1130 x (Office)(630) 837-1670 x (Other 1)	jimrauscher@sbcglobal.net
Taxes		New Horizons Hair Design, Inc.	131 E Irving Park Road,Streamwood,IL 60107		

Lease : DZ Bootcamp, LLC (t0001661)

Lease Information

Name	DZ Bootcamp, LLC	Status	Past
DBA	DZ Bootcamp	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	HEALTH CLUBS/GYMS/DANCE STUDIO
Location	Woodland Heights	Contract Area	0.00 (GLA)
Customer	DZ Bootcamp	Area	(GLA)
Legal Entity	usall001	Annual Rent	0.00
Base Currency	usd	Rent Per Area	0.00
Primary Contact		Deposit	1,000.00
Name	Dan Zorbas	Lease Term	From 6/1/2018 To 5/31/2023
Office Phone	(630) 660-2804 x		
Cell Phone			
E-Mail			

Space

Unit	Building	Floor	Area	Amendment Type
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Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt	Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
brgl	Base Rent - Gross Lease	6/1/2018	5/31/2019	1,000.00	Monthly	Monthly	Flat Amt	usd	0.00	2,750.00	0.36 / Mo	0.00	Original Lease	018
brgl	Base Rent - Gross Lease	6/1/2019	5/31/2020	1,000.00	Monthly	Monthly	Flat Amt	usd	0.00	2,750.00	0.36 / Mo	0.00	Renewal	018
brgl	Base Rent - Gross Lease	6/1/2020	5/31/2021	1,000.00	Monthly	Monthly	Flat Amt	usd	0.00	2,750.00	0.36 / Mo	0.00	Renewal	018
brgl	Base Rent - Gross Lease	6/1/2021	5/31/2022	1,000.00	Monthly	Monthly	Flat Amt	usd	0.00	2,750.00	0.36 / Mo	0.00	Renewal	018
brgl	Base Rent - Gross Lease	6/1/2022	5/31/2023	1,000.00	Monthly	Monthly	Flat Amt	usd	0.00	2,750.00	0.36 / Mo	0.00	Renewal	018
cvrd	COVID Rent Deferral	5/1/2020	5/31/2020	-1,000.00	Monthly	Monthly	Flat Amt	usd	0.00	2,750.00	-0.36 / Mo	0.00	Renewal	018
cvrd	COVID Rent Deferral	6/1/2020	6/30/2020	-1,000.00	Monthly	Monthly	Flat Amt	usd	0.00	2,750.00	-0.36 / Mo	0.00	Renewal	018
cvrr	COVID Rent Recovery	7/1/2020	10/31/2020	500.00	Monthly	Monthly	Flat Amt	usd	0.00	2,750.00	0.18 / Mo	0.00	Renewal	018

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brgl	Base Rent - Gross Lease	6/1/2021	5/31/2022								Renewal	018
brgl	Base Rent - Gross Lease	6/1/2020	5/31/2021								Renewal	018
brgl	Base Rent - Gross Lease	6/1/2022	5/31/2023								Renewal	018
brgl	Base Rent - Gross Lease	6/1/2018	5/31/2019								Original Lease	018
brgl	Base Rent - Gross Lease	6/1/2019	5/31/2020								Renewal	018
cvrd	COVID Rent Deferral	5/1/2020	5/31/2020								Renewal	018
cvrd	COVID Rent Deferral	6/1/2020	6/30/2020								Renewal	018
cvrr	COVID Rent Recovery	7/1/2020	10/31/2020								Renewal	018

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/ Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	Original Lease	Superseded	12	6/1/2018	5/31/2019	018
Renewal	Extension	Superseded	12	6/1/2019	5/31/2020	018
Renewal	Extension	Superseded	12	6/1/2020	5/31/2021	018
Renewal	Third Amendment-Extension	Superseded	12	6/1/2021	5/31/2022	018
Renewal	4th Amend - RENW	Superseded	12	6/1/2022	5/31/2023	018

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Termination	Active		6/1/2018		LL Termination Option	Original Lease
Renewal	Exercised		5/31/2019	5/31/2019	Auto Renewal Option	Original Lease
Termination	Active		6/1/2020		LL Termination Option	Renewal
Termination	Active		5/31/2022	4/1/2022	LL Termination Option	Renewal
Termination	Expired		5/31/2023	4/1/2023	LL Termination Option	Renewal

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Permitted Use	T's permitted use of their premises.	Original Lease
	Tenant Restrictions	No Lease Provision	Original Lease
	Abatement	No Lease Provision	Original Lease
	Access	No Lease Provision	Original Lease

Assignment/Sublease	Consent: The Lease may not be assigned or otherwise transferred, or the Premises sublet. Profit Sharing: No Lease provision. Assignment Fee: No Lease provision. Permitted Assignment: No Lease provision. Recapture Rights: No Lease provision. (Lease, Sec. 15, Pg. 4)	Original Lease
Base Rent	T shall pay Gross Rent to LL during the Second Extension Period, payable in advance in monthly installments of \$1,000.00 on the first day of each month throughout such period. (2nd Amend, Sec. 3) T shall pay Gross Rent to LL during the Extension Period, payable in advance in monthly installments of \$1,000.00 on the first day of each month throughout such period. (1st Amend, Sec. 3, Pg. 1)	Renewal
Base Rent	TT shall pay GR during the Third Extension Period \$1000 per month. (3rd Amend Sec. 3)	Renewal
Base Rent	T shall pay Gross Rent to LL during the Second Extension Period, payable in advance in monthly installments of \$1,000.00 on the first day of each month throughout such period. (2nd Amend, Sec. 3) T shall pay Gross Rent to LL during the Extension Period, payable in advance in monthly installments of \$1,000.00 on the first day of each month throughout such period. (1st Amend, Sec. 3, Pg. 1) Rent Changeover Day: On the first day of each month during the lease term. Proration: No Lease Provision. Lease Year: No Lease Provision. Prepaid Rent: No Lease Provision. (Lease, Sec. 1, Pg. 1)	Original Lease
Base Rent	T shall pay Gross Rent to LL during the Extension Period, payable in advance in monthly installments of \$1,000.00 on the first day of each month throughout such period. (1st Amend, Sec. 3, Pg. 1)	Renewal
Brokers	No Lease Provision	Original Lease
CAM	No Lease Provision	Original Lease
Co-Tenancy	No Lease Provision	Original Lease
Default	Monetary: Failure of T to pay when due any installment of Rent to be paid by T, and the continuance of such nonpayment for five (5) days. Non-Monetary: w/in 20 days after written notice and demand from LL. (Lease, Sec. 13, Pg. 3)	Original Lease
Estoppel	No Lease Provision	Original Lease
Exclusivities	No Lease Provision	Original Lease
Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	No Lease Provision	Original Lease
Holdover	No Lease Provision	Original Lease
Insurance	No Lease Provision	Original Lease
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Work	LL will deliver the Premises in "as-is" current condition, w/ the following exceptions: All mechanical systems, including but not limited to, the existing HVAC system, including all ductwork, diffusers, return air vents and thermostats, shall be tendered in working order. (Lease, Sec. 8, Pg. 2)	Original Lease
Late Fee	None. (Lase, Sec. 3, Pg. 1)	Original Lease
List of Documents	1. Lease Amendment dated 02/11/2019. (1st Amend) - 1 year Extension and Remaining no option 2. Second Lease Amendment dated 02/19/2020 (2nd Amend) - 1 year extension with no remaining options.	Renewal
List of Documents	1. Lease Amendment dated 02/11/2019. (1st Amend) - 1 year Extension and Remaining no option 2. Second Lease Amendment dated 02/19/2020 (2nd Amend) - 1 year extension with no remaining options. 3. Third Lease Amendment/Extension dated 02/10/2021.	Renewal
List of Documents	1. Lease Amendment dated 02/11/2019. (1st Amend) - 1 year Extension and Remaining no option 2. Second Lease Amendment dated 02/19/2020 (2nd Amend) - 1 year extension with no remaining options. 3. Third Lease Amendment/Extension dated 02/10/2021. 4. Fourth Amendment Effective Date 04/22/2022	Renewal
List of Documents	Lease Amendment dated 02/11/2019. (1st Amend) - 1 year Extension and Remaining no option	Renewal
List of Documents	Shopping Center Lease agreement dated 06/01/2018.	Original Lease
LL Maintenance	No Lease Provision	Original Lease
Miscellaneous	No Lease Provision	Original Lease
Outparcel Restriction	No Lease Provision	Original Lease

Overtime HVAC	No Lease Provision	Original Lease
Parking	No Lease Provision	Original Lease
Penalty for Violating Exclusive	No Lease Provision	Original Lease
Percentage Rent Information	None. (Lease, Sec. 2, Pg. 1)	Original Lease
Premises Notes	Premises Address: 123 E. Irving Park Road, Streamwood, IL 60107 SF: 2,750. (Lease, Pg. 1)	Original Lease
Prohibited Use	No Lease Provision	Original Lease
Promotion Fund	No Lease Provision	Original Lease
Radius Clause	No Lease Provision	Original Lease
REA Notes	No Lease Provision	Original Lease
Real Estate Tax	No Lease Provision	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	Amount: \$1000.00. Return and Interest: Upon yielding of the premises at the termination of the lease, and provide no default has occurred, the security deposit shall be returned to the T. No interest shall be payable on the Security deposit. Reduction/Increase: No Lease Provision. (Lease, Sec. 5, Pg. 1)	Original Lease
Signage	Consent: T shall not place, alter, exhibit, inscribe, point, or affix any sign, awning, canopy, advertisement, notice or other lettering on any part of the outside of the Premises or of the bldg of which the Premises is a part, or inside the Premises if visible from the outside, w/out first obtaining the LL's written approval. LL reserves the right to post for Lease signs in the window or upon the premises in mutually agreeable locations. Signage Rights: T shall be obligated to install at least one sign in conformance with, as well as any additional signs required by, such sign criteria. Pylon Sign: No Lease Provision. (Lease, Sec. 7, Pg. 2)	Original Lease
Storage	No Lease Provision	Original Lease
Subordination	No Lease Provision	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allowance	No Lease Provision	Original Lease
Tenant Maintenance	No Lease Provision	Original Lease
Tenant Sales	T shall provide to LL a copy of T's most recent financial statements and year-to-date sales figures, certified by T as being true and correct. T agrees to provide such statements w/in 10 days of LL's reasonable request. In addition, w/in 60 days after T's year end, and 30 days after each calendar month, T shall deliver to LL monthly sales figures, certified by T as being true and correct, for the prior year and/or quarter, as the case may be. (1st Amend, Sec. 5, Pg. 2)	Renewal
Tenant's Insurance Requirement	T shall keep in force at its own expense commercial general liability insurance including bodily injury and property damage and contractual liability insurance covering the Premises, T's use thereof and any use of motor vehicles by T w/in the S/C against claims for "personal injury" liability, including but not limited to, bodily injury, death or property damage w/ limits of not less than a combined single limit of \$1,000,000.00 per occurrence and \$2,000,000.00 general aggregate and a \$1,000,000.00 umbrella policy, and Fire Legal Liability Insurance in amounts sufficient to cover the replacement costs of the Premises and loss of the use thereof. Additional Insured: IRC Retail Centers LLC, and IRC Woodland Heights, L.L.C. (Lease, Sec. 9, Pg. 2)	Original Lease
Term Notes	Extension Term CD: 06/01/2020. Extension Term RCD: 06/01/2020. Extension Term ED: 05/31/2021. (2nd Amend, Sec. 2) Renewal Start date: 06/01/2019 Renewal End Date: 05/31/2020 (1st Amend, Sec. 2, Pg. 1)	Renewal
Term Notes	Commencement Date: 06/01/2018 (Term Commence on 06/01/2018). Rent Commencement date: 06/01/2018 (Commence on CD). Expiration date: 05/31/2018. (Expiring on 05/31/2019) (Lease, Pg.1)	Original Lease
Term Notes	Renewal Start date: 06/01/2019 Renewal End Date: 05/31/2020 (1st Amend, Sec. 2, Pg. 1)	Renewal
Utilities	Premises: In addition to all payments of gross rent, T shall be responsible for and shall pay of all utilities used or consumed in or upon premises, and all sewer charges, as and when the charges therefore shall become due and payable. Commencing on the date LL notifies T that the premises are ready for occupancy, T shall make all appropriate applications to the local utility companies and pay all requires for meters and service for all utilities commencing w/ the delivery of possession of the premises. Separately Metered/Non Separately Metered: No Lease Provision. (Lease, Sec. 6, Pg. 2)	Original Lease

3rd Amend Sec 2	Option to Renew	Lease shall be extended for 1 year June 1, 2021-May 31/2022 (Third Extension Period). No other options or extensions are available or granted.	Renewal
3rd Amend Sec 4	Terminate - LL	From and after the date hereof, LL shall have the right to terminate the Lease with or without cause upon 60 days prior written notice. (4th Amend Sec 4)	Renewal
3rd Amend Sec 4	Terminate - LL	From and after the date hereof, LL shall have the right to terminate the Lease with or without cause upon 60 days prior written notice. (3rd Amend Sec 4)	Renewal
4th Amend Sec 2-3	Renewal	LL and TT agree that the term shall be extended for a one (1) year period commencing June 1, 2022-May 31, 2023. The extension is in replacement for and in lieu of any other options. No other options or extensions are available or granted to TT.	Renewal

Contacts

Role	Company	Name	Address	Phone	Email
Billing	DZ Bootcamp, LLC	Dan Zorbas	104 Walnut Drive,Streamwood,IL 60107	(630) 660-2804 x (Office)	
Commercial Cafe Contact		DZ Bootcamp	No address Listed		dzbootcamp21@gmail.com
Notice	DZ Bootcamp, LLC	Dan Zorbas	104 Walnut Drive,Streamwood,IL 60107	(630) 660-2804 x (Office)	

Lease : Comcast Cable Communications (t0001771)

Lease Information

Name	Comcast Cable Communications	Status	Past
DBA	Comcast	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	WIRELESS COMMUNICATIONS
Location	Woodland Heights	Contract Area	0.00 (GLA)
Customer	Comcast	Area	(GLA)
Legal Entity	usall001	Annual Rent	0.00
Base Currency	usd	Rent Per Area	0.00
		Deposit	0.00
Primary Contact		Lease Term	From 3/31/2010 To 2/28/2020
Name	Comcast Cable Communications LLC		
Office Phone			
Cell Phone			
E-Mail			

Space

Unit	Building	Floor	Area	Amendment Type
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Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt	Amt Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
brzz	Zero Rent Bill code	3/31/2010	2/28/2020	0.00	Monthly	Monthly	Flat Amt	usd		0.00	0.00 / Mo	0.00	Original Lease	022

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brzz	Zero Rent Bill code	3/31/2010	2/28/2020								Original Lease	022

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	Converted Data - 22125	Superseded	119	3/31/2010	2/28/2020	022

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Termination	Expired		2/28/2020		Landlord Early Termination Opt	Original Lease
Termination	Expired		2/28/2020		Tenant Early Termination Opt	Original Lease

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Automobile	Detailed Ins notes, including PRS, Denom	Original Lease
	Employer's Liability	Detailed Ins notes, including PRS, Denom	Original Lease
	Gen/Public Liability Aggregate	Detailed Ins notes, including PRS, Denom	Original Lease
	Gen/Public Liability per Occur	Detailed Ins notes, including PRS, Denom	Original Lease
Current Specialty requirements	Reviewed by RDS	Miscellaneous notes that are note worthy	Original Lease
See Attachment	Assignments & Assumptions	Assignment and Sublease rights, including	Original Lease
See Attachment	Tenant Maintenance		Original Lease
See Attachment	Uses	Miscellaneous notes that are note worthy	Original Lease
SIR - \$100,000.00	Self-Insured Coverage	Detailed Ins notes, including PRS, Denom	Original Lease
Yes	Additional Insured	Limit amounts and additional insured inf	Original Lease
Yes	Contents Insurance	Detailed Ins notes, including PRS, Denom	Original Lease
Yes	Workman's Compensation	Detailed Ins notes, including PRS, Denom	Original Lease

Contacts

Role	Company	Name	Address	Phone	Email
Billing		Comcast Cable Communications LLC	Comcast Cable Communications LLC,Streamwood,IL 60007		
CAM		Comcast Cable Communications LLC	Comcast Cable Communications LLC,Streamwood,IL 60007		
Commercial Cafe Contact		Comcast Cable Communications LLC	Comcast Cable Communications LLC,Streamwood,IL 60007		
Gross Sales		Comcast Cable Communications	Comcast Cable Communications,Streamwood,IL 60007		
Insurance		Comcast Business Services	Comcast Business Services,Schaumburg,IL 60173		
Notice1		Comcast Business Services	Comcast Business Services,Scahumburg,IL 60173		
Notice2		Comcast Cable Communications	Comcast Cable Communications,Philadelphia,PA 19102		
Taxes		Comcast Cable Communications LLC	Comcast Cable Communications LLC,Streamwood,IL 60007		

Lease : Laboratory Corp of America (t0002314)

Lease Information

Name	Laboratory Corp of America	Status	Past
DBA	LabCorp	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	MEDICAL OFFICE
Location	Woodland Heights	Contract Area	0.00 (GLA)
Customer	LabCorp	Area	(GLA)
Legal Entity	usall001	Annual Rent	0.00
Base Currency	usd	Rent Per Area	0.00
		Deposit	0.00
Primary Contact		Lease Term	From 3/8/2013 To 5/31/2018
Name	Laboratory Corp. of America Holdings		
Office Phone	(502) 456-4700 x		
Cell Phone			
E-Mail	Vanrooj@LabCorp.com		

Space

Unit	Building	Floor	Area	Amendment Type
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Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt	Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
brre	Base Rent - Retail	3/8/2013	3/31/2015	2,010.00	Monthly	Monthly	Flat Amt	usd		2,010.00	1.00 / Mo	0.00	Original Lease	
brre	Base Rent - Retail	4/1/2015	5/31/2018	2,177.50	Monthly	Monthly	Flat Amt	usd		2,010.00	1.08 / Mo	0.00	Original Lease	
came	CAM Estimated Escrow	3/8/2013	2/28/2014	318.25	Monthly	Monthly	Flat Amt	usd		2,010.00	0.16 / Mo	0.00	Original Lease	
came	CAM Estimated Escrow	2/1/2014	2/28/2014	230.12	Monthly	Monthly	Flat Amt	usd		2,010.00	0.11 / Mo	0.00	Original Lease	
came	CAM Estimated Escrow	3/1/2014	2/28/2015	433.31	Monthly	Monthly	Flat Amt	usd		2,010.00	0.22 / Mo	0.00	Original Lease	
came	CAM Estimated Escrow	3/1/2015	4/30/2017	639.89	Monthly	Monthly	Flat Amt	usd		2,010.00	0.32 / Mo	0.00	Original Lease	
came	CAM Estimated Escrow	5/1/2017	5/31/2018	1,395.30	Monthly	Monthly	Flat Amt	usd	0.00	2,010.00	0.69 / Mo	0.00	Original Lease	
rete	Real Estate Tax Escrow	3/8/2013	8/31/2014	1,005.00	Monthly	Monthly	Flat Amt	usd		2,010.00	0.50 / Mo	0.00	Original Lease	
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014	1,724.24	Monthly	Monthly	Flat Amt	usd		2,010.00	0.86 / Mo	0.00	Original Lease	
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	1,220.53	Monthly	Monthly	Flat Amt	usd		2,010.00	0.61 / Mo	0.00	Original Lease	
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	1,283.28	Monthly	Monthly	Flat Amt	usd		2,010.00	0.64 / Mo	0.00	Original Lease	
rete	Real Estate Tax Escrow	11/1/2016	5/31/2018	1,362.02	Monthly	Monthly	Flat Amt	usd		2,010.00	0.68 / Mo	0.00	Original Lease	
rcca	Rental Conc - CAM Abatements	3/8/2013	5/7/2013	-318.25	Monthly	Monthly	Flat Amt	usd		2,010.00	-0.16 / Mo	0.00	Original Lease	
rcra	Rental Conc - Rent Abatements	3/8/2013	5/7/2013	-2,010.00	Monthly	Monthly	Flat Amt	usd		2,010.00	-1.00 / Mo	0.00	Original Lease	
rctx	Rental Conc - TAX Abatements	3/8/2013	5/7/2013	-1,005.00	Monthly	Monthly	Flat Amt	usd		2,010.00	-0.50 / Mo	0.00	Original Lease	

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brre	Base Rent - Retail	3/8/2013	3/31/2015								Original Lease	
brre	Base Rent - Retail	4/1/2015	5/31/2018								Original Lease	
came	CAM Estimated Escrow	5/1/2017	5/31/2018								Original Lease	
came	CAM Estimated Escrow	3/1/2014	2/28/2015								Original Lease	
came	CAM Estimated Escrow	2/1/2014	2/28/2014								Original Lease	
came	CAM Estimated Escrow	3/8/2013	2/28/2014								Original Lease	
came	CAM Estimated Escrow	3/1/2015	4/30/2017								Original Lease	
rcca	Rental Conc - CAM Abatements	3/8/2013	5/7/2013								Original Lease	
rcra	Rental Conc - Rent Abatements	3/8/2013	5/7/2013								Original Lease	
rctx	Rental Conc - TAX Abatements	3/8/2013	5/7/2013								Original Lease	
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016								Original Lease	
rete	Real Estate Tax Escrow	11/1/2016	5/31/2018								Original Lease	
rete	Real Estate Tax Escrow	3/8/2013	8/31/2014								Original Lease	
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015								Original Lease	
rete	Real Estate Tax Escrow	8/1/2014	8/31/2014								Original Lease	

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	Original Lease	Superseded	63	3/8/2013	5/31/2018	

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Renewal	Expired		5/31/2018	3/2/2018	Lease Option	Original Lease

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Exclusivities-X	R-5. EXCLUSIVE USE: Provided that Tenant has not committed an event of default and further provided that the following uses do not interfere with any exclusivity provisions of other tenants in the Shopping Center or with the prohibitions set forth in Exhibit F attached to the Lease, and except for existing tenants of the Shopping Center under their existing leases for premises in the Shopping Center (which leases may be renewed, extended or replaced) and which permit such existing tenant to engage in any use which would otherwise be prohibited hereunder, Landlord covenants and agrees that during the Term, as such Terms may be extended pursuant to the provisions of the Lease, Tenant has the exclusive right (Tenants Exclusive Right) within the building in which the Premises are located in the Shopping Center to the use of the Premises for the following purposes: the operation of a clinical laboratory and/or patient service center/draw station.	Original Lease
	List of Documents	Email Dated 06/01/2018	Original Lease
	Term Notes	Vacated on 11/10/17. Still obligated to pay Rent until 5/31/18.	Original Lease

Contacts

Role	Company	Name	Address	Phone	Email
Billing		Laboratory Corp. of America Holdings	11751 Interchange Dr,Louisville,KY 40229	(502) 456-4700 x (Office)	Vanrooj@LabCorp.com
CAM		Laboratory Corp. of America Holdings	11751 Interchange Dr,Louisville,KY 40229	(502) 456-4700 x (Office)	
Commercial Cafe Contact	Laboratory Corp. of America Holdings	James Vanrooj	No address Listed		Vanrooj@LabCorp.com
Emergency Contact Name		Dianna Stolarz, Supervisor	No address Listed	(630) 291-2113 x (Office)	
Emergency Contact Name		Ext 3503	No address Listed	(800) 800-4700 x (Office)	
Emergency Contact Name		Jill Hansbury, Team Lead	No address Listed	(630) 857-0686 x (Office)	
Emergency Contact Name		Stacy Cotner, Manager	No address Listed	(630) 335-7290 x (Office)	
Gross Sales		Laboratory Corp. of America Holdings	11751 Interchange Dr,Louisville,KY 40229	(502) 456-4700 x (Office)	
Notice1		Laboratory Corp. of America Holdings	11751 Interchange Dr,Louisville,KY 40229		
Notice2		Laboratory Corp. of America Holdings	11751 Interchange Dr,Burlington,NC 27215		
Store Contact		Earlisha Crawford	No address Listed	(630) 372-7582 x (Office)	crawfe2@labcorp.com
Store Contact		Rhonda Blair	No address Listed	(502) 238-4081 x (Office)	
Store Contact	LabCorp	Stacy Cotner, Manager	141 Irving Park Rd.,Streamwood,IL 60107	(630) 372-7579 x (Office)(630) 372-7604 x (Other 1)	cotners@labcorp.com
Taxes		Laboratory Corp. of America Holdings	11751 Interchange Dr,Louisville,KY 40229	(502) 456-4700 x (Office)	

Lease : Kevin Navarro Insurance Agency (t0002383)

Lease Information

Name	Kevin Navarro Insurance Agency	Status	Past
DBA	State Farm Insurance	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	OFFICE (NON-FINANCIAL, NON-MEDI
Location	Woodland Heights	Contract Area	0.00 (GLA)
Customer	State Farm Insurance	Area	(GLA)
Legal Entity	usall001	Annual Rent	0.00
Base Currency	usd	Rent Per Area	0.00
Primary Contact		Deposit	0.00
Name	Kevin Navarro - State Farm Insurance	Lease Term	From 9/5/2013 To 12/31/2018
Office Phone	(847) 630-1069 x		
Cell Phone			
E-Mail	kevin@kevinnavarroagency.com		

Space

Unit	Building	Floor	Area	Amendment Type
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Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt Amt	Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
brre	Base Rent - Retail	9/5/2013	4/30/2014	1,000.00	Monthly	Monthly	Flat Amt	usd		1,200.00	0.83 / Mo	0.00	Original Lease	009
brre	Base Rent - Retail	5/1/2014	9/30/2015	1,000.00	Monthly	Monthly	Flat Amt	usd		1,200.00	0.83 / Mo	0.00	Original Lease	009
brre	Base Rent - Retail	10/1/2015	9/30/2017	1,030.00	Monthly	Monthly	Flat Amt	usd		1,200.00	0.86 / Mo	0.00	Original Lease	009
brre	Base Rent - Retail	10/1/2017	12/31/2018	1,061.00	Monthly	Monthly	Flat Amt	usd	0.00	1,200.00	0.88 / Mo	0.00	Original Lease	009
came	CAM Estimated Escrow	9/5/2013	2/28/2014	207.00	Monthly	Monthly	Flat Amt	usd		1,200.00	0.17 / Mo	0.00	Original Lease	009
came	CAM Estimated Escrow	3/1/2014	2/28/2015	221.00	Monthly	Monthly	Flat Amt	usd		1,200.00	0.18 / Mo	0.00	Original Lease	009
came	CAM Estimated Escrow	3/1/2015	10/31/2018	252.58	Monthly	Monthly	Flat Amt	usd		1,200.00	0.21 / Mo	0.00	Original Lease	009
came	CAM Estimated Escrow	11/1/2018	12/31/2018	161.82	Monthly	Monthly	Flat Amt	usd	0.00	1,200.00	0.13 / Mo	0.00	Original Lease	009
rete	Real Estate Tax Escrow	9/5/2013	8/31/2014	530.00	Monthly	Monthly	Flat Amt	usd		1,200.00	0.44 / Mo	0.00	Original Lease	009
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	662.46	Monthly	Monthly	Flat Amt	usd		1,200.00	0.55 / Mo	0.00	Original Lease	009
rete	Real Estate Tax Escrow	9/1/2015	9/30/2015	306.54	Monthly	Monthly	Flat Amt	usd		1,200.00	0.26 / Mo	0.00	Original Lease	009
rete	Real Estate Tax Escrow	10/1/2015	9/30/2018	696.52	Monthly	Monthly	Flat Amt	usd		1,200.00	0.58 / Mo	0.00	Original Lease	009
rete	Real Estate Tax Escrow	10/1/2018	12/31/2018	628.60	Monthly	Monthly	Flat Amt	usd	0.00	1,200.00	0.52 / Mo	0.00	Original Lease	009
rcca	Rental Conc - CAM Abatements	9/5/2013	11/3/2013	-207.00	Monthly	Monthly	Flat Amt	usd		1,200.00	-0.17 / Mo	0.00	Original Lease	009
rcra	Rental Conc - Rent Abatements	9/5/2013	11/3/2013	-1,000.00	Monthly	Monthly	Flat Amt	usd		1,200.00	-0.83 / Mo	0.00	Original Lease	009
rcbx	Rental Conc - TAX Abatements	9/5/2013	11/3/2013	-530.00	Monthly	Monthly	Flat Amt	usd		1,200.00	-0.44 / Mo	0.00	Original Lease	009

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brre	Base Rent - Retail	9/5/2013	4/30/2014								Original Lease	009
brre	Base Rent - Retail	5/1/2014	9/30/2015								Original Lease	009
brre	Base Rent - Retail	10/1/2015	9/30/2017								Original Lease	009
brre	Base Rent - Retail	10/1/2017	12/31/2018								Original Lease	009
came	CAM Estimated Escrow	9/5/2013	2/28/2014								Original Lease	009
came	CAM Estimated Escrow	3/1/2015	10/31/2018								Original Lease	009
came	CAM Estimated Escrow	11/1/2018	12/31/2018								Original Lease	009
came	CAM Estimated Escrow	3/1/2014	2/28/2015								Original Lease	009
rcca	Rental Conc - CAM Abatements	9/5/2013	11/3/2013								Original Lease	009
rcra	Rental Conc - Rent Abatements	9/5/2013	11/3/2013								Original Lease	009
rctx	Rental Conc - TAX Abatements	9/5/2013	11/3/2013								Original Lease	009
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015								Original Lease	009
rete	Real Estate Tax Escrow	9/5/2013	8/31/2014								Original Lease	009
rete	Real Estate Tax Escrow	10/1/2015	9/30/2018								Original Lease	009
rete	Real Estate Tax Escrow	10/1/2018	12/31/2018								Original Lease	009
rete	Real Estate Tax Escrow	9/1/2015	9/30/2015								Original Lease	009

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	Original Lease	Superseded	65	9/5/2013	12/31/2018	009

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Renewal	Expired		1/31/2019	8/4/2018	1st Renewal Option	Original Lease
Custom	Expired		1/31/2019	1/31/2019	Relocation Option	Original Lease

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Exclusivities-X	(R-1) Provided that tenant is not in default and that the following uses dont interfere with any exclusivity provisions of other tenants or with the prohibitions in Exhibit F, and except for existing tenants under their existing leases and which permit such tenant to engage in any use otherwise prohibited here, landlord agrees that during the term tenant has the exclusive right in the center to use the premises for an insurance office. Tenants exclusive right is subject to the following limitations: (A) Tenant acknowledges the use clauses in the existing tenants leases dont violate tenants exclusive right; (B) tenants exclusive right shall only limit competing uses that are the primary business of competing tenants and shall not prohibit any ancillary uses of any competing tenants provided that such competing use is limited to an area equal to 25% or less of competing tenants usable floor area in their premises; (C) tenants exclusive right is only effective as long as tenant continuously operates its exclusive business in the entire premises; and (D) tenants exclusive right shall automatically terminate on occurrence of an event of default by tenant. Anything to the contrary notwithstanding, tenant shall have no remedy for a violation of tenants exclusive right including, but not limited to, any right of offset, rent reduction or lease termination if all of the following occur: (1) another tenant or occupant in the center violates a provision of its lease or license agreement regarding its premises, which provision either does not permit or specifically prohibits a use that violates tenants exclusive use; (2) landlord provides notice of the lease or license agreement violation to such other tenant or occupant; and (3) landlord commences an action against such other agreement to obtain judicial relief. Judicial relief means a temporary restraining order, preliminary injunction, order or eviction, other court order resulting from an arbitration proceeding enjoining the prohibited use; provided, however, that landlord shall not be required to appeal any adverse decision denying judicial relief.	Original Lease
	Restrictions LL-X	(2.2 C) Landlord shall only relocate tenant to a space west of Jewel/Osco and insofar as is reasonably possible, the substitute premises shall have a comparable square foot area and a configuration substantially similar to the premises.	Original Lease
	Restrictions-X	EXHIBIT F PROHIBITED USES Adult bookstore or facility selling or displaying or selling access to pornographic books, literature, websites or videotapes (materials shall be considered adult or pornographic for such purpose if the same are not available for sale or rental to children under 18 years old because they explicitly deal with or depict human sexuality), massage parlor, steam bath, nude modeling, establishment with nude or semi-nude waiters, waitresses or entertainers; Auction or bankruptcy sale; Auditorium, meeting hall, ballroom, school, educational facilities (including but not limited to, beauty schools, barber colleges, reading rooms or libraries), or other place of public assembly; Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; Bingo or similar games of chance, but lottery tickets and other items commonly sold in retail establishments may be sold as an incidental part of business; Bowling alley; Car wash, car repair or car rental agency; Cocktail lounge, bar, disco or night club; Dance hall; Funeral establishment; Gymnasium, health club, exercise or dance studio; Off-track betting (provided that state sponsored lottery tickets shall not be prohibited); Outdoor circus, carnival or amusement park, or other entertainment facility; Outdoor meetings; Pawn shop; Primarily pool or billiard establishment; Refinery; Residential use, including, but not limited to living quarters, sleeping apartments or lodging rooms; Restaurant, including but not limited to, drive-in or drive-through restaurants; Second hand store, auction house, or flea market, army/navy type store-governmental surplus ; Shooting gallery; Skating or roller rink; So called head shop which sells drug paraphernalia; Theater, including but not limited to, X-rated theater; Unemployment agency, service or commission; Video game or amusement arcade, except as an incidental part of another primary business; Any other uses which conflict with the uses of existing tenants. Non-retail use (which shall not prohibit in the Shopping Center such uses commonly referred to as quasi-retail or service retail such as a travel agency, real estate office, accounting service, etc., so long as same do not exceed ten percent (10%) of the Leasable Square Feet of the Shopping Center); or Tenant may not install an Automatic Teller Machine in or on the Premises without the express written consent of Landlord which consent Landlord may deny in its sole discretion.	Original Lease
	Abatement	Rent Abatement: No Minimum Rent and Additional Rent shall be due for the first 60 days of the Extension Period (the "Abatement Days"). (1st Amendment, Sec. 6, Pg. 2)	Original Lease
	Access	Upon providing T with at least two (2) days prior notice, LL reserves the right to, by itself or its duly authorized agents, employees and contractors to go upon and inspect the Premises and every part thereof, to enforce or carry out the provisions of the Lease, at its option to make repairs, alterations and additions to the Premises or the bldg. of which the Premises are a part, to perform any defaulted obligation of T or for any other proper purposes. LL also reserves the right to install or place upon, or affix to the roof and exterior walls of the Premises, equipment, signs, displays, antenna, cables and any other object or structure of any kind, provided the same shall not materially impair the structural integrity of the bldg. or interfere w/ T's occupancy. (Lease, Sec. 7.5(B), Pg. 16)	Original Lease

Assignment/Sublease	Consent: T may not assign the Lease, in whole or in part, nor sublet all or any part of the Premises, nor license concessions or lease departments therein, nor pledge or encumber by mortgage or other instruments any interest in the Lease w/out first obtaining the consent of LL. Profit Sharing: 100.0%. Assignment Fee: \$2000.00. Permitted Assignment: No Lease Provision. Recapture Rights: No Lease Provision. (Lease, Sec. 10.1, Pg. 22-23)	Original Lease
Base Rent	Rent Changeover Day: On or before the first day of each calendar month. Proration: if the RCD is other than the first day of a month, include Minimum Rent for the fractional month on a per diem basis (calculated on the basis of the number of days in that particular month). Lease Year: No Lease Provision. Prepaid Rent: Rent for the first month ("Initial Rent") and the Security Deposit set forth in Section 1.5 A below shall be paid to LL upon execution of the Lease by T. (Lease, Sec. 1.4(D), 4.1, Pg. 2, 5-6)	Original Lease
Brokers	None. (Lease, Sec. 12.1, Pg. 28)	Original Lease
CAM Notes	PRS: T's PRS shall be a fraction = to the RSF of the Premises divided by the total SF of all rentable floor space in the S/C. Denominator Exclusions: LL may exclude from such rentable floor space in the S/C, at LL's option, any portions of the S/C: (i) leased to or used by other parties as major tenants, theaters, restaurants, storage areas, or premises in separate bldgs., where such parties are not required to pay a full PRS of Common Area Expenses, Insurance or Real Estate Taxes, as the case may be, pursuant to a lease or other agreement w/ LL, and (ii) w/ respect to Real Estate Taxes, areas of the S/C for which separate tax bills are received and which are the sole responsibility of separate parties pursuant to a lease or other agreement w/ LL; provided, LL shall also deduct from S/C Expenses or Real Estate Taxes, as the case may be, all amounts received from such excluded parties for Common Area Expenses or Real Estate Taxes. Estimates and its frequency: \$2.07 per year (including Insurance). Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: Not to exceed 15%. CAP and its exclusions: Limited to a maximum increase of up to 5% over the previous year, which excluded Snow and ice removal, utilities, insurance and security. Capital Expense: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease Provision. (1st Amendment, Sec. 5, 12, Pg. 2, 4; Lease, Sec. 4.3(A) (B) (1-2,4), Pg. 6-7)	Original Lease
Co-Tenancy	No Lease Provision	Original Lease
Default	Monetary Default: Failure to pay when due the continuance of nonpayment for five (5) days after such installments is due. Non-Monetary Default: W/in 20 days after written notice and demand from LL. (Lease, Sec. 11.1, Pg. 25)	Original Lease
Estoppel	TT agrees to execute, acknowledge and deliver all documents required to effectuate w/in seven (7) days after request thereof by LL. (Lease, Sec. 10.2(C), Pg. 24).	Original Lease
Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	Guarantor: Kevin Navarro Limitation: Guarantor hereby absolutely, unconditionally and irrevocably guarantees to the LL the full and punctual performance and observance by T of all of the terms, conditions, covenants and obligations to be performed and observed by T under the Lease and any month-to-month tenancy created as a result of T holding over after the expiration or termination of the Lease including, w/out limitation, the payment as and when due, whether by acceleration or otherwise, of all Minimum Rent and Additional Rent (both as defined in the Lease) and any other sum payable by T under the Lease. (Lease, Sec. Exh. E, Pg. 42)	Original Lease
Holdover	W/out LL Consent: Shall construed MTM Tenancy, cancelable by either LL or T upon 30 days notice, and 150% of the total Minimum Rent and 100% Additional rent as existed during the last year of the term. (Lease, Sec. 3.4, Pg. 5)	Original Lease
Insurance	PRS: T's PRS shall be a fraction = to the RSF of the Premises divided by the total SF of all rentable floor space in the S/C. Denominator Exclusions: LL may exclude from such rentable floor space in the S/C, at LL's option, any portions of the S/C: (i) leased to or used by other parties as major tenants, theaters, restaurants, storage areas, or premises in separate bldgs., where such parties are not required to pay a full PRS of Common Area Expenses, Insurance or Real Estate Taxes, as the case may be, pursuant to a lease or other agreement w/ LL, and (ii) w/ respect to Real Estate Taxes, areas of the S/C for which separate tax bills are received and which are the sole responsibility of separate parties pursuant to a lease or other agreement w/ LL; provided, LL shall also deduct from S/C Expenses or Real Estate Taxes, as the case may be, all amounts received from such excluded parties for Common Area Expenses or Real Estate Taxes. Estimates and its frequency: \$2.07 per year (including Insurance). Payable Monthly. Base Year: No Lease Provision. Admin Fee: Not to exceed 15%. CAP and its exclusions: Excluded. Exclusion: No Lease Provision. Reconciliation Deadline: After the end of each calendar year, and following receipt of billings for Real Estate Taxes and Insurance, LL shall supply T w/ a summary of all costs and expenditures as enumerated above and a determination of T's PRS. In the event the amount billed to T shall be less than its PRS, the same shall be paid as Additional Rent w/in 30 days after notice of such determination. Audit Right: No Lease Provision. (1st Amendment, Sec. 5, 12, Pg. 2, 4; Lease, Sec. 4.3(A) (B) (1-2,4), C), Pg. 6-7)	Original Lease
Landlord Work	T accepts the Premises in its current as-is condition. LL has made no representations or warranties as to the condition of the Premises. (Lease, Sec. Exhibit C-1, Pg. 36)	Original Lease
Late Fee	Late charge: T covenants and agrees that all sums to be paid under the Lease, if not paid when due, T further agrees that for each calendar month, that the Rent is not paid to LL w/in ten (10) days of the due date as provided herein above, T shall promptly pay to LL a late fee equal to the greater of \$50.0 or ten (10%) percent of the monthly Rent. Interest: T shall bear interest on the unpaid portion thereof at the per annum rate equal to the lesser of 18% or the maximum rate permitted by law from the date when due but not more than the highest legal rates. NSF Charge: T shall pay to LL \$50.00 dollars for each of T's checks returned to LL unpaid by T's bank. (Lease, Sec. 4.4(C), Pg. 7-8)	Original Lease
List of Documents	(i) Lease Agreement dated 12/01/2008; (ii) 1st Amendment dated 03/14/2013; (iii) Possession Letter dated 08/29/2013. iv) Tenant Termination form 12/31/2018. (Termination Form)	Original Lease

LL Maintenance	LL shall, subject to T's reimbursement as provided in Section 4.3 herein, maintain in good repair the exterior walls, roof, and sidewalks located on the S/C. T agrees that it will not permit or authorize any person to go onto the roof of the bldg of which the Premises are a part w/out the prior written consent of LL. Said consent will be given only upon LL's satisfaction that any repairs necessitated as a result of T's action will be made by T, at T's expense, and will be made in such a manner so as not to invalidate any guarantee relating to said roof. LL shall not be required to make any repairs to the exterior walls, roof, and sidewalks unless and until T has notified LL in writing of the need of such repairs and LL shall have had a reasonable period of time thereafter to commence and complete said repairs. LL may at its sole discretion arrange for a maintenance contract of all roof structures, the cost of which shall be T's responsibility as to T's PRS thereof. T shall pay, as Additional Rent to LL, its PRS of the cost of said repairs and maintenance incurred by LL. (Lease, Sec. 6.3, Pg. 10-11)	Original Lease
Miscellaneous	No Lease Provision	Original Lease
OEA Notes	No Lease Provision	Original Lease
Outparcel Restriction	No Lease Provision	Original Lease
Overtime HVAC	No Lease Provision	Original Lease
Parking	T and its employees may not park in any portion of the parking area except that portion thereof designated or which may hereafter be designated as "Employees' Parking Area". Upon request of the LL, T will furnish to LL the license numbers of any automobiles belonging to T or its employees and in the event any of such vehicles shall be parked in areas other than those designated for employee parking, the T shall pay to LL forth/ on demand an amount equal to \$10.00 per day of each day that such vehicles shall be parked in such non-designated areas. (Lease, Sec. 7.2, Pg. 14-15).	Original Lease
Penalty for Violating Exclusive	T shall have no remedy for a violation of T's Exclusive Right including, but not limited to, any right of offset, rent reduction or license termination if all of the following occur: 1. Another tenant or occupant in the S/C violates a provision of its lease or license agreement regarding its premises, which provision either does not permit or specifically prohibits a use ("Prohibited Use") that violates T's Exclusive Use; and 2. LL provides notice of the lease or license agreement violation to such other tenant or occupant; and 3. LL commences an action (or arbitration, if required by such lease or license agreement) against such other tenant or occupant, and thereafter uses good faith efforts to enforce its rights under such lease or license agreement and to obtain Judicial Relief. (Lease, Sec. R-1, Pg. 49)	Original Lease
Percentage Rent Information	No Lease Provision	Original Lease
Permitted Use	T shall use the Premises for the operation of an insurance office, and for no other purposes whatsoever. (Lease, Sec. 1.7(A), 7.1, Pg. 3, 14)	Original Lease
Premises Notes	Premises of 1,200 SF of gross floor area. (1st Amendment, Sec. 2, Pg. 1)	Original Lease
Prohibited Use	(i) Adult bookstore or facility selling or displaying or selling access to pornographic books, literature, websites or videotapes (materials shall be considered "adult" or "pornographic" for such purpose if the same are not available for sale or rental to children under 18 years old because they explicitly deal w/ or depict human sexuality), massage parlor, steam bath, nude modeling, establishment w/ nude or semi-nude waiters, waitresses or entertainers; (ii) Auction or bankruptcy sale; (iii) Auditorium, meeting hall, ballroom, school, educational facilities (including but not limited to, beauty schools, barber colleges, reading rooms or libraries), or other place of public assembly; (iv) Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; (v) Bingo or similar games of chance, but lottery tickets and other items commonly sold in retail establishments may be sold as an incidental part of business; (vi) Bowling alley; See Lease for complete details. (Lease, Sec. Exhibit F, Pg. 46)	Original Lease
Promotion Fund	No Lease Provision	Original Lease
Radius Restrictions	Neither T nor any person, firm, or corporation directly or indirectly affiliated w/ T nor T's franchisers, subsidiaries, parents, partners or shareholders (in a closely held corporation) shall conduct any commercial establishment w/in three (3) miles (measured in a straight line in all directions from the S/C) of the S/C during the Term hereof. (Lease, Sec. 7.1, Pg. 14)	Original Lease
REA Notes	No Lease Provision	Original Lease
Real estate Tax	PRS: T's PRS shall be a fraction = to the RSF of the Premises divided by the total SF of all rentable floor space in the S/C. Denominator Exclusions: LL may exclude from such rentable floor space in the S/C, at LL's option, any portions of the S/C: (i) leased to or used by other parties as major tenants, theaters, restaurants, storage areas, or premises in separate bldgs., where such parties are not required to pay a full PRS of Common Area Expenses, Insurance or Real Estate Taxes, as the case may be, pursuant to a lease or other agreement w/ LL, and (ii) w/ respect to Real Estate Taxes, areas of the S/C for which separate tax bills are received and which are the sole responsibility of separate parties pursuant to a lease or other agreement w/ LL; provided, LL shall also deduct from S/C Expenses or Real Estate Taxes, as the case may be, all amounts received from such excluded parties for Common Area Expenses or Real Estate Taxes. Estimates and its frequency: \$5.30 per year (including Insurance). Payable Monthly. Base Year: No Lease Provision. Admin Fee: Not to exceed 15%. CAP and its exclusions: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: After the end of each calendar year, and following receipt of billings for Real Estate Taxes and Insurance, LL shall supply T w/ a summary of all costs and expenditures as enumerated above and a determination of T's PRS. In the event the amount billed to T shall be less than its PRS, the same shall be paid as Additional Rent w/in 30 days after notice of such determination. Audit Right: No Lease Provision. (1st Amendment, Sec. 5, 12, Pg. 2, 4; Lease, Sec. 4.3(A) (B) (1-2,4), C), Pg. 6-7)	Original Lease
Sales Kickout	No Lease Provision	Original Lease

Security Deposit	Amount: \$692.08. Return and Interest: Upon yielding of the Premises at the termination of the Lease, and provided no default has occurred, LL shall use its reasonable efforts to return the Security Deposit to the T w/in 45 days of the termination of the Lease. No interest shall be payable on the Security Deposit. Reduction/Increase: No Lease Provision. (Lease, Sec. 1.5, 5.1, Pg. 2, 9)	Original Lease
Signage	Consent: T shall not place, alter, exhibit, inscribe, paint, or affix any sign, awning, canopy, advertisement, notice or other lettering on any part of the outside of the Premises or of the bldg of which the Premises is a part, or inside the Premises if visible from the outside, w/out first obtaining the LL's written approval thereof, and T further agrees to maintain such sign, awning, canopy, decoration, advertising matter, lettering, etc., as may be approved in good condition and repair at all times, and repair all damage to the Premises that is caused by the installation, maintenance or removal of such signs, lettering, etc. Signage Rights: T shall be allowed half of the signage panel on the eastern wall of the S/C. All signs shall comply w/ the sign criteria provided by LL in Exhibit D, and T shall be obligated to install at least one sign in conformance with, as well as any additional signs required by, such sign criteria. All signs shall comply w/ applicable ordinances or other governmental restrictions and the determination of such requirements and the prompt compliance there/ shall be the responsibility of the T. Pylon Sign: No Lease Provision. (1st Amendment, Sec. 13, Pg. 4; Lease, Sec. 6.5, Pg. 11)	Original Lease
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease
Subordination	The Lease is subordinate to any and all leases, mortgages or deeds of trust hereinafter placed upon the S/C, now or in the future, or any part thereof; and to all future modifications, consolidations, replacements, extensions and renewals of, and all amendments and supplements to said leases, mortgages or deeds of trust. (Lease, Sec. 10.2(B), Pg. 24).	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	No Lease Provision	Original Lease
Tenant's Insurance Requirement	T shall procure insurance for its operations as follows: (i) Liability Insurance: W/ limits of not less than \$1,000,000.00 including a per location occurrence and \$2,000,000.00 general aggregate, per location and Fire Legal Liability Insurance in amounts sufficient to cover the replacement costs of the Premises and loss of the use thereof. (ii) Worker's Compensation Insurance: In amounts, not less than those required by applicable law. (iii) Employee's Liability Insurance: In amounts, not less than \$500,000 for each accident, \$500,000 for Diseases - Each Employee, and \$500,00 for Disease - Policy Limit. (iv) Umbrella or Excess Liability: W/ limits not less than \$3,000,000.00 in excess of the CGL insurance. (v) Dram shop/Liquor Liability Insurance: W/ a minimum limit of \$1,000,000.00 per occurrence. (vi) Automobile Insurance: Not less than \$1,000,000 for bodily injury to any one person, and \$1,000,000 for property damage for each accident. (vii) Physical Damage Insurance: No greater than \$10,000. (viii) Plate Glass Insurance: T shall keep and maintain in force during the Term hereof, plate glass insurance upon windows and doors in the Premises. (vii) Extra expense and business interruption insurance: W/ limits not less than 12 months of Minimum Rent and Additional Rent and naming LL as loss payee. (viii) Boiler machinery Insurance: An amount = value of mechanical equipment. Additional Insureds: All insurance policies required of T in the Lease shall be in the name of T, and shall name LL, and, upon request, any other party named by LL w/ an interest in the Lease, as an additional insured for claims arising from the acts or omissions of T or its employees. Cancellation: 30 days prior written notice to the named insureds. (Lease, Sec. 8.1(D)(E), Pg. 18-20)	Original Lease
Term Notes	Termination Date: 12/31/2018. Vacate Date: 01/07/2019. (Termination Form) CD: Commencement of Term shall occur upon delivery of possession to T. RCD: RCD shall be the date on which LL delivers possession of the Premises to T. ED: Termination of Lease shall be on the last day of the month which is five (5) years and four (4) months after the first day of the first full month following the RCD. (Lease, Sec. 1.3, Pg. 1-2)	Original Lease
TT Maintenance	T shall keep and maintain in good order, condition and repair the Premises and every part thereof and any and all appurtenances hereto located, including, but w/out limitation, the exterior and interior portion of all doors, door checks, windows, plate glass, store front, all plumbing and sewage facilities w/in the Premises including free flow up to the main sewer line, fixtures, heating and air conditioning and electrical systems, walls, floors and ceilings, motors applicable to the Premises, and all alterations, improvements and installations made by T under the terms of the Lease and any exhibits thereto, any repairs required to be made in the Premises due to burglary of the Premises or other illegal acts on the Premises or any damage to the Premises caused by a strike involving the T or its employees. T shall maintain and bear the expense of the light fixtures and bulbs, air-conditioning units and filters, janitorial services, interior pest control, and the like. (Lease, Sec. 6.9, Pg. 13)	Original Lease
Utilities	Premises: TT shall be responsible for and shall pay for all utilities used or consumed in or upon the Premises, and all sewer charges, as and when the charges therefor shall become due and payable. Non Separately Metered: In the event any utility or utility services (such as water or sewage disposal) are not separately metered or assessed to TT or are otherwise furnished to TT for which LL is billed directly or for which a lien could be filed against the Premises or any portion thereof, TT shall at LL's request pay the cost thereof to LL or any proration of such cost attributable to the Premises as determined by LL in LL's sole and absolute discretion as and when the charges thereof become due and payable; otherwise, TT shall deliver original receipt bills to LL not less than 30 days after the same are due and payable without interest or penalty. In no event shall LL be liable for any interruption or failure in the supply of any utilities to the Premises. (Lease, Sec. 4.6, Pg. 6, 8)	Original Lease

Contacts					
Role	Company	Name	Address	Phone	Email
Billing	Kevin Navarro - State Farm Insurance	Kevin Navarro - State Farm Insurance	223 E. Irving Park Road,Streamwood,IL 60107	(847) 630-1069 x (Office)	kevin@kevinnavarroagency.com
CAM		Kevin Navarro - State Farm Insurance	223 E. Irving Park Road,Streamwood,IL 60107	(847) 630-1069 x (Office)	kevin@kevinnavarro.com
Commercial Cafe Contact	Kevin Navarro - State Farm Insurance	Kevin Navarro - State Farm Insurance	No address Listed		kevin@kevinnavarroagency.com
Emergency Contact Name		A/P Contact Name	No address Listed	(847) 630-1069 x (Office)	
Gross Sales		Kevin Navarro Insurance Agency	223 W. Irving Park Road, Unit 009,Streamwood,IL 60107		
Guarantor		Kevin Navarro	660 Castlewood Drive,Streamwood,IL 60107		kevin@kevinnavarro.com
Notice1		State Farm Insurance	223 Irving Park Rd,Streamwood,IL 60107		kevin@kevinnavarro.com
Store Contact		Kevin Navarro	No address Listed	(630) 372-0011 x (Office)	kevin@kevinnavarroagency.com
Taxes	Kevin Navarro - State Farm Insurance	Kevin Navarro - State Farm Insurance	223 E. Irving Park Road,Streamwood,IL 60107	(847) 630-1069 x (Office)	kevin@kevinnavarro.com

Lease : Starlite Media LLC (t0003188)

Lease Information

Name	Starlite Media LLC	Status	Past
DBA	Starlite Media	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	MAILING/PACKAGING/SIGNS/POSTAL
Location	Woodland Heights	Contract Area	0.00 (GLA)
Customer	Starlite Media	Area	(GLA)
Legal Entity	usall001	Annual Rent	0.00
Base Currency	usd	Rent Per Area	0.00
Primary Contact		Deposit	0.00
Name	Starlite Media LLC	Lease Term	From 3/4/2019 To 4/28/2019
Office Phone			
Cell Phone			
E-Mail			

Space

Unit	Building	Floor	Area	Amendment Type
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Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt Amt	Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
ancl	Ancillary Income	3/4/2019	4/28/2019	500.00	Annual	Annual	Flat Amt	usd	0.00	0.00	0.00 / Yr	0.00	Original Lease	028
sign	Signage	3/4/2019	4/28/2019	0.00	Annual	Annual	Flat Amt	usd	0.00	0.00	0.00 / Yr	0.00	Original Lease	028

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
ancl	Ancillary Income	3/4/2019	4/28/2019								Original Lease	028
sign	Signage	3/4/2019	4/28/2019								Original Lease	028

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	Signage Agreement	Activated	1	3/4/2019	4/28/2019	028

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Termination	Active		4/28/2019	4/23/2019	LL Termination Option	Original Lease

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Abatement	No Lease Provision	Original Lease
	Access	No Lease Provision	Original Lease
	Assignment/Sublease	No Lease Provision	Original Lease
	Base Rent	In consideration of allowing SL to install and maintain the Signs at the Centers during the Term, Starlite Media LLC agrees to pay IRC a total of \$3,500.00 (\$3,500/7=\$500) for all the Signs installed at the Centers. The payment will be due and payable by Starlite Media LLC to IRC on or before 05/01/2019 and such payment shall be pro-rated in the event any Signs are removed during the Term as required in this Agreement. (Sign Lease, Sec. 4, Pg. 2)	Original Lease
	Brokers	No Lease Provision	Original Lease
	CAM	No Lease Provision	Original Lease
	Co-Tenancy	No Lease Provision	Original Lease
	Default	No Lease Provision	Original Lease
	Estoppel	No Lease Provision	Original Lease
	Exclusivities-X	No Lease Provision	Original Lease
	Go Dark Right	No Lease Provision	Original Lease
	Guar/L.C./Indem.	No Lease Provision	Original Lease
	Holdover	No Lease Provision	Original Lease
	Insurance	No Lease Provision	Original Lease
	Landlord Restrictions	No Lease Provision	Original Lease
	Landlord Work	Starlite Media LLC accepts each Center "AS IS" in its physical condition, and IRC shall not be obligated to make any installations, do any work, make any alterations, repairs, replacements or improvements to allow Starlite Media LLC to install the Signs. Starlite Media LLC shall maintain and clean the Signs and make any repairs necessary to keep them in good order and appearance. Starlite Media LLC 's work shall not interfere w/ the operation of any business at each Center or violate the terms and restrictions of any lease or easement agreement in each Center. Starlite Media LLC agrees to indemnify and hold IRC harmless from and against any claims arising out of this Agreement or related to Starlite Media LLC 's placement and maintenance of the Signs at the Centers. IRC shall have the right to terminate this Agreement at any time upon 5 days' notice to Starlite Media LLC as to any Signs or Centers if any tenant objects to the placement of a Sign and IRC cannot resolve the tenant's objection to permit the Signs to remain at the Center. (Sign Lease, Sec. 5, Pg. 2)	Original Lease
	Late Fee	No Lease Provision	Original Lease
	List of Documents	1. Pole Wrap Sign Placement Agreement dated 02/22/2019. (Sign Lease) 2. Email dated 06/24/2019. 3. Tenant Termination Form dated 06/24/2019. (Termination Form)	Original Lease
	LL Maintenance	No Lease Provision	Original Lease
	Miscellaneous	No Lease Provision	Original Lease
	OEA Notes	No Lease Provision	Original Lease
	Outparcel Restriction	No Lease Provision	Original Lease
	Overtime HVAC	No Lease Provision	Original Lease
	Parking	No Lease Provision	Original Lease
	Penalty for Violating Exclusive	No Lease Provision	Original Lease
	Percentage Rent Information	No Lease Provision	Original Lease
	Permitted Use	Permitting SL to install and maintain on a temporary basis double sided light pole wrap advertising signs (the "Signs") at select IRC S/C, pursuant to the terms of the Agreement. The Signs will be used by Starlite Media LLC to advertise a new Kellogg's Rice Krispies Treats Poppers. Any different product advertisement must be approved by IRC prior to installation. (Sign Lease, preamble, Sec. 1, Pg. 1)	Original Lease
	Premises Notes	No Lease Provision	Original Lease
	Prohibited Use	No Lease Provision	Original Lease
	Promotion Fund	No Lease Provision	Original Lease
	Radius Clause	No Lease Provision	Original Lease
	REA Notes	No Lease Provision	Original Lease

Real Estate Tax	No Lease Provision	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	No Lease Provision	Original Lease
Signage	IRC hereby grants Starlite Media LLC to install and maintain the Signs on the light poles in the parking lot of select IRC owned retail shopping centers during the Term. The Signs will be non-illuminated. Permitting and installation of the Signs at the Center shall be at Starlite Media LLC, sole cost and expense. A total of 35 Signs will be installed at the designated Centers. Starlite Media LLC, at its sole cost and expense, shall remove the Signs from the Centers w/in 10 days after the end of the Term and repair any damage caused by such removal, reasonable wear and tear excepted. SL will provide IRC with at least 24 hours' notice prior to the installation of the Signs. (Sign Lease, Sec. 1, 2, Pg. 1)	Original Lease
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease
Subordination	No Lease Provision	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allowance	No Lease Provision	Original Lease
Tenant Maintenance	SL shall maintain and clean the Signs and make any repairs necessary to keep them in good order and appearance. (Sign Lease, Sec. 5, Pg. 2)	Original Lease
Tenant Restrictions	No Lease Provision	Original Lease
Tenant's Insurance Requirement	Starlite Media LLC shall maintain insurance coverage insuring it against claims, demands or actions resulting from the work performed at the Centers as follows: (i) commercial liability insurance w/ limits of not less than \$1,000,000.00 for any one occurrence, and a per project aggregate amount of not less than \$5,000,000.00. Said coverage shall include provisions for blanket contractual liability, personal injury, death and broad form property damage; (ii) for damage to property in an amount of not less than \$500,000.00; (iii) worker's compensation and occupational disease insurance in form and amounts as required by applicable law and Employer's Liability insurance in an amount of not less than \$ 1,000,000.00, and (iv) automobile liability insurance on any vehicle used by Starlite Media LLC in the performance of the services specified w/ combined single limit coverage of not less than \$1,000,000. IRC shall be named as an additional insured on such insurance policies, and copies of certificates of insurance shall be provided to IRC prior to the commencement of any work. Starlite Media LLC shall require all contractors or subcontractors to carry the insurance as required, or in the alternative, Starlite Media LLC may provide the required coverage for all of its contractors and subcontractors, and if, so, the evidence of insurance submitted shall so stipulate and adhere to the same requirements and conditions as outlined. Evidence of insurance of contractors and subcontractors shall be provided to IRC prior to commencement of any work to be performed by such contractor or subcontractor. (Sign Lease, Sec. 3, Pg. 1-2)	Original Lease
Term Notes	Term expired on 04/28/2019. (Termination Form)	Original Lease
	LCD: 03/04/2019. RCD: 03/04/2019. (Sign lease reflects tenant pays the onetime charge on or before 05/01/2019, however lease ends on 04/28/2019, hence abstract as per PI comment reflects RCD commencement date as 03/04/2019 till 04/28/2019 and given bill month as 04/2018) LED: 04/28/2019. (Sign Lease, Sec. 2, Pg. 1)	
Utilities	No Lease Provision	Original Lease

Contacts					
Role	Company	Name	Address	Phone	Email
Billing		Starlite Media LLC	118 E. 28th Street, Suite 601,New York,NY 10016		
Commercial Cafe Contact		Starlite Media LLC	No address Listed		
Notice		Starlite Media LLC	118 E. 28th Street, Suite 601,New York,NY 10016		

Lease : Ion Nutrition, Inc. (t0003190)

Lease Information

Name	Ion Nutrition, Inc.	Status	Past
DBA	Ion Nutrition	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	NUTRITION SHOPS/DIET CENTERS
Location	Woodland Heights	Contract Area	0.00 (GLA)
Customer	Ion Nutrition	Area	(GLA)
Legal Entity	usall001	Annual Rent	0.00
Base Currency	usd	Rent Per Area	0.00
		Deposit	0.00
Primary Contact		Lease Term	From 2/18/2016 To 5/31/2018
Name	Steve Hill		
Office Phone			
Cell Phone			
E-Mail	ncervone@ionnu.com		

Space

Unit	Building	Floor	Area	Amendment Type
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Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt	Amt Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
brgl	Base Rent - Gross Lease	2/18/2016	3/18/2016	1,000.00	Monthly	Monthly	Flat Amt	usd		2,750.00	0.36 / Mo	0.00	Original Lease	018
brgl	Base Rent - Gross Lease	3/19/2016	3/31/2017	1,000.00	Monthly	Monthly	Flat Amt	usd		2,750.00	0.36 / Mo	0.00	Original Lease	018
brgl	Base Rent - Gross Lease	4/1/2017	4/30/2018	1,000.00	Monthly	Monthly	Flat Amt	usd	0.00	2,750.00	0.36 / Mo	0.00	Original Lease	018
brgl	Base Rent - Gross Lease	5/1/2018	5/31/2018	1,000.00	Monthly	Monthly	Flat Amt	usd	0.00	2,750.00	0.36 / Mo	0.00	HoldOver	018
rcbo	Rental Conc - Buildout	2/18/2016	3/18/2016	-1,000.00	Monthly	Monthly	Flat Amt	usd		2,750.00	-0.36 / Mo	0.00	Original Lease	018

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brgl	Base Rent - Gross Lease	5/1/2018	5/31/2018								HoldOver	018
brgl	Base Rent - Gross Lease	3/19/2016	3/31/2017								Original Lease	018
brgl	Base Rent - Gross Lease	4/1/2017	4/30/2018								Original Lease	018
brgl	Base Rent - Gross Lease	2/18/2016	3/18/2016								Original Lease	018
rcbo	Rental Conc - Buildout	2/18/2016	3/18/2016								Original Lease	018

Recovery

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
HoldOver	018	Z-CAM	u14c	Water	5/1/2018		12		0.00	0.00	0.00	0.00	0.00
Anchor	Anchor Deduction	Anchor Group			CAP Inc %			Recovery Factor %	Numerator		Denominator		
N	N				0.00			0.00	GLA		Water G/U Excl. #1-10 - 01		

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	Original Lease	Superseded	27	2/18/2016	4/30/2018	018
HoldOver	MTM	Superseded	0	5/1/2018	5/31/2018	018

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Termination	Expired		3/31/2018	3/31/2018	Right to Terminate (Landlord)	Original Lease

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
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Restrictions-X

Exhibit B - Rules AND Regulations 1. Tenant shall advise and cause its vendors to deliver all merchandise before noon on Mondays through Fridays, not at other times. 2. All deliveries are to be made to designated service or receiving area and Tenant shall request delivery trucks to approach their service or receiving areas by designated service routes and drives. 3. Tractor-trailers which must be unhooked or parked must use steel plates under dolly wheels to prevent damage to the asphalt paving surface. In addition, wheel blocking must be available for use. Tractor trailers are to be removed from the loading areas after unloading. No parking or storing of such trailers will be permitted in the Shopping Center. 4. Tenant shall not dispose of the following items in sinks or commodes: plastic products (plastic bags, straws, boxes); sanitary napkins; tea bags, cooking fats, cooking oils; any meat scraps or cutting residue; petroleum products (gasoline, naphtha, kerosene, lubrication oils); paint products (thinner, brushes); or any other time which the same are not designed to receive. 5. Tenant shall not permit or suffer any advertising medium to be placed on exterior walls or windows, on the sidewalks or on the parking lot areas or light poles. No permission, expressed or implied, is granted to exhibit or display any banner, pennant, sign and trade or seasonal decoration of any size, style or material within the Shopping Center, outside the Premises. 6. Tenant shall not permit or suffer the use of any advertising medium which can be heard or experienced outside of the Premises, including, without limiting the generality of the foregoing flashing lights, searchlights, loud speakers, phonographs, radios, or television. No radio, television, or other communication antenna equipment or device is to be mounted, attached, or secured to any part of the roof, exterior surface, or anywhere outside the Premises, unless Landlord has previously given its written consent. 7. Tenant shall not permit or suffer any portion of the Premises to be used for lodging or extended stay purposes. 8. Tenant shall not, in or on any part of the Common Area: (a) Vend, peddle or solicit orders for sale or distribution of any merchandise, device, service, periodical, book, pamphlet or other matter whatsoever; (b) Exhibit any sign, placard, banner, notice or other written material, except for activities as approved in writing by Landlord; (c) Distribute any circular, booklet, handbill, placard or other material, except for activities as approved in writing by Landlord; (d) Solicit membership in any organization, group or association or contribution for any purpose; (e) Create a nuisance; (f) Throw, discard or deposit any paper, glass or extraneous matter of any kind except in designated receptacles, or create litter or hazards of any kind; (g) Deface, damage or demolish any sign, light standard or fixture, landscaping materials or other improvement within the Shopping Center, or the property of customers, business invitees or employees situated within the Shopping Center. 9. Tenant shall not locate furnishings or cabinets adjacent to mechanical or electrical access Panels or over air-conditioning outlets so as to prevent operating personnel from servicing such units as routine or emergency access may require. Cost of moving such furnishings for Landlords access will be at Tenants cost. The lighting and air conditioning equipment of the Shopping Center will remain in the exclusive control of the building designated personnel. 10. Tenant shall comply with parking rules and regulations as may be posted and/or distribution from time to time. 11. Prior written approval, which shall be at Landlords sole discretion, must be obtained for installation of window shades, blinds, drapes or any other window treatment of any kind whatsoever. 12. Tenant shall keep the Leased Premises at a temperature compatible with comfortable occupancy during business hours and at all times sufficiently high to prevent freezing of water in pipes and fixtures. 13. Tenant shall keep the signs, exterior lights and display window lights of the Leased Premises lighted each and every day of the Term during the hours designated by landlord. 14. No animals shall be brought into or kept in or about the Shopping Center other than as handicap aids. 15. In the event any violation of any of the above rules and regulations continues after five (5) days following written notice to Tenant of such violation, beginning on such fifth day Tenant shall be in default of lease. In addition to all other remedies of Landlord provided in the Lease for default by Tenant pay liquidated damages of One Hundred Dollar (\$100.00) per day for each day such violation continues. 16. Tenant shall not use the premises in violation of the following prohibited uses: (a) Adult bookstore or facility selling or displaying or selling access to pornographic books, literature, websites or videotapes (materials shall be considered adult or pornographic for such purpose if the same are not available for sale or rental to children under 18 years old because they explicitly deal with or depict human sexuality), massage parlor, steam bath, nude modeling, establishment with nude or semi-nude waiters, waitresses or entertainers; (b) Auction or bankruptcy sale; (c) Auditorium, meeting hall, ballroom, school, educational facilities (including but not limited to, beauty schools, barber colleges, reading rooms or libraries), or other place of public assembly; (d) Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; (e) Bingo or similar games of chance, but lottery tickets and other items commonly sold in retail establishments may be sold as an incidental part of business; (f) Bowling alley; (g) Car wash, car repair or car rental agency; (h) Cocktail lounge, bar, disco or night club; (i) Dance hall; (j) Funeral establishment; (k) Gymnasium, health club, exercise or dance studio; Off-track betting (provided that state sponsored lottery tickets shall not be prohibited); (l) Outdoor circus, carnival or amusement park. or other entertainment facility, (m) Outdoor meetings; (n) Pawn shop; (o) Primarily pool or billiard establishment; (p) Refinery; (q) Residential use, including, but not limited to living quarters, sleeping apartments or lodging rooms; (s) Restaurant, including but not limited to, drive-in or drive-through restaurants; (t) Second hand store, auction house, or flea market, army/navy type store-governmental surplus; (u) Shooting gallery; (v) Skating or roller rink; (w) So called head shop which sells drug paraphernalia; (x) Theater, including but not limited to, X-rated theater; (y) Unemployment agency, service or commission; (z) Video game or amusement arcade, except as an incidental part of another primary business; (aa) Any other uses which conflict with the uses of existing tenants; (bb) Non-retail use (which shall not prohibit in the Shopping Center such uses commonly referred to as quasi-retail or service retail such as a travel agency, real estate office, insurance agency, accounting service, etc., so long as same do not exceed ten percent (10%) of the Leasable Square Feet of the Shopping Center); (cc) Tenant may not install an Automatic Teller Machine in or on the Premises without the express written consent of Landlord which consent Landlord may deny in its sole discretion. Except as otherwise provided herein, Landlord reserves the right to modify or rescind any of these rules and regulations and to make such other or further reasonable rules and regulations as it deems in its reasonable judgment shall from time to time be necessary or advisable for the operation of the Shopping Center, which rules and regulations shall be binding upon each such tenant in the Shopping Center upon their notification of said further rules and regulations.

Original Lease

Abatement	No Lease Provision	Original Lease
Access	No Lease Provision	Original Lease
Assignment/Sublease	The Lease may not be assigned or otherwise transferred, or the Premises sublet. (Lease, Sec. 15, Pg. 4)	Original Lease
Base Rent	Rent Changeover Day: On the first day of each month. Proration: No Lease Provision Lease Year: No Lease Provision Prepaid Rent: 2 months Gross Rent in the amount of \$2,000.00 is due upon Lease Execution. (Lease, Sec. 1, Pg. 1)	Original Lease
Brokers	No Lease Provision	Original Lease
CAM Notes	No Lease Provision	Original Lease
Co-Tenancy	No Lease Provision	Original Lease
Default	Monetary: Non-payment for 5 days. Non-Monetary: W/in 20 days after written notice from LL. (Lease, Sec. 13, Pg. 3)	Original Lease
Estoppel	No Lease Provision	Original Lease
Exclusives	No Lease Provision	Original Lease
Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	No Lease Provision	Original Lease
Holdover	No Lease Provision	Original Lease
Insurance	No Lease Provision	Original Lease
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Work	LL will deliver the Premises in "as-is" current condition, w/ the following exceptions: All mechanical systems, including the existing HVAC system, including all ductwork diffusers, return air vents and thermostats, shall be tendered in working order. LL will deliver the Premises "broom-clean" and free of trash and/or debris. Other Than the foregoing Tenant accepts the Premises in its current as-is condition and Landlord has made no other representations or warranties as to the condition of the Premises. (Lease, Sec. 8, Pg. 2)	Original Lease
Late Fee	Late Charge: W/in 5 days after due date, T shall pay to LL a late charge equal to \$250.00 plus any attorneys' fees incurred by LL by reason of T's failure to pay Rent and/or any other charge when due. Interest: No Lease Provision. NSF Charge: No Lease Provision. (Lease, Sec. 3, Pg. 1)	Original Lease
List of Documents	1) Shopping Center Lease Agreement - Short Term dated 02/08/2016. 2) Letter dated 02/18/2016, Acceptance of Possession of the Premises. 3) Lease Amendment dated 06/01/2017, Lease Term extended for 1 year from 04/01/2017 to 03/31/2018. 4) Email dated 04/26/2018; changes T status to MTM. 5) Email dated 05/24/2018.	Original Lease
LL Maintenance	No Lease Provision	Original Lease
Miscellaneous	No Lease Provision	Original Lease
OEA Notes	No Lease Provision	Original Lease
Outparcel Restriction	No Lease Provision	Original Lease
Overtime HVAC	No Lease Provision	Original Lease
Parking	No Lease Provision	Original Lease
Penalty for Violating Exclusive	No Lease Provision	Original Lease
Percentage Rent Information	Percentage Rent rate: No Lease Provision Breakpoint Type: No Lease Provision Sales Report Frequency: 5 days after the end of each calendar month during the Lease Term, T shall submit to LL an, written statement. T shall pay to LL as liquidated damages, the sum of \$50.00 for each such statement which is not delivered to the LL on or before the due date. Payment Frequency: No Lease Provision Sales Exclusions: Gross Receipts shall not include the amount of any sales or use tax levied directly on sales and collected from customers and paid by T, provided that specific record is made at the time of each sale of the amount of such sales or use tax and the amount is separately charged to the customer. Recapture Rights: No Lease Provision Audit Right: No Lease Provision (Lease, Sec. 2, 4, Pg. 1-2)	Original Lease
Permitted Use	Vitamin and nutrition shop and Fitness Studio, not in violation of the Rules and Regulations. (Lease, Pg. 1)	Original Lease
Premises Notes	SF: 2,750 SF. (Lease, Pg. 1)	Original Lease
Prohibited Use	T shall not use the premises in violation of the following prohibited uses: (a) Adult bookstore or facility selling or displaying or selling access to pornographic books, literature, websites or videotapes (materials shall be considered "adult" or "pornographic" for such purpose if the same are not available for sale or rental to children under 18 years old because they explicitly deal w/ or depict human sexuality), massage parlor, steam bath, nude modeling, establishment w/ nude or semi-nude waiters, waitresses or entertainers; (b) Auction or bankruptcy sale; (c) Auditorium, meeting hall, ballroom, school, educational facilities (including beauty schools, barber colleges, reading rooms or libraries), or other place of public assembly; (d) Automobile sale, leasing, repair or display establishment or used car lot including body repair facilities. See Lease for complete details. (Lease, Exhibit B Sec. 16, Pg. 7)	Original Lease
Promotion Fund	No Lease Provision	Original Lease
Radius Restrictions	No Lease Provision	Original Lease
REA Notes	No Lease Provision	Original Lease

Real estate Tax	No Lease Provision	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	Amount: \$1,000.00. Return and Interest: Upon yielding of the Premises at the termination of the Lease, Security Deposit shall be returned to the T, w/out interest. Reduction/Increase: No Lease Provision. (Lease, Sec. 5, Pg. 2)	Original Lease
Signage	Consent: T shall not place, alter, exhibit, inscribe, point, or affix any sign, awning, canopy, advertisement, notice or other lettering on any part of the outside of the Premises or of the building of which the Premises is a part, or inside the Premises if visible from the outside, w/out first obtaining the LL's written approval. Signage Rights: All signs shall comply w/ the sign criteria provided by LL, and T shall be obligated to install at least one sign in conformance with, as well as any additional signs required by, such sign criteria. Pylon Sign: No Lease Provision. (Lease, Sec. 7, Pg. 2)	Original Lease
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease
Subordination	No Lease Provision	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allowance	No Lease Provision	Original Lease
Tenant's Insurance Requirement	Commercial General Liability Insurance: W/ limits of not less than a combined single limit of \$1,000,000.00 per occurrence and \$2,000,000.00 general aggregate and a \$1,000,000.00 umbrella policy, and Fire Legal Liability Insurance in amounts sufficient to cover the replacement costs of the Premises and loss of the use. Plate Glass Insurance: Upon windows and doors in the Premises. Additional Insured: A certificate of insurance listing Inland Commercial Property Management, Inc., and the Owner of the S/C, Inland Woodland Heights, L.L.C., are to be endorsed as additional insured on liability policies and insurance must be primary and non-contributory w/ any other insurance available to the Owner of the S/C and Inland Commercial Property Management, Inc. and shall be supplied to LL prior to T entering the Premises for the conduct of business. Worker's Compensation Insurance: Required by applicable law of the state in which the S/C is located. (Lease, Sec. 9, Pg. 2-3)	Original Lease
Term Notes	Lease Commencement Date: 02/18/2016. Rent Commencement Date: 03/19/2016. RCD shall be 30 days following the CD. Lease Expiration Date: 03/31/2018. (1st Amend, Sec. 1, Pg. 1; Letter dated 02/18/2016; Lease, Pg. 1) Per Email dated 05/24/2018, Terminated on 06/01/2018. However, Termination Date: 05/31/2018. t0001661-DZ Bootcamp, LLC is commencing on 06/01/2018 for same unit 018. Both the termination and commencement date are same date 06/01/2018, we unable to activate the t0001661. Hence we have updated the Termination date as 05/31/2018 per Amy PI comments, end Ion's lease on 5/31/2018. Just make sure that the term notes have the correct end date entered.	Original Lease
TT Maintenance	No Lease Provision	Original Lease
Utilities	Premises: T shall pay for all utilities used or consumed in or upon the Premises, and all sewer charges, as and when the charges shall become due and payable. Commencing on the date LL notifies T that the Premises are ready for occupancy, T shall make all appropriate applications to the local utility companies and pay all required deposits for meters and service for all utilities. Separately Metered/Non Separately Metered: No Lease Provision. (Lease, Sec.6, Pg.2)	Original Lease

Contacts

Role	Company	Name	Address	Phone	Email
Billing	^Ion Nutrition, Inc.	Steve Hill	123 E Irving Road,Streamwood,IL 60107		ncervone@ionnu.com
CAM	^Ion Nutrition, Inc.	Steve Hill	123 E Irving Road,Streamwood,IL 60107		
Commercial Cafe Contact		Ion Nutrition, Inc.	No address Listed		ncervone@ionnu.com
Emergency Contact Name		A/P Contact Name	No address Listed	(312) 505-6811 x (Office)	
Gross Sales		^Ion Nutrition, Inc.	123 E Irving Road,Streamwood,IL 60107		
Insurance	Ion Nutrition	Neal	123 E Irving Road,Streamwood,IL 60107		
Notice1	^Ion Nutrition, Inc.	Steve Hill	123 E Irving Rd,Streamwood,IL 60107		
Store Contact		Neil Cervone - Mgr.	No address Listed	(630) 855-9588 x (Office)	ncervone@ionnu.com
Store Contact		Steve Hill	No address Listed	(630) 403-8484 x (Office)	
Taxes	^Ion Nutrition, Inc.	Steve Hill	123 E Irving Road,Streamwood,IL 60107		

Lease : DJ Diwan LLC (t0003501)

Lease Information

Name	DJ Diwan LLC	Status	Past
DBA	Cici's Pizza #602	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	RESTAURANTS (WITHOUT LIQUOR)
Location	Woodland Heights	Contract Area	0.00 (GLA)
Customer	Cici's Pizza	Area	(GLA)
Legal Entity	usall001	Annual Rent	0.00
Base Currency	usd	Rent Per Area	0.00
		Deposit	0.00
Primary Contact		Lease Term	From 9/13/2017 To 8/10/2021
Name	DJ Diwan LLC		
Office Phone			
Cell Phone			
E-Mail	myflag786@yahoo.com		

Space

Unit	Building	Floor	Area	Amendment Type
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Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt	Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
brre	Base Rent - Retail	9/13/2017	9/30/2018	5,250.00	Monthly	Monthly	Flat Amt	usd	0.00	4,500.00	1.17 / Mo	0.00	Original Lease	020
brre	Base Rent - Retail	10/1/2018	9/30/2019	5,407.50	Monthly	Monthly	Flat Amt	usd	0.00	4,500.00	1.20 / Mo	0.00	Original Lease	020
brre	Base Rent - Retail	10/1/2019	9/30/2020	5,572.50	Monthly	Monthly	Flat Amt	usd	0.00	4,500.00	1.24 / Mo	0.00	Original Lease	020
brre	Base Rent - Retail	10/1/2020	8/10/2021	5,741.25	Monthly	Monthly	Flat Amt	usd	0.00	4,500.00	1.28 / Mo	0.00	Original Lease	020
came	CAM Estimated Escrow	9/13/2017	10/31/2018	1,001.25	Monthly	Monthly	Flat Amt	usd	0.00	4,500.00	0.22 / Mo	0.00	Original Lease	020
came	CAM Estimated Escrow	11/1/2018	8/31/2019	1,495.06	Monthly	Monthly	Flat Amt	usd	0.00	4,500.00	0.33 / Mo	0.00	Original Lease	020
came	CAM Estimated Escrow	9/1/2019	8/10/2021	1,881.50	Monthly	Monthly	Flat Amt	usd	0.00	4,500.00	0.42 / Mo	0.00	Original Lease	020
rete	Real Estate Tax Escrow	9/13/2017	9/30/2018	2,482.50	Monthly	Monthly	Flat Amt	usd	0.00	4,500.00	0.55 / Mo	0.00	Original Lease	020
rete	Real Estate Tax Escrow	10/1/2018	8/10/2021	2,357.19	Monthly	Monthly	Flat Amt	usd	0.00	4,500.00	0.52 / Mo	0.00	Original Lease	020
rcca	Rental Conc - CAM Abatements	9/13/2017	12/12/2017	-1,001.25	Monthly	Monthly	Flat Amt	usd	0.00	4,500.00	-0.22 / Mo	0.00	Original Lease	020
rcra	Rental Conc - Rent Abatements	9/13/2017	12/12/2017	-5,250.00	Monthly	Monthly	Flat Amt	usd	0.00	4,500.00	-1.17 / Mo	0.00	Original Lease	020
rcbx	Rental Conc - TAX Abatements	9/13/2017	12/12/2017	-2,482.50	Monthly	Monthly	Flat Amt	usd	0.00	4,500.00	-0.55 / Mo	0.00	Original Lease	020

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
asgn	Assignment Fees	11/4/2019	11/4/2019								Original Lease	020
brre	Base Rent - Retail	9/13/2017	9/30/2018								Original Lease	020
brre	Base Rent - Retail	10/1/2018	9/30/2019								Original Lease	020
brre	Base Rent - Retail	10/1/2019	9/30/2020								Original Lease	020
brre	Base Rent - Retail	10/1/2020	8/10/2021								Original Lease	020
brre	Base Rent - Retail	10/1/2021	8/10/2021								Original Lease	020
brre	Base Rent - Retail	10/1/2022	8/10/2021								Original Lease	020
brre	Base Rent - Retail	10/1/2023	8/10/2021								Original Lease	020
brre	Base Rent - Retail	10/1/2024	8/10/2021								Original Lease	020
brre	Base Rent - Retail	10/1/2025	8/10/2021								Original Lease	020
brre	Base Rent - Retail	10/1/2026	8/10/2021								Original Lease	020
came	CAM Estimated Escrow	9/13/2017	10/31/2018								Original Lease	020
came	CAM Estimated Escrow	11/1/2018	8/31/2019								Original Lease	020
came	CAM Estimated Escrow	9/1/2019	8/10/2021								Original Lease	020
rcca	Rental Conc - CAM Abatements	9/13/2017	12/12/2017								Original Lease	020
rcra	Rental Conc - Rent Abatements	9/13/2017	12/12/2017								Original Lease	020
rctx	Rental Conc - TAX Abatements	9/13/2017	12/12/2017								Original Lease	020
rete	Real Estate Tax Escrow	9/13/2017	9/30/2018								Original Lease	020
rete	Real Estate Tax Escrow	10/1/2018	8/10/2021								Original Lease	020
term	Termination Charges	8/10/2021	8/10/2021								Original Lease	020
term	Termination Charges	8/10/2021	8/10/2021								Original Lease	020
term	Termination Charges	8/10/2021	8/10/2021								Original Lease	020

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	Original Lease	Superseded	124	9/13/2017	8/10/2021	020

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Renewal	Expired		12/31/2027	7/4/2027	Option 1 - Lease	Original Lease
Renewal	Expired		12/31/2032	7/4/2032	Option 2 - Lease	Original Lease

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Exclusivities-X	Provided that the following uses do not interfere with any exclusivity provisions of other tenants in the Shopping Center or with the prohibitions set forth in Exhibit F attached to the Lease, and except for existing tenants of the Shopping Center under their existing leases for premises in the Shopping Center (which leases may be renewed, extended or replaced) and which permit such existing tenant to engage in any use which would otherwise be prohibited hereunder, Landlord covenants and agrees that during the Term, as such Terms may be extended pursuant to the provisions of the Lease, Tenant has the exclusive right (Tenants Exclusive Right) in the Shopping Center to the use of the Premises for the following purposes: a sit-down pizza restaurant (the Exclusive Right) within the Shopping Center. During the Term, no part of the Shopping Center shall be leased, sold, used or occupied for the Exclusive Right other than (a) the Premises; or (b) any portion of the Shopping Center leased and occupied by another tenant or Shopping Center (as hereinafter defined) user (collectively, Occupant) whose existing lease or right of possession was executed or entered into prior to the Effective Date and expressly permits such use as of the Effective Date, provided such uses will only be permitted for the term of such lease and any renewals or extensions thereof, or (c) for the lease in the Shopping Center executed after the Effective Date to a new tenant, for only one (1) location in the Shopping Center, for the sale of pizza for carryout purposes only, such as, by way of example, Dominos or Little Caesar s. (c) Tenants Exclusive Right is subject to the following express limitations: 1. Tenant acknowledges that the use clauses in the existing tenants leases, as provided in Exhibit H, do not violate Tenants Exclusive Right; 2. Tenants Exclusive Right shall only limit competing uses that are the primary business of competing tenants and shall not be construed as prohibiting ancillary uses of such competing tenants. As used herein, primary shall mean that more than twenty percent (20%) of such competing tenant s gross receipts are derived from such use; 3. Tenants Exclusive Right shall only be effective so long as Tenant continuously operates its exclusive business in the entire Premises (excluding temporary closures permitted under the Lease); and 4. In the event Tenant exercises its right to Go Dark as provided under Rider Paragraph R-7 below, Tenant s Exclusive Right shall become immediately null and void. Tenants Exclusive Right shall automatically terminate and be of no further force or effect upon the occurrence of any of the following: (i) an event of default, beyond any applicable notice and cure period, by Tenant, or (ii) the failure of Tenant to exercise its rights to renew the Term as provided in Section 3.1(B) of this Lease.	Original Lease
	Restrictions LL-X	2.1 - Landlord may change shopping center however, unless required by governing authorities, in no event shall such changes permanently, materially and adversely affect the visibility of, access to or parking for the Premises	Original Lease
	Restrictions-X	Exhibit F No radius restriction	Original Lease
	Abatement	No Minimum Rent, Common Area Expenses, Taxes or Insurance shall be due commencing on the Rent CD and continuing for a period of 3 months. (Lease, Sec. Exh. B, Pg. B-1)	Original Lease
	Access	Upon 24 hours prior written notice, LL reserves the right to, at all reasonable times, by itself or its duly authorized agents, employees and contractors to go upon and inspect the Premises and every part thereof, to enforce or carry out the provisions of the Lease, at its option to make repairs, alterations and additions to the Premises or the bldg of which the Premises are a part, to perform any defaulted obligation of T or for any other proper purposes; provided, that LL will use commercially reasonable efforts not to enter the Premises during T's busiest lunch and dinner hours. LL also reserves the right to install or place upon, or affix to the roof and exterior walls of the Premises, equipment, signs, displays, antenna, cables and any other object or structure of any kind, provided the same shall not materially impair the structural integrity of the bldg or interfere w/ T's occupancy. (Lease, Sec. 7.4(B), Pg. 11)	Original Lease

Assignment/Sublease

Original Lease

Effective 11/04/2019, Streamwood Buffet, Inc., an Illinois corporation ("Assignor") assigns all its right, title and interest to DJ Diwan LLC, an Illinois limited liability company (Assignee). (Assignment, Recitals, Pg. 1)

Current Assignment Fee: Assignee shall pay to LL concurrently upon execution of the Assignment and Amendment by Assignee a transfer fee of \$2,000.00 in order to reimburse LL for all of its internal cost and expenses incurred w/ respect to the Assignment and Amendment. If such transfer fee is not paid to LL, the Assignment and Amendment shall be deemed null and void and of no further force and effect. (Assignment, Sec. 9, Pg. 2-3)

Consent: T may not assign the Lease, in whole or in part, nor sublet all or any part of the Premises, nor license concessions or lease departments therein, nor pledge or encumber by mortgage or other instruments any interest in the Lease w/out first obtaining the consent of LL. Profit Sharing: 100.0%. Assignment Fee: \$2000.00. Permitted Assignment: T may assign its entire interest under the Lease or sublet the Premises to a wholly owned corporation, affiliate, subsidiary or parent of the T or to any successor to T by purchase, merger, consolidation or reorganization (hereinafter collectively referred to as "Corporate Transfer") w/out the consent of LL. Recapture Rights: No Lease Provision (Lease, Sec. 10.1, Rider(R-6), Pg. 17, 48)

Base Rent	Rent Changeover Day: On or before the 1st day of each calendar month. Proration: If the RCD is other than the first day of a month, include Minimum Rent for the fractional month on a per diem basis. Lease Year: No Lease Provision. Prepaid Rent: Rent for the first month ("Initial Rent") shall be paid to LL upon execution of the Lease by T. (Lease, Sec. 1.4, 4.1, Pg. 2, 4)	Original Lease
Brokers	TT's Broker: Beale Group and Associates and its agent Ryan Beale Commission: Any commission or other compensation due brokers employed by LL shall be the sole responsibility of LL. (Lease, Sec. 12.1, Pg. 19)	Original Lease
CAM Notes	PRS: Fraction = the RSF of the Premises divided by the total SF of all rentable floor space in the S/C w/ respect to Real Estate Taxes, areas of the S/C for which separate real estate tax bills are received and which are the sole responsibility of separate parties pursuant to a lease or other agreement w/ LL. Denominator Exclusions: LL may excludes the portions of S/C Estimates and its frequency: Monthly Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: Included in CAM Admin Fee: Not to exceed 15% CAP and its exclusions: Not to exceed 5% annually on a noncumulative basis, except for costs of snow and ice removal, security, insurance, taxes and utilities Capital Expense: Costs of capital improvements and any other expenditures that, under generally accepted accounting principles ("GAAP"), should be capitalized, except CAM Expenses shall include the cost during the Term. Exclusion: Standard exclusions, Real Estate Taxes. Reconciliation Deadline: No Lease Provision. Audit Right: T or its agents shall have a one time right to review the books and records of LL w/in 12 months after the receipt of the summary to verify all costs and expenditures and the determination of T's PRS. (Lease, Rider, Sec. 4.3(B-C), Rider (R-4, R-8, R-9), Pg. 5, 6, 47-48)	Original Lease
Co-Tenancy	No Lease Provisions	Original Lease

Critical Date Note	"Per R-2 inducement allowance paid at open date (within 60 days) Penalty if not paid. Critical Date: 10/01/17 Follow Up With: Lease Admin 11/20/17-Per Jsemmler, Tenant has not sent in any documentation for the TI at this point. Lg"	Original Lease
Default	Monetary: Within 5 days after the installment is due. Non-Monetary: Within 30 days after written notice and demand from LL. (Lease, Sec. 11.1, Pg. 18)	Original Lease
Estoppel	T agrees to execute, acknowledge and deliver any and all documents required to effectuate the provisions of this Section w/in 15 days after request thereof by LL. (Lease, Sec. 10.2(C), Pg. 17)	Original Lease
Go Dark Right	If T elects to cease operating at the Premises, T shall provide LL w/ at least 30 days written notice. T shall continue to comply w/ the terms and conditions of the Lease, including the payment of Rent. If T ceases to operate its business in the Premises for period of 30 days, LL shall have the right to terminate the lease and recapture the leased Premises upon written notice to T. (Lease, Rider, Sec. R-7)	Original Lease
Guar/L.C./Indem.	Assignor and Original Guarantor Released: It is mutually agreed by and between the parties hereto that w/ respect to matters accruing from and after the Effective Date, Assignor and Original Guarantor shall be released (jointly and severally) from their respective obligations under the Lease and the Guaranty. (Assignment, Sec. 5, Pg. 2) New Guarantor: Firoz S. Ali and Roshanara Valliani. Limitation of Liability: Guarantor guarantees to the LL on the performance of T of all the obligations in the Lease. (Assignment, Sec. 8(B), Pg. 2; Exh E, Pg. 8-11)	Original Lease
Holdover	Guarantor: Robert Rinaldi. Limitation: Full term of the Lease (Lease, Sec. Exh. E, Pg. 34) W/out LL's Consent, T shall constitute MTM tenancy, cancelable by either LL or TT upon 30 days written notice and at 150% of the total Minimum Rent and 100 % Additional Rent as existed during the last year of the term. (Lease, Sec. 3.4, Pg. 4)	Original Lease
Insurance	PRS: Fraction = the RSF of the Premises divided by the total SF of all rentable floor space in the S/C w/ respect to Real Estate Taxes, areas of the S/C for which separate real estate tax bills are received and which are the sole responsibility of separate parties pursuant to a lease or other agreement w/ LL. Denominator Exclusions: LL may exclude the portions of S/C Estimates and its frequency: Monthly Base Year: No Lease Provision. Gross Up: No Lease Provision. Admin Fee: No Lease Provision Exclusion: No Lease Provision Reconciliation Deadline: After the end of each CY Audit Right: T or its agents shall have a one time right to review the books and records of LL w/in 12 months after the receipt of the summary to verify all costs and expenditures and the determination of T 's PRS (Lease, Rider, Sec. 4.3(B-C), Rider (R-9), Pg. 5, 6, 49)	Original Lease
Landlord Work	T accepts the Premises in its current "as is" condition. (Lease, Exhibit C-1)	Original Lease
Late Fee	Late Charge: W/in 10 days after the due date, T shall pay to LL a late fee of 10% of the monthly Rent. Interest: Any amount when due, T shall bear an interest at the rate of 10%/annum from the date when due but not in excess of the highest legal rates. NSF Fee: \$50.00. (Lease, Sec. 4.4(C), Pg. 6)	Original Lease
List of Documents	(i) Lease Dated 08/28/2017. (ii) Possession Letter Dated 09/13/2017. (iii) Rent Commencement Letter Dated 09/19/2017. (iv) Assignment and Assumption of Lease and Amendment to Lease dated 12/19/2019. (Assignment)	Original Lease
LL Maintenance	LL shall, maintain in good repair , the structural portions of the Premises including the foundation, floor slab, load bearing walls, the exterior walls and roof of the bldg in which the Premises is located, and the Common Areas. LL may at its sole discretion arrange for a maintenance contract of all roof structures, the cost of which shall be T's responsibility as to T's PRS. T shall pay, as Additional Rent to LL, its PRS of the cost of said repairs and maintenance incurred by LL. (Lease, Sec. 6.3, Pg. 7)	Original Lease
Miscellaneous	Redevelopment Cost: Not more than 20 days prior to the expiration of the 180 day period referred to above, LL shall deliver to T the sum of \$300,000.00, which sum is hereby agreed by T and LL to constitute acceptable and adequate consideration payable to T by LL in return for T's agreement to vacate the Premises. (Lease, Sec. 7.6(C), Pg. 12-13)	Original Lease
OEA Notes	No Lease Provisions	Original Lease
Outparcel Restriction	No Lease Provisions	Original Lease
Overtime HVAC	No Lease Provisions	Original Lease

Parking	The parking area shall be limited to parking for customers and employees of tenants of the S/C, LL and any other parties permitted by LL from time to time, and T and its employees may not park in any portion of the parking area, except that portion thereof, if any, designated or which may hereafter be designated as "Employees' Parking Area." LL retains the right to grant exclusive parking rights to portions of the S/C to other tenants of the S/C. (Lease, Sec. 7.2, Pg. 10)	Original Lease
Penalty for Violating Exclusive	(i) If T's Exclusive Right shall be violated by another Occupant of the S/C, T shall pay to LL 50% of Annual Rent, then due and payable under the terms of the Lease, until the earlier to occur of (a) the date the Occupant ceases violating the Exclusive Right, (b) the date T ceases to operate a buffet style pizza restaurant as its primary business in the Premises, or (c) the date that is 12 months from the date T commenced paying Substitute Rent. Substitute Rent shall be due and payable according to the Annual Rent provisions set forth in the Lease. When the Substitute Rent Period expires T's obligation to pay Annual Rent shall be fully reinstated unless T's Exclusive Right is again violated. (ii) If T's Exclusive Right shall be violated by an Occupant of the S/C for 12 consecutive months, T shall have the alternative right to terminate the Lease by notifying LL in writing of termination. Termination of the Lease shall be effective 30 days after the date LL receives T's notice of termination , provided that T pays to LL all sums and charges due and owing by T to LL through and including the Termination Date, including but not limited to Annual Rent, T's PRS of the Common Area Maintenance Costs and Taxes and any other amount due hereunder. Any sum which cannot be exactly determined by LL as of the Termination Date shall be paid by T to LL w/in 30 days after T receives a statement for those sums. The obligation of T to pay any such sums shall survive the termination of the Lease. (Lease, Rider (R-1), Pg. 46)	Original Lease
Percentage Rent Information	No Lease Provisions	Original Lease
Permitted Use	T shall use the Premises for only the operation of a restaurant selling pizza (both cooked and uncooked) for on or off premises consumption and in a buffet format, pasta, salad and related items and the incidental operation of coin operated video amusement games and for no other purposes whatsoever. T shall operate the Premises throughout the Term under T's trade name, CiCi's Pizza ("T's Trade Name"), and no other trade name w/out LL's prior written consent. (Lease, Sec. 1.6, 7.1, Pg. 2, 10)	Original Lease
Premises Notes	Premises Address: 127 E. Irving Park Road, Streamwood, IL 60107. (Assignment, Recitals, Pg. 1) 4,500 square feet of gross floor area. (Lease, Sec. 1.2(B), Pg. 1)	Original Lease
Prohibited Use	T may not perform the following uses; (i) Funeral establishment; (ii) Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; (iii) Auction or bankruptcy sale. See lease for complete details. (Lease, Sec. Exhibit F&H)	Original Lease
Promotion Fund	No Lease Provisions	Original Lease
Radius Restrictions	No Lease Provisions	Original Lease
REA Notes	No Lease Provisions	Original Lease
Real estate Tax	PRS: Fraction = the RSF of the Premises divided by the total SF of all rentable floor space in the S/C. Denominator Exclusions: LL may excludes the portions of S/C w/ respect to Real Estate Taxes, areas of the S/C for which separate real estate tax bills are received and which are the sole responsibility of separate parties pursuant to a lease or other agreement w/ LL. Estimates and its frequency: Month. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP and its exclusions: Excluded. Exclusion: No Lease Provision. Reconciliation Deadline: After the end of each CY. Audit Right: T or its agents shall have a one time right to review the books and records of LL w/in 12 months after the receipt of the summary to verify all costs and expenditures and the determination of T 's PRS. (Lease, Sec. 4.2 (B, C), Rider (R-9), Pg. 5-6)	Original Lease
Sales Kickout	No Lease Provisions	Original Lease
Security Deposit	Amount: \$10,500.00. Return and Interest: Upon yielding of the Premises at the termination of the Lease and in compliance w/ the terms and provisions of the Lease, and provided no default has occurred, the Security Deposit shall be returned to the T. No interest shall be payable on the Security Deposit. Reduction/Increase: No Lease Provision. (Lease, Sec. 1.5, 5.1, Pg. 2, 7)	Original Lease
Signage	Consent: T may, at T's expense, install the signs and awnings in the color, size and other specifications , subject to compliance w/ all applicable laws and regulations in, on and about the Premises to the maximum extent permitted by applicable laws, rules, regulations and codes during the Term. LL hereby consents to T's trademarked names(s), colors, letters, font and logo in T's signage. T shall be permitted to install its standard window signage on the Premises subject to applicable governmental codes Signage Rights: Tenant shall have the right to change or replace the Initial Sign Package, subject to compliance with all applicable laws and regulations and Landlord's prior approval, which will not be unreasonably withheld, conditioned or delayed. Pylon Sign: T shall have the right to place its identification panels ("T's Panels") on that double sided area of the S/C pylon/monument signs. T shall, at T's expense, perform all work and supply all installations necessary to install T's Panels. LL hereby approves T's Panels as shown on T's Initial Sign Package. T, at its sole cost and expense, shall be permitted to install 2 sign panels, one on a single side of both pylon signs serving the S/C. Fabrication and installation of T's pylon panel shall be at T's sole cost and expense. LL, in its sole discretion, shall select the position of such panels. (Lease, Sec. 6.5, Rider(R-10, R-20), Pg. 9, 49, 51)	Original Lease
Special Provisions	No Lease Provisions	Original Lease
Storage	No Lease Provisions	Original Lease

Subordination	The provisions of the Lease shall be self-operative, but T acknowledges and agrees that as a material consideration inducing LL to enter into the Lease, T shall acknowledge same by executing and delivering to LL on demand at any time or times, any and all instruments in order to subordinate the Lease and T's rights request by LL. (Lease, Sec. 10.2(B), Pg. 17)	Original Lease
Tenant Approval	No Lease Provisions	Original Lease
Tenant Improvement Allow.	Allowance Amount: 225,000.00. Unused Portion Rent Credit: T shall have the right, in addition to other rights afforded by applicable law, to offset the unpaid Inducement Allowance against 50% of future Minimum Rent payments until T is fully reimbursed. Payment Descriptions: Payable w/ 60 days after T opens for business to public. Supervision/Management Fee: No Lease Provision. (Lease, Rider, Sec. R-2)	Original Lease
Tenant's Insurance Requirement	T shall procure insurance for its operations as follows: (i) Commercial General Liability (CGL) insurance including bodily injury and property damage per occurrence and contractual liability insurance covering the Premises, including but not limited to, bodily injury, death or property damage w/ limits of not less than limit of \$1,000,000.00 including a per location aggregate and \$2,000,000.00 general aggregate, per location and Fire Legal Liability Insurance in amounts sufficient to cover the replacement costs of the Premises and loss of the use. (ii) Worker's Compensation Insurance: Required by applicable law. (iii) Employers Liability insurance: In amounts, not less than \$1000,000 for Each Accident, \$1000,000 for Diseases - Each Employee, and \$1000,000 for Disease - Policy Limit (iv) Umbrella or Excess Liability: W/ limits not less than \$5,000,000.00. (v) Dram shop/Liquor Liability Insurance: W/ a minimum coverage of the greater of \$1,000,000.00 per occurrence (vi)Automobile Insurance: On a primary and non-contributory basis covering all owned, non-owned and hired automobiles w/ limits of liability of not less than \$1,000,000 for bodily injury to any one person, and \$1,000,000 for property damage for each accident. (vii) Property Insurance: (a) Physical Damage Insurance: All risks of physical loss or damage basis, for the full replacement cost value of the covered items and in amounts that meet any coinsurance clause of the policies of insurance and w/ deductibles no greater than \$10,000. (b) Plate Glass Insurance: Upon windows and doors in the Premises. (c) Extra expense and business interruption insurance including loss of rents for periods and with limits not less than 12 months of Minimum Rent and Additional Rent, naming LL as loss payee. (d) Boiler machinery insurance: In the amount equal to the value of the mechanical equipment. Additional Insured: LL and Owner (Lease, Sec. 8.1(D,E), Pg. 13-14)	Original Lease
Term Notes	Lease Commencement Date - 9/13/2017 Rent Commencement Date - 9/13/2017 Expiration Date - 12/31/2027 (Rent Commencement letter dated 9/19/2017, Pg. 1)	Original Lease
TT Maintenance	T, at its sole cost and expense, shall keep and maintain in good order, condition and repair the Premises and every part and any and all appurtenances hereto located, including, the exterior and interior portion of all doors, door checks, windows, plate glass, store front, all plumbing and sewage facilities w/in the Premises including free flow up to the main sewer line, fixtures, heating and air conditioning and electrical systems, sprinkler systems, walls, floors and ceilings, motors applicable to the Premises. T shall maintain and bear the expense of the light fixtures and bulbs, any sprinkler system, air-conditioning units and filters, janitorial services, interior pest control, and the like. HVAC: At all times during the Term, T, at its sole cost and expense, shall maintain a quarterly maintenance contract in effect with a licensed competent contractor for consistent periodic inspection and maintenance HVAC systems located on or for the use of the Premises. T is obligated to provide copies of all such maintenance contracts to LL on an annual basis. (Lease, Sec. 6.7, Pg. 9)	Original Lease
Utilities	Premises: T shall pay for all utilities used or consumed in or upon the Premises, and all sewer charges, as and when the charges therefor shall become due and payable. Commencing on the date LL notifies T that the Premises are ready for occupancy, T shall make all appropriate applications to the local utility companies and pay all required deposits for meters and service for all utilities. LL at its option may control the provider of electrical service to the Premises. If permitted by Law, LL shall have the right at any time during the Term to either contract for service from a different company or companies providing electricity service (Alternate Service Provider) or continue to contract for service from the present provider of electric service (Electric Service Provider). Non Separately Metered: If any utility or utility services (such as water or sewage disposal) are not separately metered or assessed to T or are otherwise furnished to T for which LL is billed directly or for which a lien could be filed against the Premises or any portion, T shall at LL's request pay the cost to LL or any proration of such cost attributable to the Premises as determined by LL in LL's sole and absolute discretion as and when the charges become due and payable. (Lease, Sec. 4.6, Pg. 6-7)	Original Lease

Contacts

Role	Company	Name	Address	Phone	Email
Billing		DJ Diwan LLC	5541 Oakton,Morton Grove,IL 60053		myflag786@yahoo.com
CAM		DJ Diwan LLC	5541 Oakton,Morton Grove,IL 60053		myflag786@yahoo.com
Commercial Cafe Contact		DJ Diwan LLC	No address Listed		
Gross Sales		DJ Diwan LLC	5541 Oakton,Morton Grove,IL 60053		myflag786@yahoo.com
Guarantor		Firoz S. Ali and Roshanara Valliani	311 Montgomery Lane,Glenview,IL 60025		
Notice		DJ Diwan LLC	5541 Oakton,Morton Grove,IL 60053		myflag786@yahoo.com
Taxes		DJ Diwan LLC	5541 Oakton,Morton Grove,IL 60053		myflag786@yahoo.com
Taxes	DJ Diwan, LLC	Rehman Valliani	No address Listed		rvalliani@bylinebank.com

Lease : ~Jae Eok Lim and Kil Seop Lim (t0003600)

Lease Information

Name	~Jae Eok Lim and Kil Seop Lim	Status	Past
DBA	Woodland Cleaners	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	DRY CLEANING/LAUNDRY/TAILOR
Location	Woodland Heights	Contract Area	0.00 (GLA)
Customer	Woodland Cleaners	Area	(GLA)
Legal Entity	usall001	Annual Rent	0.00
Base Currency	usd	Rent Per Area	0.00
		Deposit	0.00
Primary Contact		Lease Term	From 12/24/1993 To 1/8/2020
Name	Woodland Cleaners		
Office Phone	(630) 483-7733 x		
Cell Phone			
E-Mail	info@ndiedu.com		

Space

Unit	Building	Floor	Area	Amendment Type
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Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt	Amt Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
brgl	Base Rent - Gross Lease	1/1/2010	12/31/2010	1,820.00	Monthly	Monthly	Flat Amt	usd		1,050.00	1.73 / Mo	0.00	Original Lease	005
brgl	Base Rent - Gross Lease	1/1/2011	12/31/2011	1,251.36	Monthly	Monthly	Flat Amt	usd		1,050.00	1.19 / Mo	0.00	Original Lease	005
brgl	Base Rent - Gross Lease	1/1/2012	12/31/2012	1,327.48	Monthly	Monthly	Flat Amt	usd		1,050.00	1.26 / Mo	0.00	Original Lease	005
brgl	Base Rent - Gross Lease	1/1/2013	12/31/2013	1,406.23	Monthly	Monthly	Flat Amt	usd		1,050.00	1.34 / Mo	0.00	Original Lease	005
brgl	Base Rent - Gross Lease	1/1/2014	6/30/2018	1,406.23	Monthly	Monthly	Flat Amt	usd		1,050.00	1.34 / Mo	0.00	Original Lease	005
prev	Base Rent - Previous Owner	12/24/1993	6/30/1994	1,137.50	Monthly	Monthly	Flat Amt	usd		1,050.00	1.08 / Mo	0.00	Original Lease	005
prev	Base Rent - Previous Owner	7/1/1994	12/31/1996	1,225.00	Monthly	Monthly	Flat Amt	usd		1,050.00	1.17 / Mo	0.00	Original Lease	005
prev	Base Rent - Previous Owner	1/1/1997	6/4/1998	1,312.50	Monthly	Monthly	Flat Amt	usd		1,050.00	1.25 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	6/5/1998	12/31/1998	1,312.50	Monthly	Monthly	Flat Amt	usd		1,050.00	1.25 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/1999	12/31/1999	1,400.00	Monthly	Monthly	Flat Amt	usd		1,050.00	1.33 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/2000	12/31/2000	1,443.75	Monthly	Monthly	Flat Amt	usd		1,050.00	1.38 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/2001	12/31/2001	1,487.50	Monthly	Monthly	Flat Amt	usd		1,050.00	1.42 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/2002	12/31/2002	1,575.00	Monthly	Monthly	Flat Amt	usd		1,050.00	1.50 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/2003	12/31/2003	1,662.50	Monthly	Monthly	Flat Amt	usd		1,050.00	1.58 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/2004	12/31/2004	1,750.00	Monthly	Monthly	Flat Amt	usd		1,050.00	1.67 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/2005	12/31/2005	1,837.50	Monthly	Monthly	Flat Amt	usd		1,050.00	1.75 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/2006	12/31/2006	1,925.00	Monthly	Monthly	Flat Amt	usd		1,050.00	1.83 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/2007	12/31/2007	2,012.00	Monthly	Monthly	Flat Amt	usd		1,050.00	1.92 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/2008	12/31/2008	2,100.00	Monthly	Monthly	Flat Amt	usd		1,050.00	2.00 / Mo	0.00	Original Lease	005

brre	Base Rent - Retail	1/1/2009	12/31/2009	1,750.00	Monthly	Monthly	Flat Amt	usd		1,050.00	1.67 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	7/1/2018	1/8/2020	1,406.13	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	1.34 / Mo	0.00	Renewal	005
came	CAM Estimated Escrow	7/1/1998	3/31/1999	96.25	Monthly	Monthly	Flat Amt	usd		1,050.00	0.09 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	4/1/1999	2/29/2000	140.32	Monthly	Monthly	Flat Amt	usd		1,050.00	0.13 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	5/1/1999	12/31/1999	3.36	Monthly	Monthly	Flat Amt	usd		1,050.00	0.00 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	9/1/1999	2/29/2000	15.75	Monthly	Monthly	Flat Amt	usd		1,050.00	0.02 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	3/1/2000	3/31/2001	141.32	Monthly	Monthly	Flat Amt	usd		1,050.00	0.13 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	4/1/2001	2/28/2002	211.85	Monthly	Monthly	Flat Amt	usd		1,050.00	0.20 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	3/1/2002	2/28/2003	216.77	Monthly	Monthly	Flat Amt	usd		1,050.00	0.21 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	3/1/2003	3/31/2004	236.59	Monthly	Monthly	Flat Amt	usd		1,050.00	0.23 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	4/1/2004	1/31/2005	245.40	Monthly	Monthly	Flat Amt	usd		1,050.00	0.23 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	2/1/2005	2/28/2006	254.12	Monthly	Monthly	Flat Amt	usd		1,050.00	0.24 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	3/1/2006	12/31/2006	217.09	Monthly	Monthly	Flat Amt	usd		1,050.00	0.21 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	1/1/2007	2/28/2007	-217.09	Monthly	Monthly	Flat Amt	usd		1,050.00	-0.21 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	1/1/2007	3/31/2008	184.94	Monthly	Monthly	Flat Amt	usd		1,050.00	0.18 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	4/1/2008	12/31/2008	237.74	Monthly	Monthly	Flat Amt	usd		1,050.00	0.23 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	8/1/2008	12/31/2008	111.99	Monthly	Monthly	Flat Amt	usd		1,050.00	0.11 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	1/1/2009	2/28/2009	237.74	Monthly	Monthly	Flat Amt	usd		1,050.00	0.23 / Mo	0.00	Original Lease	005
camt	CAM True-Up	3/1/1999	3/31/1999	264.40	Monthly	Monthly	Flat Amt	usd		1,050.00	0.25 / Mo	0.00	Original Lease	005
camt	CAM True-Up	3/1/1999	3/31/1999	132.21	Monthly	Monthly	Flat Amt	usd		1,050.00	0.13 / Mo	0.00	Original Lease	005
camt	CAM True-Up	2/1/2000	2/29/2000	183.71	Monthly	Monthly	Flat Amt	usd		1,050.00	0.17 / Mo	0.00	Original Lease	005
camt	CAM True-Up	2/1/2000	2/29/2000	-29.50	Monthly	Monthly	Flat Amt	usd		1,050.00	-0.03 / Mo	0.00	Original Lease	005
camt	CAM True-Up	3/1/2001	3/31/2001	846.31	Monthly	Monthly	Flat Amt	usd		1,050.00	0.81 / Mo	0.00	Original Lease	005
camt	CAM True-Up	3/1/2001	3/31/2001	211.59	Monthly	Monthly	Flat Amt	usd		1,050.00	0.20 / Mo	0.00	Original Lease	005
camt	CAM True-Up	2/1/2002	2/28/2002	9.84	Monthly	Monthly	Flat Amt	usd		1,050.00	0.01 / Mo	0.00	Original Lease	005
camt	CAM True-Up	2/1/2002	2/28/2002	556.05	Monthly	Monthly	Flat Amt	usd		1,050.00	0.53 / Mo	0.00	Original Lease	005
camt	CAM True-Up	2/1/2003	2/28/2003	237.94	Monthly	Monthly	Flat Amt	usd		1,050.00	0.23 / Mo	0.00	Original Lease	005
camt	CAM True-Up	2/1/2003	2/28/2003	39.64	Monthly	Monthly	Flat Amt	usd		1,050.00	0.04 / Mo	0.00	Original Lease	005
camt	CAM True-Up	3/1/2004	3/31/2004	105.68	Monthly	Monthly	Flat Amt	usd		1,050.00	0.10 / Mo	0.00	Original Lease	005
camt	CAM True-Up	3/1/2004	3/31/2004	26.43	Monthly	Monthly	Flat Amt	usd		1,050.00	0.03 / Mo	0.00	Original Lease	005
camt	CAM True-Up	1/1/2005	1/31/2005	104.70	Monthly	Monthly	Flat Amt	usd		1,050.00	0.10 / Mo	0.00	Original Lease	005
camt	CAM True-Up	1/1/2005	1/31/2005	8.72	Monthly	Monthly	Flat Amt	usd		1,050.00	0.01 / Mo	0.00	Original Lease	005
camt	CAM True-Up	2/1/2006	2/28/2006	-444.25	Monthly	Monthly	Flat Amt	usd		1,050.00	-0.42 / Mo	0.00	Original Lease	005
camt	CAM True-Up	2/1/2006	2/28/2006	-74.06	Monthly	Monthly	Flat Amt	usd		1,050.00	-0.07 / Mo	0.00	Original Lease	005
camf	Fixed CAM	1/1/2011	12/31/2013	169.75	Monthly	Monthly	Flat Amt	usd		1,050.00	0.16 / Mo	0.00	Original Lease	005
camf	Fixed CAM	1/1/2014	6/30/2018	169.75	Monthly	Monthly	Flat Amt	usd		1,050.00	0.16 / Mo	0.00	Original Lease	005
camf	Fixed CAM	7/1/2018	1/8/2020	169.75	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	0.16 / Mo	0.00	Renewal	005
ref	Fixed Real Estate Tax	1/1/2011	12/31/2013	471.52	Monthly	Monthly	Flat Amt	usd		1,050.00	0.45 / Mo	0.00	Original Lease	005
ref	Fixed Real Estate Tax	1/1/2014	6/30/2018	471.52	Monthly	Monthly	Flat Amt	usd		1,050.00	0.45 / Mo	0.00	Original Lease	005
ref	Fixed Real Estate Tax	7/1/2018	1/8/2020	471.52	Monthly	Monthly	Flat Amt	usd	0.00	1,050.00	0.45 / Mo	0.00	Renewal	005
inst	Ins True-Up	12/1/1998	12/31/1998	-1.55	Monthly	Monthly	Flat Amt	usd		1,050.00	0.00 / Mo	0.00	Original Lease	005
inst	Ins True-Up	12/1/1999	12/31/1999	-84.42	Monthly	Monthly	Flat Amt	usd		1,050.00	-0.08 / Mo	0.00	Original Lease	005
inse	Insurance Estimated Escrow	7/1/1998	8/31/1999	15.75	Monthly	Monthly	Flat Amt	usd		1,050.00	0.02 / Mo	0.00	Original Lease	005

misc	Miscellaneous	7/1/1998	12/31/1998	161.63	Monthly	Monthly	Flat Amt	usd	1,050.00	0.15 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	1/1/1997	12/31/1998	437.50	Monthly	Monthly	Flat Amt	usd	1,050.00	0.42 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	1/1/1999	10/31/2001	549.27	Monthly	Monthly	Flat Amt	usd	1,050.00	0.52 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	11/1/2001	11/30/2002	394.25	Monthly	Monthly	Flat Amt	usd	1,050.00	0.38 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	12/1/2002	9/30/2003	437.41	Monthly	Monthly	Flat Amt	usd	1,050.00	0.42 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	10/1/2003	11/30/2004	434.00	Monthly	Monthly	Flat Amt	usd	1,050.00	0.41 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	12/1/2004	11/30/2005	464.38	Monthly	Monthly	Flat Amt	usd	1,050.00	0.44 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	12/1/2005	9/30/2006	414.91	Monthly	Monthly	Flat Amt	usd	1,050.00	0.40 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	10/1/2006	11/30/2008	426.19	Monthly	Monthly	Flat Amt	usd	1,050.00	0.41 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	12/1/2008	12/31/2008	502.23	Monthly	Monthly	Flat Amt	usd	1,050.00	0.48 / Mo	0.00	Original Lease	005
rett	RET True-Up	11/1/2000	11/30/2000	-1,837.32	Monthly	Monthly	Flat Amt	usd	1,050.00	-1.75 / Mo	0.00	Original Lease	005
rett	RET True-Up	10/1/2001	10/31/2001	-1,860.25	Monthly	Monthly	Flat Amt	usd	1,050.00	-1.77 / Mo	0.00	Original Lease	005
rett	RET True-Up	10/1/2001	10/31/2001	-1,550.20	Monthly	Monthly	Flat Amt	usd	1,050.00	-1.48 / Mo	0.00	Original Lease	005
rett	RET True-Up	11/1/2002	11/30/2002	474.76	Monthly	Monthly	Flat Amt	usd	1,050.00	0.45 / Mo	0.00	Original Lease	005
rett	RET True-Up	11/1/2002	11/30/2002	517.94	Monthly	Monthly	Flat Amt	usd	1,050.00	0.49 / Mo	0.00	Original Lease	005
rett	RET True-Up	9/1/2003	9/30/2003	25.69	Monthly	Monthly	Flat Amt	usd	1,050.00	0.02 / Mo	0.00	Original Lease	005
rett	RET True-Up	9/1/2003	9/30/2003	-30.69	Monthly	Monthly	Flat Amt	usd	1,050.00	-0.03 / Mo	0.00	Original Lease	005
rett	RET True-Up	11/1/2004	11/30/2004	334.18	Monthly	Monthly	Flat Amt	usd	1,050.00	0.32 / Mo	0.00	Original Lease	005
rett	RET True-Up	11/1/2004	11/30/2004	364.60	Monthly	Monthly	Flat Amt	usd	1,050.00	0.35 / Mo	0.00	Original Lease	005
rett	RET True-Up	11/1/2005	11/30/2005	-544.17	Monthly	Monthly	Flat Amt	usd	1,050.00	-0.52 / Mo	0.00	Original Lease	005
rett	RET True-Up	11/1/2005	11/30/2005	-593.69	Monthly	Monthly	Flat Amt	usd	1,050.00	-0.57 / Mo	0.00	Original Lease	005
rett	RET True-Up	9/1/2006	9/30/2006	101.52	Monthly	Monthly	Flat Amt	usd	1,050.00	0.10 / Mo	0.00	Original Lease	005
rett	RET True-Up	9/1/2006	9/30/2006	284.38	Monthly	Monthly	Flat Amt	usd	1,050.00	0.27 / Mo	0.00	Original Lease	005

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brgl	Base Rent - Gross Lease	1/1/2011	12/31/2011								Original Lease	005
brgl	Base Rent - Gross Lease	1/1/2012	12/31/2012								Original Lease	005
brgl	Base Rent - Gross Lease	1/1/2013	12/31/2013								Original Lease	005
brgl	Base Rent - Gross Lease	1/1/2010	12/31/2010								Original Lease	005
brgl	Base Rent - Gross Lease	1/1/2014	6/30/2018								Original Lease	005
brre	Base Rent - Retail	1/1/2009	12/31/2009								Original Lease	005
brre	Base Rent - Retail	7/1/2018	1/8/2020								Renewal	005
brre	Base Rent - Retail	6/5/1998	12/31/1998								Original Lease	005
brre	Base Rent - Retail	1/1/1999	12/31/1999								Original Lease	005
brre	Base Rent - Retail	1/1/2000	12/31/2000								Original Lease	005

brre	Base Rent - Retail	1/1/2001	12/31/2001	Original Lease	005
brre	Base Rent - Retail	1/1/2002	12/31/2002	Original Lease	005
brre	Base Rent - Retail	1/1/2003	12/31/2003	Original Lease	005
brre	Base Rent - Retail	1/1/2004	12/31/2004	Original Lease	005
brre	Base Rent - Retail	1/1/2005	12/31/2005	Original Lease	005
brre	Base Rent - Retail	1/1/2006	12/31/2006	Original Lease	005
brre	Base Rent - Retail	1/1/2007	12/31/2007	Original Lease	005
brre	Base Rent - Retail	1/1/2008	12/31/2008	Original Lease	005
came	CAM Estimated Escrow	7/1/1998	3/31/1999	Original Lease	005
came	CAM Estimated Escrow	4/1/1999	2/29/2000	Original Lease	005
came	CAM Estimated Escrow	5/1/1999	12/31/1999	Original Lease	005
came	CAM Estimated Escrow	9/1/1999	2/29/2000	Original Lease	005
came	CAM Estimated Escrow	3/1/2000	3/31/2001	Original Lease	005
came	CAM Estimated Escrow	4/1/2001	2/28/2002	Original Lease	005
came	CAM Estimated Escrow	3/1/2002	2/28/2003	Original Lease	005
came	CAM Estimated Escrow	3/1/2003	3/31/2004	Original Lease	005
came	CAM Estimated Escrow	4/1/2004	1/31/2005	Original Lease	005
came	CAM Estimated Escrow	2/1/2005	2/28/2006	Original Lease	005
came	CAM Estimated Escrow	3/1/2006	12/31/2006	Original Lease	005
came	CAM Estimated Escrow	1/1/2009	2/28/2009	Original Lease	005
came	CAM Estimated Escrow	1/1/2007	2/28/2007	Original Lease	005
came	CAM Estimated Escrow	1/1/2007	3/31/2008	Original Lease	005
came	CAM Estimated Escrow	4/1/2008	12/31/2008	Original Lease	005
came	CAM Estimated Escrow	8/1/2008	12/31/2008	Original Lease	005
camf	Fixed CAM	1/1/2014	6/30/2018	Original Lease	005
camf	Fixed CAM	1/1/2011	12/31/2013	Original Lease	005
camf	Fixed CAM	7/1/2018	1/8/2020	Renewal	005
camt	CAM True-Up	3/1/1999	3/31/1999	Original Lease	005

camt	CAM True-Up	3/1/1999	3/31/1999	Original Lease	005
camt	CAM True-Up	2/1/2000	2/29/2000	Original Lease	005
camt	CAM True-Up	2/1/2000	2/29/2000	Original Lease	005
camt	CAM True-Up	3/1/2001	3/31/2001	Original Lease	005
camt	CAM True-Up	3/1/2001	3/31/2001	Original Lease	005
camt	CAM True-Up	2/1/2002	2/28/2002	Original Lease	005
camt	CAM True-Up	2/1/2002	2/28/2002	Original Lease	005
camt	CAM True-Up	2/1/2003	2/28/2003	Original Lease	005
camt	CAM True-Up	2/1/2003	2/28/2003	Original Lease	005
camt	CAM True-Up	3/1/2004	3/31/2004	Original Lease	005
camt	CAM True-Up	3/1/2004	3/31/2004	Original Lease	005
camt	CAM True-Up	1/1/2005	1/31/2005	Original Lease	005
camt	CAM True-Up	1/1/2005	1/31/2005	Original Lease	005
camt	CAM True-Up	2/1/2006	2/28/2006	Original Lease	005
camt	CAM True-Up	2/1/2006	2/28/2006	Original Lease	005
inse	Insurance Estimated Escrow	7/1/1998	8/31/1999	Original Lease	005
inst	Ins True-Up	12/1/1998	12/31/1998	Original Lease	005
inst	Ins True-Up	12/1/1999	12/31/1999	Original Lease	005
misc	Miscellaneous	7/1/1998	12/31/1998	Original Lease	005
prev	Base Rent - Previous Owner	12/24/1993	6/30/1994	Original Lease	005
prev	Base Rent - Previous Owner	7/1/1994	12/31/1996	Original Lease	005
prev	Base Rent - Previous Owner	1/1/1997	6/4/1998	Original Lease	005
rete	Real Estate Tax Escrow	12/1/2008	12/31/2008	Original Lease	005
rete	Real Estate Tax Escrow	1/1/1997	12/31/1998	Original Lease	005
rete	Real Estate Tax Escrow	1/1/1999	10/31/2001	Original Lease	005
rete	Real Estate Tax Escrow	11/1/2001	11/30/2002	Original Lease	005
rete	Real Estate Tax Escrow	12/1/2002	9/30/2003	Original Lease	005
rete	Real Estate Tax Escrow	10/1/2003	11/30/2004	Original Lease	005
rete	Real Estate Tax Escrow	12/1/2004	11/30/2005	Original Lease	005
rete	Real Estate Tax Escrow	12/1/2005	9/30/2006	Original Lease	005
rete	Real Estate Tax Escrow	10/1/2006	11/30/2008	Original Lease	005
retf	Fixed Real Estate Tax	1/1/2011	12/31/2013	Original Lease	005
retf	Fixed Real Estate Tax	1/1/2014	6/30/2018	Original Lease	005

retf	Fixed Real Estate Tax	7/1/2018	1/8/2020						Renewal	005
rett	RET True-Up	11/1/2000	11/30/2000						Original Lease	005
rett	RET True-Up	10/1/2001	10/31/2001						Original Lease	005
rett	RET True-Up	10/1/2001	10/31/2001						Original Lease	005
rett	RET True-Up	11/1/2002	11/30/2002						Original Lease	005
rett	RET True-Up	11/1/2002	11/30/2002						Original Lease	005
rett	RET True-Up	9/1/2003	9/30/2003						Original Lease	005
rett	RET True-Up	9/1/2003	9/30/2003						Original Lease	005
rett	RET True-Up	11/1/2004	11/30/2004						Original Lease	005
rett	RET True-Up	11/1/2004	11/30/2004						Original Lease	005
rett	RET True-Up	11/1/2005	11/30/2005						Original Lease	005
rett	RET True-Up	11/1/2005	11/30/2005						Original Lease	005
rett	RET True-Up	9/1/2006	9/30/2006						Original Lease	005
rett	RET True-Up	9/1/2006	9/30/2006						Original Lease	005

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
DRY CLEANING/LAUNDRY /TAILOR	Flat	1/1/2014	6/30/2018	0.00	0.00	10.00	brrr	Original Lease	005	Yes
DRY CLEANING/LAUNDRY /TAILOR	Flat	7/1/2018	1/8/2020	0.00	0.00	10.00	brrr	Renewal	005	Yes

Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	Original Lease	Superseded	295	12/24/1993	6/30/2018	005
Renewal	4th Amendment	Superseded	60	7/1/2018	1/8/2020	005

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
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Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Restrictions-X	(8.2 A) Tenant covenants not to directly or indirectly (including any officer, director, or shareholder owning 10% or more of the common stock if tenant is a corporation) engage in, own or operate any business similar to that authorized to be conducted or to permit the use of the same or similar trade names within a radius of 5 miles from the center during the lease term, provided that nothing shall be understood to prevent the operation of any of tenants existing stores under their present trade names.	Original Lease
	Abatement	No Fixed Minimum Monthly Rent shall be due commencing on the first day of the Extension Period and continuing for a period of six (6) months, (the "Abatement Months"). T shall pay all additional rent, if any, for the Abatement Months to the Lease. The entire Fixed Minimum Monthly Rent otherwise due and payable during the Abatement Months shall become immediately due and payable upon the occurrence of an event of default by T under the Lease. (4th Amend, Sec. 3, Pg. 1-2)	Renewal
	Abatement	No Lease Provision	Original Lease

Access	T to permit LL, LL's mortgagee and beneficiaries and their respective agents and employees to enter the Premises at reasonable times for the purpose of inspecting same, of making repairs, additions or alterations there to or to the bldg in which the same are located and of showing the Premises to prospective purchasers, lenders and tenants. LL shall have the right to place "For Rent" signs upon the Premises 6 months prior to the expiration of the term. T agrees that any such entry, inspection and repairs, additions or alterations, shall not constitute eviction of T in whole or in part and rent in no wise shall abate. (Lease, Sec. 8.1(L), Pg. 15)	Original Lease
Assignment/Sublease	Consent: T not to assign, sell, mortgage, pledge or in any manner transfer the Lease or any interest therein, by operation of law or otherwise or sublet the Premises or any part or parts, or permit occupancy by anyone with, through or under it. Profit Sharing: 100%. Assignment Fee: In the event of any such request for consent, T shall pay for LL all of LL's costs which are incurred in reviewing T's request for consent, including, but not limited to, LL's attorney's fees and expenses. Recapture Rights: If T requests LL's consent to assign or sublease, LL may terminate may in lieu of granting such consent or withhold the same, terminate the Lease effective on the proposed effective date of assignment. (Lease, Sec. 8.2(E), Pg. 20-21)	Original Lease
Assignment/Sublease	From and after the Effective Date, the Lease shall be amended so that in the event T elects to assign the Lease, T shall pay to LL a transfer fee of \$2,000.00 upon delivery of T's request to assign the Lease in order to reimburse LL for all of its internal costs and expenses incurred w/ respect to the transfer, including, w/out limitation, costs incurred in connection w/ the review of financial materials, meetings w/ representatives of transferor and/or transferee and preparation, review, approval and execution of the required transfer documentation, and in addition, T shall reimburse LL for any out-of-pocket and expenses incurred w/ respect to such transfer. (4th Amend, Sec. 6, Pg. 2)	Renewal
Base Rent	Rent Changeover Day: In advance on the first day of each calendar month. Proration: For any portion of a calendar month included at the beginning of the Lease Term, 1/30th of such monthly payment for each day of such portion, payable on the first day of such portion. Lease Year: The term "Lease Year" as means a period 12 consecutive calendar months. The first Lease Year shall begin on the CD of the term, if the CD shall occur on the first day of the calendar month; if not, then the first Lease Year shall commence on the first day of the calendar month next following the CD of the term. Each succeeding Lease Year shall commence upon the anniversary date of the first Lease Year. Prepaid Rent: No Lease Provision. (Lease, Sec. 1.1(A), 2.7, 4.1, Pg. 1, 4, 6)	Original Lease
Brokers	None. (Lease, Sec. 11.7, Pg. 28)	Original Lease
CAM	T shall pay all items of additional rent, and other charges required to be paid to the Lease, including, Common Area Charges, Real Estate Taxes, and insurance charges, as provided for in the Lease. (4th Amend, Sec. 4, Pg. 2)	Renewal
CAM Notes	PRS: T's PRS of the common area charges shall be calculated by multiplying the total of the common area charges by a fraction, the numerator of which is the gross SF of the Premises and the Denom of which is the gross SF of all leased stores or leased store spaces in the S/C. Denominator Exclusions: No Lease Provision. Estimates and its frequency: Monthly. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: Not to exceed 20%. CAP: No Lease Provision. Capital Expense: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: After the end of each CY. Audit: No Lease Provision. (Lease, Sec. 5.3,-5.5, Pg. 9-10)	Original Lease
Co-Tenancy	No Lease Provision	Original Lease
Default	Monetary: 20 days after notice from LL to T. Non-Monetary: 20 days after notice from LL to T. (Lease, Sec. 10.1,(i), Pg. 23)	Original Lease
Estoppel	At any time and from time to time, T agrees, upon request in writing from LL, to execute, acknowledge and deliver to LL a statement in writing certifying that the Lease is unmodified and in full force and effect. (Lease, Sec. 11.10, Pg. 28)	Original Lease
Exclusives	No Lease Provision	Original Lease
Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	Guarantor Name: Jae Eok Lim. Limitation: full term of the Lease. Second Lease Agreement, Recitals, Sec. D, Pg. 1; Lease, Sec. Guarantee, Pg. 31)	Original Lease
Holdover	MTM tenancy, at 120% of the Fixed Minimum Monthly Rent and Percentage Rent and 100% of Additional Rent. (Lease, Sec. 10.2, Pg. 25)	Original Lease
Insurance	Included in CAM. (Lease, Sec. 5.3, 8.1(O)(b), Pg. 9, 17-18)	Original Lease
Insurance	T shall pay all items of additional rent, and other charges required to be paid to the Lease, including, Common Area Charges, Real Estate Taxes, and insurance charges, as provided for in the Lease. (4th Amend, Sec. 4, Pg. 2)	Renewal
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Work	Leased Premises to be accepted by T in "as is" condition. (Lease, Exhibit B)	Original Lease
Late Fee	Late Fee: No Lease Provision. Interest Rate: After the due date, Tenant shall bear the interest at the Lease Interest Rate (= 4% over and above the base rate of interest as announced from time to time by American National Bank and Trust Company of Chicago or any substitute rate of interest hereinafter utilized by American National Bank and Trust Company of Chicago if they should cease to use a base rate as currently used). NSF Fee: No Lease Provision. (Lease, Sec. 11.17, Pg. 30)	Original Lease
List of Documents	1. Fourth Lease Amendment dated 06/18/2011 - 5 year term extension. (4th Amend) 2. Eviction Memo dated 04/18/2019.	Renewal
List of Documents	Lease dated 12/24/1993. Lease Extension Agreement dated 01/26/1999 (1st Amend). Second Lease Extension Agreement dated 02/25/2003 (2nd Amend). Third Lease Extension Agreement dated 05/18/2009 (3rd Amend). Letter dated 03/23/2017.	Original Lease

LL Maintenance	LL covenants at its expense to keep the structural portions of the underground foundations and roof of the Premises and the structural portions of the concrete floors and exterior walls as same are in good repair and condition, unless any necessary work is required because of damage caused by any act, omission or negligence of T, any permitted concessionaires or their respective employees, agents, invitees, tenants or contractors. LL shall not be required to commence any such repair until a reasonable time after written notice from T that the same is necessary. In the case of damage or destruction by fire or other casualty or a taking under the power of eminent domain, in which event the obligations of LL, LL shall not be obligated to make repairs, replacements or improvements of any kind upon the Premises, or any equipment, facilities or fixtures contained therein which shall be the responsibility of T. (Lease, Sec. 7.1, Pg. 11)	Original Lease
Miscellaneous	Outstanding balance: There is an outstanding balance in the amount of \$9,691.67, which must be paid in addition to rent coming due through April 30, 2017, for a total amount due of \$11,739.17. LL will charge T of the Holdover rental rate per the Lease commencing on May 1, 2017. (Letter dated 03/23/2017)	Original Lease
OEA Notes	No Lease Provision	Original Lease
Outparcel Restriction	No Lease Provision	Original Lease
Overtime HVAC	No Lease Provision	Original Lease
Parking	No Lease Provision	Original Lease
Penalty for Violating Exclusive	No Lease Provision	Original Lease
Percentage Rent Information	Percentage Rent rate: 10% of the annual Gross Receipts. Breakpoint Type: Natural Sales Report Frequency: W/in 60 days after the end of each lease year Payment Frequency: On or before 15 days after the expiration of the Lease year and 60 days after the expiration of the Lease term. Gross Sales Exclusion: Gross Receipts shall not, include any sums collected and paid out by T for any sales or retail excise tax imposed by any duly constituted governmental authority, nor shall they include any exchange of goods or merchandise between stores of T where such exchange of goods or merchandise is made solely for the convenient operations of the business Of T and not for the purpose of consummating a sale which has theretofore been made at, in or from the Premises, nor the amount of returns to shippers or manufacturers, nor the amount of any cash or credit refund made upon any sales, nor sales Of fixtures which are not a part of T's stock in trade. Recapture Right: No Lease Provision Audit Right: LL may cause, upon 48 hours prior written notice to T, a complete audit of T's entire business affairs. If such audit discloses 3% or more in excess of rentals, T shall pay to LL the cost of said audit in addition to the deficiency which shall be payable i any event and at LL's option may terminate the Lease upon 5 days written notice to T. (Lease, Sec. 1.1(e), 4.2-4.6, Pg. 2, 7-9)	Original Lease
Permitted Use	T shall use the Premises for Dry Cleaners. (Lease, Sec. 1.1(f), 8.1(b), Pg. 2, 11)	Original Lease
Premises Notes	Consisting of approximately 1,050 SF. (Lease, Sec. 2.2, Pg. 3)	Original Lease
Prohibited Use	T Not to injure, overload, deface or otherwise harm the Premises; or commit any nuisance; nor unreasonably annoy owners or occupants of neighboring property; nor use the Premises for any hazardous purpose or in any manner that will suspend, void or make inoperative any policy or policies of insurance at any time carried on any improvements w/in the S/C or in any manner which will increase the cost of any of LL's insurance; nor burn any trash or refuse; or sell, display, distribute or give away any alcoholic liquor& or beverages; nor sell, distribute or give away any product in the common areas, nor make any use of the Premises which is improper, immoral, offensive or contrary to any law or any regulation of any governmental authority; nor conduct or permit any going-out-of-business, bankruptcy, fire, auction, of similar sale on the Leased Premise: nor use any system for the reception of music which has not been approved by LL; nor use any advertising such as hand bills, flashing lights, searchlights, loudspeakers, phonographs, sound amplifiers or radio or television receiving equipment; nor load, unload or park any truck or delivery vehicle in any area of the S/C other than the area or areas designated by LL; nor place any fence, structure, barricade, bldg, improvement, division rail or obstruction of any type or kind on any part of the Common Areas, sidewalks, walkways and entranceways to the Premises. (See Lease for Complete details) (Lease, Sec. 8.2(B, D), Pg. 19-20)	Original Lease
Promotion Fund	To spend for advertising during each ease Year during the entire term hereof not less than 2% of T's gross sales at the Premises. In any advertising program of T in the Chicago metropolitan area, T agrees to cause the store located in the Premises to be included so that said store will receive at least equivalent treatment w/ respect to advertising and publicity as is afforded other stores now owned, operated or hereafter acquired by T and to cause mention of the address, trade name and location of said store in such advertising and publicity as often as reasonably possible. (Lease, Sec. 8.1(c), Pg. 12)	Original Lease
Radius Restrictions	Not to directly or indirectly (including, but not limited to, any officer, director or shareholder owning 10% or more of the common stock if T is corporation) engage in, own or operate any business similar to that authorized to be conducted hereunder or to permit the use of the same or similar trade names w/in a radius of 5 miles from the S/C during the Lease Term. Violation: Fixed Minimum Monthly Rent shall be increased from the date of such violation for the remainder of the Lease Term to 125% of the rate effective from time to time for the balance of the Lease Term plus 25% of the, Percentage Rent paid in the previous Lease Year or Partial Lease Year (adjusted to an annualized basis). (Lease, Sec. 8.2 (A), Pg. 19)	Original Lease
REA Notes	No Lease Provision	Original Lease

Real estate Tax	PRS: The Real Estate Tax Payment shall be based upon a ratio of, the total SF of the Premises to the total leased SF of the S/C (which includes all leased areas, parting and other common areas, all of which T pays its PRS of taxes on), as of the day of assessment. Denominator Exclusions: No Lease Provision. Estimates and its frequency: Monthly. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: Water meter charges and sewer Rent. Reconciliation Deadline: W/in reasonable time after the end of each CY. Audit Right: No Lease Provision. (Lease, Sec. 8.1(O)(a), Pg. 16-17)	Original Lease
Real Estate Tax	T shall pay all items of additional rent, and other charges required to be paid to the Lease, including, Common Area Charges, Real Estate Taxes, and insurance charges, as provided for in the Lease. (4th Amend, Sec. 4, Pg. 2)	Renewal
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	Amount: \$2,010.82. Return and Interest: Shall be returned to T w/out interest no later than 30 days after the expiration of the Lease. Reduction/Increase: No Lease Provision. (Lease, Sec. 10.6, Pg. 26)	Original Lease
Signage	Consent: T Not to make any alterations or additions, nor permit the making of any holes in the walls, partitions, ceilings or floors, nor permit the painting or placing of any exterior signs, writings, placards or advertising media, awnings, aerials, antenna or the like, w/out on each occasion obtaining the prior written consent of LL and not to attach interior signs, writings, placards or advertising media to the glass, doors and storefronts or locate the same in such manner as to obstruct in any way the view of T's store from the outside. Signage Rights: All signs are subject to the prior written approval of LL. Pylon Sign: No Lease Provision. (Lease, Sec. 8.2(C, Exhibit E), Pg. 20)	Original Lease
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease
Subordination	The Lease shall be subject and subordinate to the lien of any deed of trust or mortgage which LL may place upon the premises, and to all terms, conditions and provisions thereof, to all advances made, and to any renewals, extensions, modifications or replacements thereof; provided, that if the Lease is in full force and effect. T shall execute and deliver, and in the event T fails to do so w/ 10 days demand in writing, T does hereby make, constitute and irrevocably appoint LL as its attorney-in-fact and in its name, and place. (Lease, Sec. 8.1(N), Pg. 15-16)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	No Lease Provision	Original Lease
Tenant's Insurance Requirement	Public Liability Insurance: For injury to or death of any one individual in any one occurrence in an amount of not less than \$1,000,000.00 and if there is an aggregate on the T's insurance policy, that aggregate shall not be less than \$2,000,000 and for damage to property in an amount not less than \$500,000.00 . Plate Glass Insurance: Full Replacement Cost. All Risk Fire Insurance: Full Replacement Cost w/ no deduction for depreciation. Additional Insured: LL and LL's Mortgagee (Lease, sec. 8.1(J), Pg. 14)	Original Lease
Tenant's Insurance Requirement	T's insurance shall meet LL's current minimum standards as follows: i) General Liability limits minimum of: \$1,000,000 per occurrence, \$2,000,000 in aggregate. , General Liability policy must be written on a per location basis. , General Liability policy must show evidence of Fire Legal Liability. ii) Auto Liability; owned, non-owned and hired, limits minimum of: \$1,000,000 (if necessary) iii) Umbrella (Excess) Insurance minimum of: \$5,000,000 iv) Worker's Compensation must have WC Statutory Limits v) Employers Liability policy limits minimum of: \$1,000,000 for each accident. , \$1,000,000 for each disease - employee, \$1,000,000 for each disease - policy limit. vi) Additional Insured endorsement of: IRC Retail Centers LLC and IRC Woodland Heights, L.L.C., a Delaware limited liability company, are endorsed as additional insured on liability policies and such insurance is primary non-contributory w/ any other insurance available to owner and property manager. Any and all references in the Lease to "LL" are hereby deemed to mean IRC Woodland Heights, L.L.C. and IRC Retail Centers LLC, and each of their respective affiliated successor and assigns. vii) Dram Shop/Liquor Liability minimum of: \$1,000,000 per occurrence (if necessary) viii) Physical (a.k.a. Content or Property) Damage Insurance xi) Plate Glass Insurance x) Extra Expense & Business Interruption loss of rents for a period of not less than 12 months of Minimum Rent and Additional Rent naming LL as loss payee. (Lease, Sec. 5, Pg. 2)	Renewal
Term Notes	Commencement Date: 12/24/1993 Rent Commencement Date: 12/24/1993 Expiration Date: MTM. (Lease, Sec. 1.1(c) Pg. 1)	Original Lease
Term Notes	Extension term CD: Five (5) year period commencing on the first day of the first month after full execution of this Amendment (06/11/2018), as per lease abstract reflects term commencement date as 07/01/2018. Extension ED: 06/30/2023. (4th Amend, Sec. 1, Pg. 1)	Renewal
TT Maintenance	T shall, at T's sole cost and expense, keep the entire Premises in good repair, maintaining the Premises at all times in a first class manner, including, but not limited to the fire protection system, pipes, plumbing, conduit, all glass, store fronts, electric wiring, air-conditioning and heating equipment, boilers, motors, engines, tanks, machinery, equipment, fixtures, appliances, furniture, floor coverings, walls, wall coverings, ceilings, decor, .partitions, doors, entrance-ways, bathrooms, dressing rooms and appurtenances belonging thereto installed for the use or used in connection w/ the Premises and T shall, at T's sole cost and expense, by contractors or mechanics approved by LL, make as and when needed all repairs in or about the Premises and in and to all such equipment, fixtures, appliances and appurtenances necessary to keep the same in good order and condition. LL. HVAC: T shall be responsible for the cost and expense of repairing, maintaining and replacing said HVAC system throughout the Lease Term and any extension thereof. T agrees to obtain a maintenance and repair service contract from a contractor of his choice and shall execute said contract, abide by its terms and make payments. (Lease, Sec. 8.1(F)(a)(d)), Pg. 12-13)	Original Lease

Utilities

Premises: T agrees that throughout the term of the Lease or for such period prior to the term that T has the right of possession of the Premises, it will provide and pay when due at T's sole cost and expense, all utility charges consumed or used in connection w/ the Premises, including, but not limited to, water, gas, electric, sewer and telephone including all deposits, meter fees, installation, hook-up and connection fees and including all utility charges used in the operation of T's HVAC System. If T receives utilities through a meter which utilities are also supplied to other T's of the S/C, then T shall pay to LL as additional rent w/in 5 days after demand therefore a sum equivalent to its PRS of the total utility meter charges as T's portion and a sum equivalent to its PRS of the total water and sewer charges as T's portion. T's portion of such charges shall be determined by multiplying the total charges incurred by a fraction, the numerator of which shall be the gross SF of the Premises and the Denom of which shall be the total number of gross SF w/in that portion of the S/C which is included in and connected to the same utility meters as the Leased Premises. (Lease, Sec. 6, Pg. 9-10)

Original Lease

Contacts					
Role	Company	Name	Address	Phone	Email
A/P Contact Name		Mr.Lim & Mrs Kil Seop Lim	223 E. Irving Park Road,Streamwood,IL 60103		
Billing		Woodland Cleaners	233 E. Irving Park Road,Streamwood,IL 60107	(630) 483-7733 x (Office)	info@ndiedu.com
CAM		Woodland Cleaners	233 E. Irving Park Road,Streamwood,IL 60107	(630) 483-7733 x (Office)	
Commercial Cafe Contact		Woodland Cleaners	No address Listed	(630) 483-7733 x (Office)	info@ndiedu.com
Emergency Contact Name		A/P Contact Name	No address Listed	(630) 483-7733 x (Office)	
Emergency Contact Name		Kil S. Lim	No address Listed	(847) 312-7644 x (Office)	
Gross Sales		Woodland Cleaners	Woodland Cleaners,Streamwood,IL 60107	(630) 483-7733 x (Office)	
Notice1	Woodland Cleaners	Jae Eok Lim & Kil Seop Lim	1065 Dickens Way,Schaumburg,IL 60193		
Store Contact		Grace & Jae Eok Lim	No address Listed	(630) 483-7733 x (Office)	GKLIM4451@gmail.com
Store Contact		Woodland Cleaners	233 E Irving Park Rd Unit 5,Streamwood,IL 60107	(630) 483-7733 x (Office)	
Taxes		Woodland Cleaners	233 E. Irving Park Road,Streamwood,IL 60107	(630) 483-7733 x (Office)	

Lease : Starlite Media LLC (t0003638)

Lease Information

Name	Starlite Media LLC	Status	Past
DBA	Starlite Media LLC	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	MAILING/PACKAGING/SIGNS/POSTAL
Location	Woodland Heights	Contract Area	0.00 (GLA)
Customer	Starlite Media	Area	(GLA)
Legal Entity	usall001	Annual Rent	0.00
Base Currency	usd	Rent Per Area	0.00
		Deposit	0.00
Primary Contact		Lease Term	From 6/24/2019 To 1/5/2020
Name	Starlite Media LLC		
Office Phone			
Cell Phone			
E-Mail			

Space

Unit	Building	Floor	Area	Amendment Type
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Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt Amt	Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
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Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
ancl	Ancillary Income	9/8/2019	9/8/2019								Original Lease	500

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	Signage Agreement	Superseded	7	6/24/2019	1/5/2020	500

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Termination	Expired		1/5/2020		LL Termination Option	Original Lease

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Abatement	No Lease Provision	Original Lease
	Access	No Lease Provision	Original Lease
	Assignment/Sublease	No Lease Provision	Original Lease
	Base Rent	In consideration of allowing SL to install and maintain the Signs at the Centers during the Term, SL agrees to pay IRC the amount of \$1,350.00 (Signage Fee) per Center, for a total of 8,100.00 for all Signs installed at the six (6) Centers described on Exhibit A attached hereto. The payment of such Signage Fee will be due and payable by SL to IRC on or before 09/08/2019, and such payment shall be pro-rated in the event any Signs are removed during the Term. (Sign Agreement, Sec. 4, Exh A, Pg. 2, 4)	Original Lease
	Brokers	No Lease Provision	Original Lease
	CAM	No Lease Provision	Original Lease
	Co-Tenancy	No Lease Provision	Original Lease
	Critical Date Note	No Lease Provision	Original Lease
	Default	No Lease Provision	Original Lease
	Estoppel	No Lease Provision	Original Lease
	Exclusivities-X	No Lease Provision	Original Lease
	Go Dark Right	No Lease Provision	Original Lease
	Guar/L.C./Indem.	No Lease Provision	Original Lease
	Holdover	No Lease Provision	Original Lease
	Insurance	No Lease Provision	Original Lease
	Landlord Restrictions	No Lease Provision	Original Lease
	Landlord Work	SL accepts each Center "As is" in its physical condition, and IRC shall not be obligated to make any installations, do any work, make any alterations, repair, replacements or improvements to allow SL to install the Signs. (Sign Agreement, Sec. 5, Pg. 2)	Original Lease
	Late Fee	No Lease Provision	Original Lease
	List of Documents	Pole Wrap Sign Placement Agreement dated 06/11/2019. (Sign Agreement)	Original Lease
	LL Maintenance	No Lease Provision	Original Lease
	Miscellaneous	No Lease Provision	Original Lease
	OEA Notes	No Lease Provision	Original Lease
	Outparcel Restriction	No Lease Provision	Original Lease
	Overtime HVAC	No Lease Provision	Original Lease
	Parking	No Lease Provision	Original Lease
	Penalty for Violating Exclusive	No Lease Provision	Original Lease
	Percentage Rent Information	No Lease Provision	Original Lease
	Permitted Use	IRC hereby grants SL the right to install and maintain the Signs on the light poles in the parking lots of select IRC owned retail shopping centers. (Sign Agreement, Sec. 1, Pg. 1)	Original Lease
	Premises Notes	No Lease Provision	Original Lease
	Prohibited Use	No Lease Provision	Original Lease
	Promotion Fund	No Lease Provision	Original Lease
	Radius Clause	No Lease Provision	Original Lease
	REA Notes	No Lease Provision	Original Lease
	Real Estate Tax	No Lease Provision	Original Lease
	Security Deposit	No Lease Provision	Original Lease
	Signage	A total of 34 Signs will be installed at the designated Centers. The advertisements will be for Heluva campaign. Any different product advertisement must be approved by IRC prior to installation. SL shall comply w/ all applicable laws and regulations relating to the installation of the Signs at the Centers. The Signs may not block or interfere w/ the visibility of retailer signage at the Centers in any way. (Sign Agreement, Sec. 1, Pg. 1)	Original Lease
	Special Provisions	No Lease Provision	Original Lease
	Storage	No Lease Provision	Original Lease

Subordination	No Lease Provision	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allowance	No Lease Provision	Original Lease
Tenant Maintenance	SL shall maintain and clean the Signs and make any repairs necessary to keep them in good order and appearance. (Sign Agreement, Sec. 5, Pg. 2)	Original Lease
Tenant Restrictions	No Lease Provision	Original Lease
Tenant Sales	No Lease Provision	Original Lease
Tenant's Insurance Requirement	SL shall maintain insurance coverage insuring SL against claims, demands or actions resulting from the work performed at the Centers as follows, (i) commercial liability insurance w/ limits of not less than \$1,000,000.00 per occurrence, and a per project aggregate amount of not less than \$5,000,000.00. Such coverage shall include provisions of blanket contractual liability, personal injury, death and broad form property damage; (ii) for damage to property in an amount of not less than \$500,000.00; (iii) worker's compensation and occupational disease insurance in form and amounts as required by applicable law and Employer's Liability insurance in an amount of not less than \$1,000,000.00, and (iv) automobile liability insurance on any vehicle used by SL in the performance of the services w/ combined single limit coverage of not less than \$1,000,000.00. IRC shall be named as an additional insured on such insurance policies, and copies of certificates of insurance shall be provided to IRC prior to the commencement of any work. (Sign Agreement, Sec. 3(a), Pg. 1)	Original Lease
Term Notes	The Agreement will be for a campaign period commencing on 06/24/2019 through 09/08/2019 and 11/04/2019 through 01/05/2020. SL will provide IRC w/ at least 24-hours notice prior to the installation of the Signs. (Sign Agreement, Sec. 2, Pg. 1)	Original Lease
Utilities	No Lease Provision	Original Lease

Contacts

Role	Company	Name	Address	Phone	Email
Billing		Starlite Media LLC	118 E. 28th Street, Suite 601,New York,NY 10016		
Commercial Cafe Contact		Starlite Media LLC	No address Listed		
Notice		Starlite Media LLC	118 E. 28th Street, Suite 601,New York,NY 10016		

Lease : Starlight Media (t0003908)

Lease Information

Name	Starlight Media	Status	Past
DBA	Starlite Media	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	OTHER
Location	Woodland Heights	Contract Area	0.00 (GLA)
Customer	Starlite Media	Area	(GLA)
Legal Entity	usall001	Annual Rent	0.00
Base Currency	usd	Rent Per Area	0.00
		Deposit	0.00
Primary Contact		Lease Term	From 10/22/2017 To 12/15/2017
Name	Starlite Media		
Office Phone			
Cell Phone			
E-Mail			

Space

Unit	Building	Floor	Area	Amendment Type
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Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt	Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
brre	Base Rent - Retail	10/22/2017	12/15/2017	0.00	Monthly	Monthly	Flat Amt	usd	0.00	0.00	0.00 / Mo	0.00	Original Lease	027
brre	Base Rent - Retail	10/22/2017	12/15/2017	1,000.00	Monthly	Monthly	Flat Amt	usd	0.00	0.00	0.00 / Mo	0.00	Original Lease	027
brre	Base Rent - Retail	10/22/2017	12/15/2017	0.00	Monthly	Monthly	Flat Amt	usd	0.00	0.00	0.00 / Mo	0.00	Original Lease	027

Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
brre	Base Rent - Retail	10/22/2017	12/15/2017								Original Lease	027
brre	Base Rent - Retail	10/22/2017	12/15/2017								Original Lease	027
brre	Base Rent - Retail	10/22/2017	12/15/2017								Original Lease	027

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	Validation Abstract	Superseded	2	10/22/2017	12/15/2017	027

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
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Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
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Contacts

Role	Company	Name	Address	Phone	Email
Billing		Starlite Media	Starlite Media,New York,NY 10016		
Commercial Cafe Contact		Starlite Media	Starlite Media,New York,NY 10016		
Gross Sales		Starlite Media	Starlite Media,New York,NY 10016		
Notice1		Starlite Media	Starlite Media,New York,NY 10016		

Lease : AT&T (t0004050)

Lease Information

Name	AT&T	Status	Past
DBA	AT&T Illinois	ICS Code	
VAT Reg Num		Lease Type	Retail
Property	rhc10253	Sales Category	WIRELESS COMMUNICATIONS
Location	Woodland Heights	Contract Area	0.00 (GLA)
Customer	AT&T Illinois	Area	(GLA)
Legal Entity	usall001	Annual Rent	0.00
Base Currency	usd	Rent Per Area	0.00
		Deposit	0.00
Primary Contact		Lease Term	From 3/22/2020 To 3/21/2023
Name	Hector Suarez		
Office Phone			
Cell Phone			
E-Mail			

Space

Unit	Building	Floor	Area	Amendment Type
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Charge Schedules

Charge Code	Charge Desc	Date From	Date To	Amt Amt Period	Invoice Period	Amt Est. Type	Currency	Tax Rate	Area	Amt Per Area	Mgmt Fees	Amendment Type	Units
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Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
ancl	Ancillary Income	3/22/2020	3/22/2020								Original Lease	501

Retail

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
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Amendments

Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	License Agreement	Superseded	36	3/22/2020	3/21/2023	501

Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Termination	Expired		3/21/2023	1/20/2023		Original Lease

Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	List of Documents	License Agreement dated 03/25/2020	Original Lease
	Option to Renew	No Lease Provisions	Original Lease
Lse Sec. 15	Assignment	Licensee shall not assign or transfer this Agreement without the written consent of the Owner, at Owner's discretion.	Original Lease
Lse Sec.12	Termination	Should either party default and fail to correct within thirty (30) days after having received notice, unless it could not be cured within thirty (30) days, the non defaulting party may terminate this Agreement.	Original Lease
		Licensee may, upon at least sixty (60) days prior written notice to Owner, and Owner, upon expiration of a period of three (3) years of the Agreement and upon at least sixty (60) days' prior written notice to Licensee, terminate this Agreement without cause, further liability or penalty.	
Lse Sec.2	Permitted Use	Licensee may use the Facilities installed on the Property solely to provide the Services to the TT's.	Original Lease
Lse Sec.3	License Fee	\$4,500 (the "License Fee") sum due upon execution by both parties.	Original Lease
Lse Sec.4	Construction	Prior to the commencement of any Work at the Property, Licensee shall at its cost and expense, prepare and deliver to Owner drawings, plans and specifications (the "Plans"). Owner has ten (10) business days to review and approved. Owner must approved ALL work prior to commencing.	Original Lease
Lse Sec.7	Access	Monday to Friday access between the hours of 9am to 5pm w 48 hour notice to Owner. Access does not include holidays in exception of emergency.	Original Lease
Lse Sec.8	Term Notes	Commencing on the date first written above, Agreement shall have a term of (3) years.	Original Lease
Lse Sec.9	Liens	Licensee shall be responsible for any liens on the Property. Licensee shall also indemnify, hold harmless and defend Owner against such liens, including reasonable fees of Owner's attorney.	Original Lease
Lse Sec14	Insurance	Such liens shall be discharged by Licensee within (30) days after notice by Owner. Commercial Liability: \$1,000,000 for any one occurrence, Not less than, \$5,000,000 an aggregate amount, to include (i) blanket contractual liability, personal injury, death and broad form property damage. Not less than \$500,000 for worker's comp, occupational disease.	Original Lease
		Automobile Liability on any vehicle used by Contractor \$1,000,000 per accident. Copies of COI shall be provided to Owner prior to a commencement.	

Contacts

Role	Company	Name	Address	Phone	Email
Billing	AT&T Illinois	Hector Suarez	255 E. Chicago Street,Elgin,IL 60120		
Notice1	AT&T Illinois	Hector Suarez	255 E. Chicago Street,Elgin,IL 60120		