

# Lease Abstract

Lease : Illinois Bell Telephone Company (t0001783)

## Lease Information

<b>Name</b>	Illinois Bell Telephone Company	<b>Status</b>	Current
<b>DBA</b>	AT&T Illinois	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	WIRELESS COMMUNICATIONS
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	0.00 (GLA)
<b>Customer</b>	AT&T Illinois	<b>Area</b>	0.00 (GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	usd 0.00
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	usd 0.00
		<b>Deposit</b>	0.00
<b>Primary Contact</b>		<b>Lease Term</b>	From 6/29/2018 To 6/28/2023
<b>Name</b>	AT&T Illinois		
<b>Office Phone</b>			
<b>Cell Phone</b>			
<b>E-Mail</b>			

## Space

Unit	Building	Floor	Area	Amendment Type
027			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
brzz	Zero Rent Bill code	6/29/2018	6/28/2023	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
brzz	Zero Rent Bill code	6/29/2018	6/28/2023								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	Original Lease	Activated	60	6/29/2018	6/28/2023	027

## Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Termination	Active		6/29/2018	4/30/2018	T Termination Option	Original Lease
Termination	Active		6/28/2021		LL Termination Option	Original Lease
Renewal	Active		6/28/2023	6/28/2023	Auto Renewal Option	Original Lease

## Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Outparcel Restriction	Outparcel Restriction	Original Lease
	Tenant Restrictions	No Lease Provision	Original Lease
	Abatement	No Lease Provision	Original Lease
	Access	Upon at least 48 hour notice, Owner shall provide T, its employees and authorized agents access to the Property, including the Bldg between the hours of 9 AM and 5 PM, Monday through Friday, not including holidays and except in the case of an emergency, so that T may perform its installation, operation, maintenance, replacement and repair functions. (License Agreement, Sec. 6, Pg. 3)	Original Lease
	Assignment/Sublease	Consent: T shall not assign or transfer this Agreement w/out the written consent of the LL, which consent shall be at LL's discretion. Permitted Transfer: Upon written notice to the LL, T may, w/out obtaining LL's prior consent, make such assignment to: a) any parent, affiliate or subsidiary of tenant; b) any partnership in which T has a controlling interest; or c) any entity which succeeds to all or substantially all of T's assets whether by merger, sale or otherwise, provided that the assignee assumes in full the obligation of T under this Agreement. (License Agreement, Sec. 14, Pg. 4)	Original Lease
	Base Rent	No Lease Provision	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	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	Prior to the commencement of any Work at the Property, T shall, at its cost and expense, prepare and deliver to Owner drawings, plans and specifications, detailing the location and size of the Facilities, any space required in the Bldg outside of the vertical and horizontal shaft necessary to house the Facilities and specifically describing the proposed Work. Owner shall review the Plans and provide its response thereto w/in10 business days. No Work shall commence until Owner has approved the Plans, which approval will not be unreasonably withheld or unduly delayed. Upon Owner's approval of the Plans, T may begin to install its Facilities at T's sole cost and expense. T shall: a) perform such construction in a safe manner consistent w/ generally accepted construction standards; b) perform such construction and work in such a way as to reasonably minimize interference w/ the operation of the Bldg and the Property; and c) obtain, prior to the commencement of any construction and work, necessary federal, state and municipal permits, licenses and approvals. (License Agreement, Sec. 3, Pg. 2)	Original Lease
	Late Fee	No Lease Provision	Original Lease
	List of Documents	License Agreement dated 06/29/2018.	Original Lease
	LL Maintenance	No Lease Provision	Original Lease
	Miscellaneous	No Lease Provision	Original Lease
	OEA Notes	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 desires to provide various broadband communications services (the "Services") to tenants (the "T's") of the bldg(s) located on the Property (the "Bldg"); and T may use the Facilities installed on the Property solely to provide the Services to the T's. (License Agreement, Sec. 2, Pg. 1, 2)	Original Lease
Premises Notes	Property Address: Ravinia Plaza, 15150-260 LaGrange Road in Orland Park, Cook County, State of Illinois. (License Agreement, 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	No Lease Provision	Original Lease
Signage	No Lease Provision	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	T's Obligations. T agrees: a) to keep the Facilities in good order, repair and condition throughout the Term and promptly and adequately repair all damage to the Bldg caused by T, other than ordinary wear and tear; b) to comply w/ federal, state, and municipal laws, orders, rules and regulations applicable to the Facilities; c) to complete any Work free and clear of any liens against the Property; d) to provide Owner w/ three (3) business days' prior written notice before commencing any Work on the Property or in the Bldg; e) to permit no excavation to remain open w/out proper safeguard nor for any longer period than reasonably necessary for performance of any Work; f) to restore the Property, including the Bldg, to the state the Property and Bldg were in immediately prior to any Work being performed by T, including but not limited to: (i) replacing and grading all topsoil removed as a part of any Work; (ii) restoring all fences, roads (concrete and/or asphalt), plantings, landscaping and improvements affected by such work ; (iii) replacing any and all grass and/or sod removed as a part of any Work w/ sod of like quality. Once the sod is installed, T shall ensure that the sod is properly watered prior to departing the site. Nothing in this Agreement shall be construed to require T to construct, install, or operate the Facilities in the Bldg, to deliver the Services to the Bldg, and/or to deliver the Services to a particular tenant or tenants of the Bldg. (License Agreement, Sec. 4, Pg. 2)	Original Lease
Tenant's Insurance Requirement	T shall maintain insurance coverage insuring T against claims, demands or actions resulting from the use or operation of the Facilities or any Work performed on the Premises or Bldg as follows: (i) commercial liability insurance w/ limits of not less than \$1,000,000 for bodily injury and property damage for any one occurrence, and (ii) in a per project aggregate amount of not less than \$5,000,000. Said coverage shall include provisions for: (i) blanket contractual liability, personal injury, death and broad form property damage; (ii) 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; and (iii) automobile liability insurance on any vehicle owned, hired and non-owned and used by Contractor in the performance of the services specified herein w/ combined single limit coverage of not less than \$1,000,000. Additional Insured: Owner and IRC Retail Centers LLC. (License Agreement, Sec. 13, Pg. 3-4)	Original Lease
Term Notes	CD: 06/29/2018. ED: 06/28/2023. As of the Effective Date, and unless sooner terminated in accord w/ this Agreement, shall remain in effect until the earlier of (a) the date that is five (5) years after the Effective Date; or (b) the date that is six (6) months after the date that T ceases to provide Services to all Customers at the Property. (License Agreement, Sec. 7, Pg. 3)	Original Lease
Utilities	Owner shall provide, at no charge to T, electrical services on an ongoing basis as necessary to operate the Facilities. T shall have the right to initiate the ordering and/or scheduling of any necessary utilities. (License Agreement, Sec. 1(e), Pg. 1)	Original Lease

**Contacts**

Role	Company	Name	Address	Phone	Email
Billing		AT&T Illinois	1000 Commerce Drive,Oak Brook,IL 60523		
Commercial Cafe Contact		AT&T Illinois	No address Listed		
Notice		AT&T Illinois	1000 Commerce Drive,Oak Brook,IL 60523		

Lease : Weight Watchers North America, Inc. (t0002472)

## Lease Information

<b>Name</b>	Weight Watchers North America, Inc.	<b>Status</b>	Current
<b>DBA</b>	Weight Watchers #90199	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	NUTRITION SHOPS/DIET CENTERS
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	1,567.00 (GLA)
<b>Customer</b>	Weight Watchers	<b>Area</b>	1,567.00 (GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	usd 32,907.00
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	usd 21.00
		<b>Deposit</b>	0.00
<b>Primary Contact</b>		<b>Lease Term</b>	From 10/19/2012 To 10/31/2022
<b>Name</b>	Weight Watchers North America, Inc.		
<b>Office Phone</b>			
<b>Cell Phone</b>			
<b>E-Mail</b>			

## Space

Unit	Building	Floor	Area	Amendment Type
014		1	1,567.00	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
prev	Base Rent - Previous Owner	10/19/2012	5/31/2013	2,219.92	Monthly	Monthly	Flat Amt	usd		1,567.00	1.42 / Mo	0.00	Original Lease	014
brre	Base Rent - Retail	6/1/2013	10/31/2013	2,219.92	Monthly	Monthly	Flat Amt	usd		1,567.00	1.42 / Mo	0.00	Original Lease	014
brre	Base Rent - Retail	11/1/2013	10/31/2014	2,285.21	Monthly	Monthly	Flat Amt	usd		1,567.00	1.46 / Mo	0.00	Original Lease	014
brre	Base Rent - Retail	11/1/2014	10/31/2015	2,350.50	Monthly	Monthly	Flat Amt	usd		1,567.00	1.50 / Mo	0.00	Original Lease	014
brre	Base Rent - Retail	11/1/2015	10/31/2016	2,415.79	Monthly	Monthly	Flat Amt	usd		1,567.00	1.54 / Mo	0.00	Original Lease	014
brre	Base Rent - Retail	11/1/2016	10/31/2017	2,481.08	Monthly	Monthly	Flat Amt	usd		1,567.00	1.58 / Mo	0.00	Original Lease	014
brre	Base Rent - Retail	11/1/2017	10/31/2018	2,546.38	Monthly	Monthly	Flat Amt	usd	0.00	1,567.00	1.63 / Mo	0.00	Original Lease	014
brre	Base Rent - Retail	11/1/2018	10/31/2019	2,611.67	Monthly	Monthly	Flat Amt	usd	0.00	1,567.00	1.67 / Mo	0.00	Original Lease	014
brre	Base Rent - Retail	11/1/2019	10/31/2022	2,742.25	Monthly	Monthly	Flat Amt	usd	0.00	1,567.00	1.75 / Mo	0.00	Renewal	014
came	CAM Estimated Escrow	6/1/2013	3/31/2015	346.05	Monthly	Monthly	Flat Amt	usd		1,567.00	0.22 / Mo	0.00	Original Lease	014
came	CAM Estimated Escrow	4/1/2015	10/31/2019	445.52	Monthly	Monthly	Flat Amt	usd		1,567.00	0.28 / Mo	0.00	Original Lease	014
came	CAM Estimated Escrow	11/1/2019	10/31/2022	445.52	Monthly	Monthly	Flat Amt	usd	0.00	1,567.00	0.28 / Mo	0.00	Renewal	014
cvra	COVID Rent Abatement	6/1/2020	9/30/2020	-2,742.25	Monthly	Monthly	Flat Amt	usd	0.00	1,567.00	-1.75 / Mo	0.00	Renewal	014
rete	Real Estate Tax Escrow	6/1/2013	8/31/2014	941.51	Monthly	Monthly	Flat Amt	usd		1,567.00	0.60 / Mo	0.00	Original Lease	014
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	1,077.95	Monthly	Monthly	Flat Amt	usd		1,567.00	0.69 / Mo	0.00	Original Lease	014
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	909.29	Monthly	Monthly	Flat Amt	usd		1,567.00	0.58 / Mo	0.00	Original Lease	014
rete	Real Estate Tax Escrow	11/1/2016	11/30/2018	1,010.33	Monthly	Monthly	Flat Amt	usd		1,567.00	0.64 / Mo	0.00	Original Lease	014
rete	Real Estate Tax Escrow	12/1/2018	10/31/2019	1,144.49	Monthly	Monthly	Flat Amt	usd	0.00	1,567.00	0.73 / Mo	0.00	Original Lease	014
rete	Real Estate Tax Escrow	11/1/2019	10/31/2022	1,144.49	Monthly	Monthly	Flat Amt	usd	0.00	1,567.00	0.73 / Mo	0.00	Renewal	014

**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	11/1/2019	10/31/2022								Renewal	014
brre	Base Rent - Retail	6/1/2013	10/31/2013								Original Lease	014
brre	Base Rent - Retail	11/1/2013	10/31/2014								Original Lease	014
brre	Base Rent - Retail	11/1/2014	10/31/2015								Original Lease	014
brre	Base Rent - Retail	11/1/2015	10/31/2016								Original Lease	014
brre	Base Rent - Retail	11/1/2016	10/31/2017								Original Lease	014
brre	Base Rent - Retail	11/1/2017	10/31/2018								Original Lease	014
brre	Base Rent - Retail	11/1/2018	10/31/2019								Original Lease	014
came	CAM Estimated Escrow	4/1/2015	10/31/2019								Original Lease	014
came	CAM Estimated Escrow	6/1/2013	3/31/2015								Original Lease	014
came	CAM Estimated Escrow	11/1/2019	10/31/2022								Renewal	014
cvra	COVID Rent Abatement	6/1/2020	9/30/2020								Renewal	014
prev	Base Rent - Previous Owner	10/19/2012	5/31/2013								Original Lease	014
rete	Real Estate Tax Escrow	6/1/2013	8/31/2014								Original Lease	014
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015								Original Lease	014
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016								Original Lease	014
rete	Real Estate Tax Escrow	11/1/2016	11/30/2018								Original Lease	014
rete	Real Estate Tax Escrow	12/1/2018	10/31/2019								Original Lease	014
rete	Real Estate Tax Escrow	11/1/2019	10/31/2022								Renewal	014

**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	014	retax	_retaxes	Real Estate Tax Expenses	11/1/2019	10/31/2022	12		0.00	0.00	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		d001		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	014	noncontr	_insur	Insurance Expenses	11/1/2019	10/31/2022	12		0.00	0.00	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			0.00		0.00	GLA		GLA	
Renewal	014	noncontr	_security	Security Expenses	11/1/2019	10/31/2022	12		0.00	0.00	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			0.00		0.00	GLA		GLA	
Renewal	014	noncontr	_snow	Snow Expenses	11/1/2019	10/31/2022	12		0.00	0.00	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			0.00		0.00	GLA		GLA	
Renewal	014	noncontr	_utility	Utility Expenses	11/1/2019	10/31/2022	12		0.00	0.00	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			0.00		0.00	GLA		GLA	
Renewal	014	control	_camextr	CAM Exterior Expenses	11/1/2019	10/31/2022	12		0.00	3,357.82	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			4.00		0.00	GLA		GLA	
Renewal	014	control	_camintr	CAM Interior Expenses	11/1/2019	10/31/2022	12		0.00	3,357.82	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			4.00		0.00	GLA		GLA	
Renewal	014	control	_capamrt	Capital Replacement Amort	11/1/2019	10/31/2022	12		0.00	3,357.82	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			4.00		0.00	GLA		GLA	
Renewal	014	control	_fire	Fire Expenses	11/1/2019	10/31/2022	12		0.00	3,357.82	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			4.00		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	014	control	_mgmtfee	Management Fees	11/1/2019	10/31/2022	12		0.00	3,357.82	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			4.00		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	014	control	_camext2	CAM Exterior Expenses - Spl Allocation	11/1/2019	10/31/2022	12		0.00	3,357.82	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			4.00		0.00	GLA		38052.0000	
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	014	control	_admin	Operational Expenses	11/1/2019	10/31/2022	12		0.00	3,357.82	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			4.00		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	014	control	_bldgexp	Building Expenses	11/1/2019	10/31/2022	12		0.00	3,357.82	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			4.00		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
<b>Amendments</b>										
Type	Description	Status	Term (Months)	Date From	Date To	Units				
Renewal	Renewal Term	Activated	36	11/1/2019	10/31/2022	014				
Original Lease	Original Lease	Superseded	85	10/19/2012	10/31/2019	014				

**Options**

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Termination	Active		10/31/2022	8/2/2022	T Termination Option	Renewal
Custom	Active		10/31/2022	10/31/2022	Relocation Option	Renewal
Renewal	Exercised		10/31/2019	5/4/2019	Renewal Option	Original Lease
Termination	Expired		10/31/2017		T Termination Option	Original Lease

## Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Exclusivities-X	R 1. EXCLUSIVE USE: Provided that Tenant is open and operating the Permitted Use set forth in Section 1.6 of the Abstract of Lease in the Premises, and has not committed an event of default which remains uncured after issuance of required notice and expiration of applicable cure periods, 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 and Exhibit H 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: to operate a weight management center.	Original Lease
	Restrictions LL-X	R-2. PROHIBITED USES: Notwithstanding anything to the contrary set forth herein, so long as Tenant is open and operating the Permitted Use set forth in Section 1.6 of the Abstract of Lease in the Premises, and has not committed an event of default which remains uncured after issuance of required notice and expiration of applicable cure periods, Landlord shall not, directly or indirectly, lease any portion of the shopping center within two hundred (200) feet of the demising walls of the Premises to other tenants or occupants for the following purposes: a liquor store, pet shop an amusement arcade, a funeral home, a shooting gallery or gun and ammunition store, a massage parlor (excluding any nationally recognized massage tenant by way of example but not limitation, Massage Envy), or an adult book store.	Original Lease
	Tenant Restrictions	No Lease Provision	Original Lease
	Abatement	No Rent shall be due commencing on the RCD and continuing for a period of three (3) months ("Abatement Months"). (Lease, Exhibit 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 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. 7.4(B), Pg. 15)	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 ("Transfer") w/out first obtaining the consent of LL, which consent LL shall not unreasonably withhold condition or delay. Profit Sharing: No Lease Provision. Assignment Fee: \$2,000.00 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 ("Corporate Transfer") w/out the consent of LL. Recapture Rights: No Lease Provision. (Lease, Sec. 10.1, Pg. 21; Rider, Sec. R-14, Pg. Rider-4)	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: No Lease Provision. (Lease, Sec. 4.1, Pg. 5)	Original Lease
	Brokers	T's Broker: Anthony Gamez with David King and Associates, Inc. Any obligations or potential obligations for commission to any brokers who have a claim arising out of the actions of T are the sole obligation of T. (Lease, Sec. 12.1, Pg. 24)	Original Lease
	CAM Notes	PRS: The RSF of the Premises divided by the total SF of all rentable floor space in the S/C. 1.5456%. 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, theaters, restaurants, storage areas, or premises in separate bldgs, where such parties are not required to pay a full PRS of CAM 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: Monthly Installments. T's initial share of CAM Expenses (including Insurance) shall begin at \$346.05 monthly. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: Not to exceed 10% of CAM Expenses. CAP and its exclusions: 4% of Non-Cumulative CAP excludes snow and ice removal, security, insurance, taxes and utilities. Capital Expense: Common Area Expenses shall include the cost during the Term, as reasonably amortized by LL in accordance w/ GAAP, of any capital improvement. 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: T and its duly authorized representatives shall have the right, w/in 365 days of the initial billing, to receive from LL LL's available supporting documentation evidencing that T's PRS of CAM Expenses are correct, w/in 30 days of requesting same from LL. (Lease, Sec.1.4(B), 4.3, Pg. 2, 5-7; Rider, Sec. R-9, Pg. Rider-3)	Original Lease



Co-Tenancy	"Co-Tenancy Failure" shall be deemed to occur if and when less than 30% of the leasable retail area of the S/C (excluding the Premises) is occupied and open for business to the public by tenants or occupants for a period of at least 90 consecutive days ("LL's Cure Period"), and such occupancy failure is not the result of a casualty or condemnation or a temporary closure by other tenants for the purpose of completing construction work. If a Co-Tenancy Failure occurs, T shall have the option to terminate the Lease upon at least 60 days' notice given at any time while such condition shall continue. If T does not exercise such right to terminate w/in 30 days following the expiration of LL's Cure Period, then such right to terminate shall be waived as to that Co -Tenancy Failure. (Rider, Sec. R-7, Pg. Rider-3)	Original Lease
Critical Date Note	"R-8. TERMINATION OPTION: Notwithstanding anything to the contrary contained in the Lease, Tenant shall have the right, at any time after the last day of the sixtieth (60th) (10/31/17)full calendar month of the Term, to terminate the Lease upon at least ninety (90) (08/02/17)days advance notice to Landlord. This Lease shall terminate on the date set forth in such notice as though such date were the date first set forth herein for the expiration of the Term with no further option to renew or extend. Such termination shall not affect any of Landlord' s or Tenant' s obligations hereunder accruing prior to the date of such termination or incident to such termination, all of which shall survive. Tenant' s right to terminate the lease pursuant to this Rider R-8 is expressly contingent upon Tenant reimbursing Landlord for the unamortized portion of the Construction Allowance paid pursuant to Rider R-15, and all brokerage commissions paid by Landlord in connection with this Lease, within 30 days after receipt of Landlord' s invoice therefor.  Critical Date: 06/01/17"	Original Lease
Default	Monetary: When due and the continuance of such nonpayment for five (5) days such installment is due. Non-Monetary: 20 days after written notice and demand from LL. (Lease, Sec. 11.1, Pg. 22)	Original Lease
Estoppel	W/in seven (7) days after request by LL. (Lease, Sec. 10.2(C), Pg. 21)	Original Lease
Go Dark Right	If T has not initially opened for business in the Premises, or ceases operating for 30 consecutive days or more at any time during the Term hereof, LL shall have the right at any time thereafter to terminate Lease upon ten (10) days written notice to T. (Rider, Sec. R-3, Pg. Rider-2)	Original Lease
Guar/L.C./Indem.	No Lease Provision	Original Lease
Holdover	W/out the consent of LL, MTM Tenancy, cancelable by either LL or T upon 30 days' written notice, and at Minimum Rent = 150% of the total Minimum Rent and 100% of Additional Rent as existed during the last year of the term. (Lease, Sec. 3.4, Pg. 5)	Original Lease
Insurance	PRS: 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, 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 (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 Estimates. Base Year: No Lease Provision. Admin Fee: Not to exceed 10% of Insurance. CAP: 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. Audit Right: No Lease Provision. (Lease, Sec. 4.3, Pg. 5-7)	Original Lease
Landlord Work	LL shall use commercially reasonable efforts to substantially complete such construction in a timely manner, provided that in the event such substantial construction is delayed or hindered by strikes, casualties, fires, injunctions, inability to secure materials, restraints of law, actions of the elements, or any other causes beyond the reasonable control of LL, or by any acts or omissions of T, then the construction period shall be extended to the extent of such delays. 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. 6.1-6.2, Exhibit C-1, Pg. 9, C-1)	Original Lease
Late Fee	Late Charge: W/in ten (10) days of the due date, T shall promptly pay to LL a late fee of 10% of the monthly Rent. Interest: If not paid when due, shall bear interest on the unpaid portion thereof at the rate of 10% /annum from the date when due but not in excess of the highest legal rates. NSF Fee: \$50.00 dollars for each of T's checks returned to LL unpaid by T's bank. (Lease, Sec. 4.4(C), Pg. 8)	Original Lease
List of Documents	1) Shopping Center Lease Agreement dated 09/27/2012; 2) Possession Letter dated 10/19/2012; 3) Commencement Letter dated 01/22/2013	Original Lease
List of Documents	1. Option notice letter dated 05/07/2019. (Option Ltr) 2. First Lease Amendment dated 9/01/2020	Renewal
LL Maintenance	LL shall, subject to T's reimbursement, maintain in good repair the exterior walls and roof of the bldg in which the Premises is 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 said repairs and maintenance incurred by LL. (Lease, Sec. 6.3, Pg. 9-10)	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	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	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: 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 LL provides notice of the lease or license agreement violation to such other tenant or occupant; and 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. (Rider, Sec. R-1, Pg. Rider-1-Rider-2)	Original Lease
Percentage Rent Information	No Lease Provision	Original Lease
Permitted Use	T shall use the Premises for the purpose of conducting the business of a Weight Watchers weight management center, including conducting meetings and the sale of pre-packaged foods and other related products, as well as other services and/or products that may be customarily provided by T to its client from time to time as additional opportunities for its clients, and for no other purposes whatsoever. T shall operate the Premises throughout the Term under T's trade name, Weight Watchers ("T's Trade Name"), and no other trade name w/out LL's prior written consent. (Lease, Sec. 1.6, 7.1, Pg. 2, 13)	Original Lease
Premises Notes	The Leased Premises has 1,567 SF of gross floor area. (Lease, Sec. 1.2(B), Pg. 2)	Original Lease
Prohibited Use	LL shall not, directly or indirectly, lease any portion of the shopping center w/in 200 feet of the demising walls of the Premises to other tenants or occupants for the following purposes: a liquor store, pet shop an amusement arcade, a funeral home, a shooting gallery or gun and ammunition store, a massage parlor (excluding any nationally recognized massage tenant by way of example but not limitation, Massage Envy), or an adult book store. T shall not use the Premises for following purposes: Funeral establishment; Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; Auction or bankruptcy sale; Pawn shop; Catalogue, Internet, mail order or an "800-type" phone-order facility, or a wholesale, discount, outlet, "warehouse," "dollar-type" or unit price store; Outdoor circus, carnival or amusement park, or other entertainment facility; Outdoor meetings; Bowling alley; Primarily pool or billiard establishment; Shooting gallery; Off-track betting (provided that state sponsored lottery tickets shall not be prohibited); Refinery. See Lease for complete details. (Lease, Sec. 1.6, 7.1, Exhibit F, Pg. 2, 13, F-1; Rider, Sec. R-2, Pg. Rider-2)	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: The RSF of the Premises divided by the total SF of all rentable floor space in the S/C. 1.5456%. 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, 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 (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: Monthly Installments. T's initial share of Real Estate Taxes shall begin at \$11,298.12 annually (\$941.51 monthly). Base Year: No lease Provision. Admin Fee: Not to exceed 10% of Taxes. 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, Pg. 2, 5-7)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	None. (Lease, Sec. 1.5, 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 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. All signs shall comply w/ the sign criteria provided by LL. T shall have the right to place a professionally prepared exterior "Coming Soon" banner typically used by T on the exterior of the Premises for not more than 2 weeks prior to the date T actually intends to open for business in the Premises. Pylon Sign: If space is available on the existing pylon sign at the S/C, then 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. (Lease, Sec. 6.5, Exhibit D, Pg. 10, D-1-D-3; Rider, Sec. R-5, Pg. Rider-2)	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, 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 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 LL for the balance of the Term of the Lease, subject to all of the terms and provisions. (Lease, Sec. 10.2(B), Pg. 21)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	Allowance Amount: \$47,010. Unused Portion Rent Credit: No Lease Provision. Payment Descriptions: LL shall reimburse T in the amount of \$47,010.00, which amount shall be payable w/in 15 days after the date T's Work is completed in accordance w/ the terms of the Lease and T has submitted to LL a written statement requesting such payment. If T fails to file a complete application for the Construction Allowance w/in one (1) year after the CD, LL shall have no obligation to pay the Construction Allowance. Supervision/Management Fee: No Lease Provision. (Rider, Sec. R-15, Pg. Rider-4-Rider-5)	Original Lease
Tenant's Insurance Requirement	T shall keep in force and at its own expense: (1) Commercial General Liability insurance: \$1,000,000.00 per occurrence and \$11,000,000.00 general aggregate, and Fire Legal Liability Insurance in amounts sufficient to cover the replacement costs of the Premises and loss of the use. The LL and Owner are to be named as additional insured. (2) Umbrella/excess liability insurance: The insurance limits Liability Insurance may be satisfied by any combination of primary and umbrella/excess liability insurance. (3) Worker's Compensation Insurance: Not less than those required by applicable law. (4) Employers Liability Insurance: 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. (5) Dram Shop/Liquor Liability Insurance: 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. (6) Automobile Insurance: Hired automobiles w/ \$1,000,000 combined single limit. (7) Property Insurance: (a) Physical Damage Insurance: Full replacement cost value of the covered items and in amounts that meet any coinsurance clause of the policies of insurance. (b) Plate Glass Insurance: Upon windows and doors in the Premises. T may self-insure glass coverage. (c) Extra expense and business interruption insurance: Not less than 12 months of Minimum Rent and Additional Rent, naming LL as an additional insured. (d) Boiler machinery insurance: Required in the amount = the value of the mechanical equipment. (8) Additional Insured: All insurance policies required of T in the Lease shall name LL as a loss payee to the extent of LL's interest in the insured property (and upon request, any other party named by LL which party has an interest in the insured property, to the extent of such parties interest in the property). (Lease, Sec. 8.1(D-E), Pg. 17-18)	Original Lease
Term Notes	LCD: Commencing on the date of LL's delivery of possession of the Premises to T (10/19/2012); RCD: Shall be the CD (10/19/2012); LED: 10/31/2019. (Commencement Letter; Possession Letter; Lease, Sec. 1.3, Pg. 2)	Original Lease
Term Notes	Renewal LCD: 11/01/2019. Renewal RCD: 11/01/2019. Renewal LED: 10/31/2022. (Option Ltr)	Renewal
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, and all alterations, improvements and installations made by T under the terms of the Lease and any exhibits, 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. 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. At all times during the Term, T, at its sole cost and expense, shall maintain a 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 a grease trap maintenance contract for the consistent and periodic inspection and maintenance of all grease traps located on or which service the Premises. Excluding the cost of the HVAC maintenance contract, the maximum T shall pay for any HVAC repair or replacement is \$1,500.00 per unit per calendar year for the HVAC unit servicing the Premises. Any additional expense above the maximum to be paid by T shall be the responsibility of the LL. (Lease, Sec. 6.9, Pg. 12-13; Rider, Sec. R-13, Pg. Rider-4)	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. LL shall have the right at any time and 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"). Separately Metered/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 thereof as Additional Rent 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. (Lease, Sec. 4.6, Pg. 8-9)	Original Lease
1st Amend, Sec.4	Abatement LL shall agree to abate MR for a period of (4) months beginning June 1, 2020 - September 30, 2020 in the amount of \$2,742.25 per month (\$10,969.00) in aggregate (the "Abatement").	Renewal

1st Amend, Sec.7	Bankruptcy	If within 180 days of the date of the Agreement TT files voluntary petition or be subject of an involuntary petition, for BK relief under Title 11, or any other insolvency proceeding, liquidation, receivership, dissolution or similar relief under state or federal law, the LL shall be entitled to relief from any automatic stay. If TT waives the benefit of such automatic stay and consents and agrees to raise no objection to such relief, and further agrees that any rent abatement granted by LL shall be null and void and LL shall be entitled to the full amount due.	Renewal
1st Amend,Sec.5	Co-Tenancy	Any co-tenancy rights that benefit TT are suspended through September 30, 2020.	Renewal

### Contacts

Role	Company	Name	Address	Phone	Email
A/P Contact Name		Bobbi Anderson	No address Listed	(314) 392-2691 x (Office)(855) 289-3220 x (Other 1)	Bobbi.Anderson@cassidyurley.com
Billing	c/o Cushman & Wakefield	Weight Watchers North America, Inc.	575 Maryville Centre Drive, Suite 500,Saint Louis,MO 63141		
CAM		Bobbi Anderson	No address Listed	(314) 392-2691 x (Office)(855) 289-3220 x (Other 1)	Bobbi.Anderson@cassidyurley.com
CAM	c/o Cushman & Wakefield	Weight Watchers North America, Inc.	575 Maryville Centre Drive, Suite 500,Saint Louis,MO 63141		
Commercial Cafe Contact		WW North America Holdings, LLC	No address Listed		Bobbi.Anderson@cassidyurley.com
Gross Sales	c/o Cushman & Wakefield	Weight Watchers North America, Inc.	575 Maryville Centre Drive, Suite 500,Saint Louis,MO 63141		
Notice		Cushman & Wakefield	575 Maryville Centre Dr. Suite 500,St. Louis,MO 63141		
RET Billing Contact		Bobbi Anderson	No address Listed	(314) 392-2691 x (Office)(855) 289-3220 x (Other 1)	Bobbi.Anderson@cassidyurley.com
Send Copy To	Re: Center 90199	Weight Watchers North America, Inc	675 Avenue of Americas, 6th Floor,New York,NY 10010		
Store Contact	WW	Celia Stribny	No address Listed	(708) 301-4995 x (Office)	celia.stribny@WW.com
Taxes	c/o Cushman & Wakefield	Weight Watchers North America, Inc.	575 Maryville Centre Drive, Suite 500,Saint Louis,MO 63141		

Lease : L5 Fitness Illinois-West, LLC (t0002477)

**Lease Information**

<b>Name</b>	L5 Fitness Illinois-West, LLC	<b>Status</b>	Current
<b>DBA</b>	Orange Theory Fitness #0033	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	HEALTH CLUBS/GYMS/DANCE STUDIO
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	3,000.00 (GLA)
<b>Customer</b>	Orange Theory Fitness	<b>Area</b>	3,000.00 (GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	usd 76,020.00
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	usd 25.34
<b>Primary Contact</b>		<b>Deposit</b>	7,465.00
<b>Name</b>	L5 Fitness Illinois - West, LLC	<b>Lease Term</b>	From 12/21/2012 To 1/31/2024
<b>Office Phone</b>			
<b>Cell Phone</b>			
<b>E-Mail</b>	Chris@fivecapital.com		

**Space**

Unit	Building	Floor	Area	Amendment Type
011		1	3,000.00	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	12/21/2012	1/20/2014	5,000.00	Monthly	Monthly	Flat Amt	usd		3,000.00	1.67 / Mo	0.00	Original Lease	011
brre	Base Rent - Retail	1/21/2014	1/31/2015	5,000.00	Monthly	Monthly	Flat Amt	usd		3,000.00	1.67 / Mo	0.00	Original Lease	011
brre	Base Rent - Retail	2/1/2015	1/31/2016	5,150.00	Monthly	Monthly	Flat Amt	usd		3,000.00	1.72 / Mo	0.00	Original Lease	011
brre	Base Rent - Retail	2/1/2016	1/31/2017	5,305.00	Monthly	Monthly	Flat Amt	usd		3,000.00	1.77 / Mo	0.00	Original Lease	011
brre	Base Rent - Retail	2/1/2017	1/31/2018	5,462.50	Monthly	Monthly	Flat Amt	usd	0.00	3,000.00	1.82 / Mo	0.00	Original Lease	011
brre	Base Rent - Retail	2/1/2018	1/31/2019	5,627.50	Monthly	Monthly	Flat Amt	usd	0.00	3,000.00	1.88 / Mo	0.00	Original Lease	011
brre	Base Rent - Retail	2/1/2019	1/31/2020	5,795.00	Monthly	Monthly	Flat Amt	usd	0.00	3,000.00	1.93 / Mo	0.00	Renewal	011
brre	Base Rent - Retail	2/1/2020	1/31/2021	5,970.00	Monthly	Monthly	Flat Amt	usd	0.00	3,000.00	1.99 / Mo	0.00	Renewal	011
brre	Base Rent - Retail	2/1/2021	1/31/2022	6,150.00	Monthly	Monthly	Flat Amt	usd	0.00	3,000.00	2.05 / Mo	0.00	Renewal	011
brre	Base Rent - Retail	2/1/2022	1/31/2023	6,335.00	Monthly	Monthly	Flat Amt	usd	0.00	3,000.00	2.11 / Mo	0.00	Renewal	011
brre	Base Rent - Retail	2/1/2023	1/31/2024	6,525.00	Monthly	Monthly	Flat Amt	usd	0.00	3,000.00	2.18 / Mo	0.00	Renewal	011
came	CAM Estimated Escrow	6/1/2013	3/31/2015	662.50	Monthly	Monthly	Flat Amt	usd		3,000.00	0.22 / Mo	0.00	Original Lease	011
came	CAM Estimated Escrow	4/1/2015	9/30/2018	779.76	Monthly	Monthly	Flat Amt	usd		3,000.00	0.26 / Mo	0.00	Original Lease	011
came	CAM Estimated Escrow	10/1/2018	1/31/2019	713.61	Monthly	Monthly	Flat Amt	usd	0.00	3,000.00	0.24 / Mo	0.00	Original Lease	011
came	CAM Estimated Escrow	2/1/2019	1/31/2024	713.61	Monthly	Monthly	Flat Amt	usd	0.00	3,000.00	0.24 / Mo	0.00	Renewal	011
cvrd	COVID Rent Deferral	4/1/2020	6/30/2020	-4,221.03	Monthly	Monthly	Flat Amt	usd	0.00	3,000.00	-1.41 / Mo	0.00	Renewal	011
cvrr	COVID Rent Recovery	7/1/2020	12/31/2020	2,110.52	Monthly	Monthly	Flat Amt	usd	0.00	3,000.00	0.70 / Mo	0.00	Renewal	011
rete	Real Estate Tax Escrow	6/1/2013	8/31/2014	1,802.50	Monthly	Monthly	Flat Amt	usd		3,000.00	0.60 / Mo	0.00	Original Lease	011
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	1,876.16	Monthly	Monthly	Flat Amt	usd		3,000.00	0.63 / Mo	0.00	Original Lease	011
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	1,582.61	Monthly	Monthly	Flat Amt	usd		3,000.00	0.53 / Mo	0.00	Original Lease	011
rete	Real Estate Tax Escrow	11/1/2016	1/31/2019	1,758.46	Monthly	Monthly	Flat Amt	usd		3,000.00	0.59 / Mo	0.00	Original Lease	011
rete	Real Estate Tax Escrow	2/1/2019	1/31/2024	1,758.46	Monthly	Monthly	Flat Amt	usd	0.00	3,000.00	0.59 / Mo	0.00	Renewal	011
rcbo	Rental Conc - Buildout	12/21/2012	1/20/2014	-5,000.00	Monthly	Monthly	Flat Amt	usd		3,000.00	-1.67 / 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
asgn	Assignment Fees	9/17/2021	9/17/2021								Renewal	011
brre	Base Rent - Retail	12/21/2012	1/20/2014								Original Lease	011
brre	Base Rent - Retail	1/21/2014	1/31/2015								Original Lease	011
brre	Base Rent - Retail	2/1/2015	1/31/2016								Original Lease	011
brre	Base Rent - Retail	2/1/2016	1/31/2017								Original Lease	011
brre	Base Rent - Retail	2/1/2017	1/31/2018								Original Lease	011
brre	Base Rent - Retail	2/1/2018	1/31/2019								Original Lease	011
brre	Base Rent - Retail	2/1/2019	1/31/2020								Renewal	011
brre	Base Rent - Retail	2/1/2020	1/31/2021								Renewal	011
brre	Base Rent - Retail	2/1/2021	1/31/2022								Renewal	011
brre	Base Rent - Retail	2/1/2022	1/31/2023								Renewal	011
brre	Base Rent - Retail	2/1/2023	1/31/2024								Renewal	011
came	CAM Estimated Escrow	4/1/2015	9/30/2018								Original Lease	011
came	CAM Estimated Escrow	10/1/2018	1/31/2019								Original Lease	011
came	CAM Estimated Escrow	6/1/2013	3/31/2015								Original Lease	011
came	CAM Estimated Escrow	2/1/2019	1/31/2024								Renewal	011
cvrd	COVID Rent Deferral	4/1/2020	6/30/2020								Renewal	011
cvrr	COVID Rent Recovery	7/1/2020	12/31/2020								Renewal	011
rcbo	Rental Conc - Buildout	12/21/2012	1/20/2014								Original Lease	011
rete	Real Estate Tax Escrow	2/1/2019	1/31/2024								Renewal	011
rete	Real Estate Tax Escrow	6/1/2013	8/31/2014								Original Lease	011
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015								Original Lease	011
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016								Original Lease	011
rete	Real Estate Tax Escrow	11/1/2016	1/31/2019								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	retax	_retaxes	Real Estate Tax Expenses	2/1/2019	1/31/2024	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		d001		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	011	noncontr	_insur	Insurance Expenses	2/1/2019	1/31/2024	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		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	011	noncontr	_securty	Security Expenses	2/1/2019	1/31/2024	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		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	011	noncontr	_snow	Snow Expenses	2/1/2019	1/31/2024	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		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	011	noncontr	_utility	Utility Expenses	2/1/2019	1/31/2024	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		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	011	control	_camextr	CAM Exterior Expenses	2/1/2019	1/31/2024	12		0.00	6,014.60	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		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	011	control	_camintr	CAM Interior Expenses	2/1/2019	1/31/2024	12		0.00	6,014.60	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		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	011	control	_capamrt	Capital Replacement Amort	2/1/2019	1/31/2024	12		0.00	6,014.60	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			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	011	control	_fire	Fire Expenses	2/1/2019	1/31/2024	12		0.00	6,014.60	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			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	011	control	_mgmtfee	Management Fees	2/1/2019	1/31/2024	12		0.00	6,014.60	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			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	011	control	_camext2	CAM Exterior Expenses - Spl Allocation	2/1/2019	1/31/2024	12		0.00	6,014.60	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			5.00		0.00	GLA		36566.0000	
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	control	_admin	Operational Expenses	2/1/2019	1/31/2024	12		0.00	6,014.60	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			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	011	control	_bldgexp	Building Expenses	2/1/2019	1/31/2024	12		0.00	6,014.60	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			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	Activated	60	2/1/2019	1/31/2024	011
Original Lease	Original Lease	Superseded	74	12/21/2012	1/31/2019	011

Options						
Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Custom	Active		1/31/2024	1/31/2024	Relocation Option	Renewal
Renewal	Exercised		1/31/2019	7/31/2018	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. 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) in the Shopping Center to the use of the Premises for the following purposes: Group personal training, boot camp style fitness facilities (indoor or outdoor) and fitness facilities offering cardiovascular training or personal and personal group training (other than dedicated yoga, pilates or spinning studios).	Original Lease
	Tenant Restrictions	No Lease Provision	Original Lease
	Abatement	No Lease Provision	Original Lease
	Access	LL reserves the right to, at all reasonable times and upon 24 hour notice unless in the event of an emergency, 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. 7.4(B), Pg. 16)	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 ("Transfer") w/out first obtaining the consent of LL, which consent LL may not unreasonably withhold. Profit Sharing: 100%. Assignment Fee: \$1,500.00. Permitted Assignment: No Lease Provision. Recapture Rights: No Lease Provision. (Lease, Sec. 10.1, Pg. 22)	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 shall be paid to LL upon execution of the Lease by T. (Lease, Sec. 1.4(E), 4.1, Pg. 2, 5)	Original Lease
	Brokers	None. (Lease, Sec. 12.1, Pg. 26)	Original Lease
	CAM Notes	PRS: The RSF of the Premises divided by the total SF of all rentable floor space in the S/C. T's PRS is currently estimated at 2.96%. Denominator Exclusions: 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, theaters, restaurants, storage areas, or premises in separate bldgs, where such parties are not required to pay a full PRS of CAM 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: Monthly Installments. T's initial share of Common Area Expenses (including Insurance) shall begin at \$662.50 monthly. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: Included in CAM Expenses. Admin Fee: No Lease Provision. CAP and its exclusions: 5% of Non-Cumulative CAP excludes the costs of utilities, security, insurance, taxes, snow and ice removal and other costs beyond the reasonable control of LL. Capital Expense: CAM Expenses shall include the cost during the Term, as reasonably amortized by LL in accordance w/ GAAP, of any capital improvement. 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: T or auditors selected by T shall have the right, w/in 90 days of the initial billing, w/ a minimum of ten (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, Sec. 1.4 (B), 4.3, Pg. 2, 5-8; Rider, Sec. R-5)	Original Lease
	Co-Tenancy	No Lease Provision	Original Lease

Critical Date Note	"Termination of Guaranty: Notwithstanding anything to the contrary contained herein and provided that Tenant is not in default under any provisions of the Lease beyond any applicable cure period, this Guaranty shall terminate on the expiration of the sixtieth (60th) month of the Lease Term; provided, however, that Guarantor shall remain responsible for all obligations of Tenant which are due or which may accrue during the first sixty (60) months of the Lease Term. This Section 15 shall survive the expiration or early termination of the Guaranty and the Lease.  Critical Date 01/01/2018"	Original Lease
Default	Monetary: When due and the continuance of such nonpayment for five (5) days after such installment is due. Non-Monetary: 20 days after written notice and demand from LL. (Lease, Sec. 11.1, Pg. 23-24)	Original Lease
Estoppel	W/in seven (7) days after request by LL. (Lease, Sec. 10.2(C), Pg. 23)	Original Lease
Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	Guarantor Name: Barbara R. Morris and Allen R. Morris. Limitation of Liability (Charge and Term): Guarantor hereby absolutely, unconditionally and irrevocably guarantees to the LL (a) 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 and any other sums payable by T under the Lease, and (b) payment of all Enforcement Costs. (Lease, Sec. 1.1(D), Exhibit E, Pg. 1)	Original Lease
Holdover	W/out the consent of LL, MTM Tenancy, cancelable by either LL or T upon 30 days' written notice, and at Minimum Rent = 150% of the total Minimum Rent and 100% of Additional Rent as existed during the last year of the term. (Lease, Sec. 3.4, Pg. 5)	Original Lease
Insurance	PRS: The RSF of the Premises divided by the total SF of all rentable floor space in the S/C. T's PRS is currently estimated at 2.96%. 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 10% of the S/C), 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 (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 Estimates. 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 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. 4.3, Pg. 5-8)	Original Lease
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Work	LL shall use commercially reasonable efforts to substantially complete such construction in a timely manner. LL's Work shall be deemed to be "substantially completed" for all purposes under the Lease if and when the LL's Work has been completed, except for minor, finish-out and so-called punch list items ("Punch List Items") in substantial compliance w/ the plans and specifications. The Premises shall be deemed to have been -substantially completed" upon LL's delivery of possession thereof to T, unless T, w/in ten (10) days after receipt of such possession, notifies LL in writing that the Premises have not been -substantially complete" and the specific, detailed reasons. T accepts the Premises in its current -as is" current condition, w/ the following exception: LL shall provide the stud wall for T and leave it unfinished per T's request. (Lease, Sec. 6.1-6.2, Exhibit C-1, Pg. 10-11)	Original Lease
Late Fee	Late Charge: W/in ten (10) days of the due date, T shall promptly pay to LL a late fee = the greater of \$150.00 or 10% of the monthly Rent. Interest: If not paid when due, shall bear interest on the unpaid portion at the /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 Fee: \$50.00 for each of T's checks returned to LL unpaid by T's bank. (Lease, Sec. 4.4(C), Pg. 8)	Original Lease
List of Documents	1) Shopping Center Lease Agreement dated 09/23/2012. 2) Possession Letter dated 12/21/2012. 3) Letter dated 04/05/2018.	Original Lease
List of Documents	Letter dated 04/05/2018; 5 year extension.	Renewal
LL Maintenance	LL shall, subject to T's reimbursement, 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 said repairs and maintenance incurred by LL. (Lease, Sec. 6.3, 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	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", which shall be at the rear of the S/C. 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. 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: 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 LL provides notice of the lease or license agreement violation to such other tenant or occupant; LL 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. (Lease, Rider, Sec. R-1)	Original Lease
Percentage Rent Information	No Lease Provision	Original Lease
Permitted Use	Use of the premises: T shall use the Premises for only the operation of group fitness, cardiovascular training, personal training and related fitness-related food and nutrition products, logo wear and for no other purposes whatsoever subject to existing restrictions and exclusives w/in the center. T shall operate the Premises throughout the Term under T's trade name, Orange Theory Fitness ("T's Trade Name"), and no other trade name w/out LL's prior written consent. (Lease, Sec. 1.6, 7.1, Pg. 2, 13-14)	Original Lease
Premises Notes	T Leases the Premises 3,000 SF of gross floor area. (Lease, Sec. 1.2(B), Pg. 1)	Original Lease
Prohibited Use	Funeral establishment; Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; Auction or bankruptcy sale; Pawn shop; Catalogue, Internet, mail order or an "800-type" phone-order facility, or a wholesale, discount, outlet, "warehouse," "dollar-type" or unit price store; Outdoor circus, carnival or amusement park, or other entertainment facility; Outdoor meetings; Bowling alley; Primarily pool or billiard establishment; Shooting gallery; Off-track betting (provided that state sponsored lottery tickets shall not be prohibited); Refinery. See Lease for complete details. (Lease, Sec. 1.6, 7.1, Exhibit F, Pg. 2, 13-14)	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 or operate, w/in the Restricted Area (All area located w/in Two (2) miles measured in a straight line in all directions from the outside property lines of the S/C) during the Term, any commercial establishment for the same or a similar use as the permitted use. (Lease, Sec. 1.8, 7.1, Pg. 2, 14)	Original Lease
REA Notes	No Lease Provision	Original Lease
Real Estate Tax	PRS: The RSF of the Premises divided by the total SF of all rentable floor space in the S/C. T's PRS is currently estimated at 2.96%. 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 10% of the S/C), 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 (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: Monthly Installments. T's initial share of Real Estate Taxes shall begin at \$21,630.00 annually (\$1,802.50 monthly). 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, Pg. 2, 5-8)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	Amount: \$7,465.00. 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, 9)	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. 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. All signs shall comply w/ the sign criteria, 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. Subject to the Sign Criteria, LL's approval and municipality approval, T shall be entitled to erect, at it's sole cost and expense: the maximum bldg wall sign and its prototypical signage; an illuminated sign mounted above the main entrance on the face of the bldg (Such signage may, at the T's option include T's standard signage w/ awnings (w/ text valences), blade signs and window text and logos); a temporary sign stating, "Coming Soon" graphics and signage which announce the upcoming opening and provide information on T's business upon Lease execution by both LL and T. Pylon Sign: Provided space is available on the existing pylon sign at the S/C, then 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-R-4)	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. 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 LL for the balance of the Term of the Lease. (Lease, Sec. 10.2(B), Pg. 22-23)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allowance	Allowance Amount: \$83,500.00. Unused Portion Rent Credit: No Lease Provision. Payment Descriptions: LL shall reimburse T in the amount of \$83,500.00, which amount shall be payable w/in 15 days after the date T's Work is completed in accordance w/ the terms of the Lease and T has submitted to LL a written statement requesting such payment. If T fails to file a complete application for the Construction Allowance w/in one (1) year after the CD, LL shall have no obligation to pay the Construction Allowance. Supervision/Management Fee: No Lease Provision. (Lease, Rider, Sec. R-2)	Original Lease
Tenant's Insurance Requirement	T shall keep in force and at its own expense, (1) Commercial General Liability insurance: 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. The LL and Owner are to be endorsed as additional insured on T's policy and such insurance will be endorsed as primary and non-contributory w/ any other insurance available to LL and Owner. (2) Umbrella or Excess Liability coverage: Not less than \$5,000,000 in excess of the CGL insurance. (3) Worker's Compensation Insurance: Not less than those required by applicable law. (4) Employers liability insurance: 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. (5) Dram Shop/Liquor Liability Insurance: 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. (6) 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. (7) Property Insurance: Physical Damage Insurance: In amounts that meet any coinsurance clause of the policies of insurance and w/ deductibles no greater than \$10,000. Plate Glass Insurance: Upon windows and doors in the Premises. Extra expense and business interruption insurance: Not less than 12 months of Minimum Rent and Additional Rent, naming LL as loss payee. Boiler machinery insurance: Required in the amount = the value of the mechanical equipment. (8) Additional Insured: All insurance policies required of T in the Lease shall name as insured LL, Managing Agent and T. (Lease, Sec. 8.1(D-E), Pg. 18-19)	Original Lease
Term Notes	Lease Commencement Date: 12/21/2012; Rent Commencement Date: The RCD shall be on the 180th day after T opens to the public. There is no supporting document to confirm the RCD. Hence, abstract assumes and reflects RCD as 01/21/2014 per JDE report; Lease Expiration Date: 01/31/2019. (Possession Letter; Lease, Sec. 1.3, Pg. 2)	Original Lease
Term Notes	Term of the Lease extended for 5 years commencing 02/01/2019 and expired on 01/31/2024. (Letter dtd 04/05/2018)	Renewal

TT Maintenance		T, at its sole cost and expense, 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, sprinkler systems, walls, floors and ceilings (including (i) any damage to the walls, floors, ceilings or the other areas of the Premises or (ii) any mold or mildew condition on the walls, floors, ceilings or the other areas of the Premises, caused by or resulting from moisture on or about the Premises), motors applicable to the Premises, and all alterations, improvements and installations made by T under the terms of the Lease and any exhibits; 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, any sprinkler system, air-conditioning units and filters, janitorial services, interior pest control, and the like. At all times during the Term, T, at its sole cost and expense, shall maintain a 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 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)	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. 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"). Separately Metered/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 thereof, T shall at LL's request pay the cost thereof as Additional Rent 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. (Lease, Sec. 4.6, Pg. 8-9)	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, plus use tax.	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	Orange Theory Fitness	L5 Fitness Illinois - West, LLC	112 Krog St. NE,,Atlanta,GA 30307		Chris@lfivecapital.com
Commercial Cafe Contact	Orange Theory Fitness	L5 Fitness Illinois-West, LLC	No address Listed		
Guarantor		Barbara and Allen R. Morris	8650 Flint Lane,Orland Park,IL 60462	(708) 361-9667 x (Office)	barbaramorris@aol.com
Notice		L5 Fitness Illinois - West, LLC	112 Krog St. NE,,Atlanta,IL 30307		Chris@lfivecapital.com
Store Contact		Troy Perry	No address Listed	(708) 860-8292 x (Office)	troyperryotf@gmail.com
Taxes		Dawn Garbarz	No address Listed		dawn.otfmichigan@gmail.com

Lease : ##Eva's International Bridal Distributors (t0002480)

**Lease Information**

<b>Name</b>	##Eva's International Bridal Distributors	<b>Status</b>	Current
<b>DBA</b>	Eva's Bridal	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	BRIDAL/FORMAL WEAR
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	14,434.00 (GLA)
<b>Customer</b>	Eva's Bridal	<b>Area</b>	14,434.00 (GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	usd 86,604.00
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	usd 6.00
		<b>Deposit</b>	781.84
<b>Primary Contact</b>		<b>Lease Term</b>	From 11/15/2012 To 5/31/2023
<b>Name</b>	Eva's International Bridal Distributors		
<b>Office Phone</b>			
<b>Cell Phone</b>			
<b>E-Mail</b>	sghusein@aol.com		

**Space**

Unit	Building	Floor	Area	Amendment Type
013		1	14,434.00	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	11/15/2012	5/31/2013	781.84	Monthly	Monthly	Flat Amt	usd		14,434.00	0.05 / Mo	0.00	Original Lease	013
brre	Base Rent - Retail	6/1/2013	11/30/2014	781.84	Monthly	Monthly	Flat Amt	usd		14,434.00	0.05 / Mo	0.00	Original Lease	013
brre	Base Rent - Retail	12/1/2014	5/31/2018	5,412.75	Monthly	Monthly	Flat Amt	usd		14,434.00	0.38 / Mo	0.00	Original Lease	013
brre	Base Rent - Retail	6/1/2018	5/31/2020	6,014.16	Monthly	Monthly	Flat Amt	usd	0.00	14,434.00	0.42 / Mo	0.00	Original Lease	013
brre	Base Rent - Retail	6/1/2020	5/31/2023	7,217.00	Monthly	Monthly	Flat Amt	usd	0.00	14,434.00	0.50 / Mo	0.00	Original Lease	013
came	CAM Estimated Escrow	6/1/2013	4/30/2014	3,187.51	Monthly	Monthly	Flat Amt	usd		14,434.00	0.22 / Mo	0.00	Original Lease	013
came	CAM Estimated Escrow	4/1/2014	4/30/2014	743.80	Monthly	Monthly	Flat Amt	usd		14,434.00	0.05 / Mo	0.00	Original Lease	013
came	CAM Estimated Escrow	5/1/2014	3/31/2015	3,373.46	Monthly	Monthly	Flat Amt	usd		14,434.00	0.23 / Mo	0.00	Original Lease	013
came	CAM Estimated Escrow	4/1/2015	6/30/2016	4,290.48	Monthly	Monthly	Flat Amt	usd		14,434.00	0.30 / Mo	0.00	Original Lease	013
came	CAM Estimated Escrow	7/1/2016	7/31/2017	4,290.48	Monthly	Monthly	Flat Amt	usd		14,434.00	0.30 / Mo	0.00	Original Lease	013
came	CAM Estimated Escrow	8/1/2017	9/30/2018	4,467.92	Monthly	Monthly	Flat Amt	usd	0.00	14,434.00	0.31 / Mo	0.00	Original Lease	013
came	CAM Estimated Escrow	10/1/2018	5/31/2023	3,950.63	Monthly	Monthly	Flat Amt	usd	0.00	14,434.00	0.27 / Mo	0.00	Original Lease	013
rete	Real Estate Tax Escrow	6/1/2013	8/31/2014	8,672.43	Monthly	Monthly	Flat Amt	usd		14,434.00	0.60 / Mo	0.00	Original Lease	013
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	10,380.91	Monthly	Monthly	Flat Amt	usd		14,434.00	0.72 / Mo	0.00	Original Lease	013
rete	Real Estate Tax Escrow	10/1/2015	6/30/2016	1,582.61	Monthly	Monthly	Flat Amt	usd		14,434.00	0.11 / Mo	0.00	Original Lease	013
rete	Real Estate Tax Escrow	7/1/2016	10/31/2016	1,582.61	Monthly	Monthly	Flat Amt	usd		14,434.00	0.11 / Mo	0.00	Original Lease	013
rete	Real Estate Tax Escrow	11/1/2016	10/31/2017	9,729.68	Monthly	Monthly	Flat Amt	usd		14,434.00	0.67 / Mo	0.00	Original Lease	013
rete	Real Estate Tax Escrow	11/1/2017	11/30/2018	9,824.06	Monthly	Monthly	Flat Amt	usd	0.00	14,434.00	0.68 / Mo	0.00	Original Lease	013
rete	Real Estate Tax Escrow	12/1/2018	9/30/2019	9,702.82	Monthly	Monthly	Flat Amt	usd	0.00	14,434.00	0.67 / Mo	0.00	Original Lease	013
rete	Real Estate Tax Escrow	10/1/2019	12/31/2020	9,927.18	Monthly	Monthly	Flat Amt	usd	0.00	14,434.00	0.69 / Mo	0.00	Original Lease	013
rete	Real Estate Tax Escrow	1/1/2021	5/31/2023	8,914.50	Monthly	Monthly	Flat Amt	usd	0.00	14,434.00	0.62 / 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	6/1/2013	11/30/2014								Original Lease	013
brre	Base Rent - Retail	12/1/2014	5/31/2018								Original Lease	013
brre	Base Rent - Retail	6/1/2018	5/31/2020								Original Lease	013
brre	Base Rent - Retail	6/1/2020	5/31/2023								Original Lease	013
came	CAM Estimated Escrow	4/1/2015	6/30/2016								Original Lease	013
came	CAM Estimated Escrow	8/1/2017	9/30/2018								Original Lease	013
came	CAM Estimated Escrow	10/1/2018	5/31/2023								Original Lease	013
came	CAM Estimated Escrow	5/1/2014	3/31/2015								Original Lease	013
came	CAM Estimated Escrow	4/1/2014	4/30/2014								Original Lease	013
came	CAM Estimated Escrow	6/1/2013	4/30/2014								Original Lease	013
came	CAM Estimated Escrow	7/1/2016	7/31/2017								Original Lease	013
prev	Base Rent - Previous Owner	11/15/2012	5/31/2013								Original Lease	013
rete	Real Estate Tax Escrow	10/1/2015	6/30/2016								Original Lease	013
rete	Real Estate Tax Escrow	11/1/2017	11/30/2018								Original Lease	013
rete	Real Estate Tax Escrow	12/1/2018	9/30/2019								Original Lease	013
rete	Real Estate Tax Escrow	10/1/2019	12/31/2020								Original Lease	013
rete	Real Estate Tax Escrow	1/1/2021	5/31/2023								Original Lease	013
rete	Real Estate Tax Escrow	6/1/2013	8/31/2014								Original Lease	013
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015								Original Lease	013
rete	Real Estate Tax Escrow	7/1/2016	10/31/2016								Original Lease	013
rete	Real Estate Tax Escrow	11/1/2016	10/31/2017								Original Lease	013

### Recovery

<b>Amendment Type</b>	<b>Units</b>	<b>Group</b>	<b>Exp Pool</b>	<b>Exp Pool Desc</b>	<b>Date From</b>	<b>Date To</b>	<b>EOY Month</b>	<b>Base Year</b>	<b>Base Amt</b>	<b>Ceiling</b>	<b>Mgmt fees %</b>	<b>ProRata %</b>	<b>GrossUp %</b>
Original Lease	013	control	_admin	Operational Expenses	11/15/2012	5/31/2023	12		0.00	37,830.11	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	Y	Y		M002			4.00		0.00	GLA		GLA	
Original Lease	013	control	_bldgexp	Building Expenses	11/15/2012	5/31/2023	12		0.00	37,830.11	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	Y	Y		M002			4.00		0.00	GLA		GLA	
Original Lease	013	control	_camextr	CAM Exterior Expenses	11/15/2012	5/31/2023	12		0.00	37,830.11	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	Y	Y		M002			4.00		0.00	GLA		GLA	
Original Lease	013	control	_camintr	CAM Interior Expenses	11/15/2012	5/31/2023	12		0.00	37,830.11	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	Y	Y		M002			4.00		0.00	GLA		GLA	
Original Lease	013	control	_capamrt	Capital Replacement Amort	11/15/2012	5/31/2023	12		0.00	37,830.11	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	Y	Y		M002			4.00		0.00	GLA		GLA	
Original Lease	013	control	_fire	Fire Expenses	11/15/2012	5/31/2023	12		0.00	37,830.11	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	Y	Y		M002			4.00		0.00	GLA		GLA	
Original Lease	013	control	_mgmtfee	Management Fees	11/15/2012	5/31/2023	12		0.00	37,830.11	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	Y	Y		M002			4.00		0.00	GLA		GLA	
Original Lease	013	control	_camext2	CAM Exterior Expenses - Spl Allocation	11/15/2012	5/31/2023	12		0.00	37,830.11	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	

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	013	noncontr	_insur	Insurance Expenses	1/1/2018	5/31/2023	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	Y	Y		M002			0.00		0.00	GLA		GLA	
Original Lease	013	noncontr	_security	Security Expenses	1/1/2018	5/31/2023	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	Y	Y		M002			0.00		0.00	GLA		GLA	
Original Lease	013	noncontr	_snow	Snow Expenses	1/1/2018	5/31/2023	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	Y	Y		M002			0.00		0.00	GLA		GLA	
Original Lease	013	noncontr	_utility	Utility Expenses	1/1/2018	5/31/2023	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	Y	Y		M002			0.00		0.00	GLA		GLA	
Original Lease	013	retax	_retaxes	Real Estate Tax Expenses	11/15/2012	5/31/2023	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	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
BRIDAL/FORMAL WEAR	Flat	11/15/2012	5/31/2013	0.00	2,000,000.00	0.00		Original Lease	013	No
				2,000,000.01	0.00	10.00				
BRIDAL/FORMAL WEAR	Flat	6/1/2013	5/31/2015	0.00	2,000,000.00	0.00		Original Lease	013	No
				2,000,000.01	0.00	10.00				
BRIDAL/FORMAL WEAR	Flat	6/1/2015	5/31/2018	0.00	2,500,000.00	0.00		Original Lease	013	No
				2,500,000.01	0.00	10.00				
BRIDAL/FORMAL WEAR	Flat	6/1/2018	5/31/2023	0.00	2,500,000.00	0.00		Original Lease	013	No
				2,500,000.01	0.00	10.00				

Amendments						
Type	Description	Status	Term (Months)	Date From	Date To	Units
Original Lease	Original Lease	Activated	127	11/15/2012	5/31/2023	013

Options						
Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type

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 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: the operation of a formal wear and bridal salon including the retail sale of wedding related products and services.	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 Rent shall be due commencing on the RCD and continuing for a period of Six (6) months ("Abatement Months"). (Lease, Exhibit B)	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 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. 7.4(B), Pg. 17)	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 ("Transfer") w/out first obtaining the consent of LL, which consent LL shall not unreasonably withhold. Profit Sharing: 100% Assignment Fee: \$2,000.00 Permitted Assignment: No Lease Provision. Recapture Rights: No Lease Provision. (Lease, Sec. 10.1, Pg. 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"), two (2) months of prepaid Minimum Rent in the amount of \$1,563.68 and the Security Deposit shall be paid to LL upon execution of the Lease by T. (Lease, Sec. 1.4(E), 4.1, Pg. 2, 5)	Original Lease

Brokers	T's Broker: Arthur J. Rogers & Company and its agent Carol Caveney. LL has agreed to pay the fees of T Broker strictly in accordance w/ and subject to the terms and conditions of a written commission agreement (the "Commission Agreement"). (Lease, Sec. 12.1, Pg. 27)	Original Lease
CAM Notes	PRS: 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, 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 (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: Monthly Installments. T's initial share of Common Area Expenses (including Insurance) shall begin at \$3,187.51 monthly. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: Not to exceed 15% of CAM Expenses. CAP and its exclusions: 4% of Non-Cumulative CAP excludes snow and ice removal, security, insurance, taxes and utilities. Capital Expense: Common Area Expenses shall include the cost during the Term, as reasonably amortized by LL in accordance w/ GAAP, of any capital improvement. 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: T or auditors selected by T shall have the right, w/in 90 days of the initial billing, w/ a minimum of ten (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, Sec. 1.4(B), 4.3, Pg. 2, 6-9; Rider, Sec. R-3)	Original Lease
Co-Tenancy	No Lease Provision	Original Lease
Default	Monetary: When due and the continuance of such nonpayment for five (5) days after such installment is due. Non-Monetary: 20 days after written notice and demand from LL. (Lease, Sec. 11.1, Pg. 25)	Original Lease
Estoppel	W/in seven (7) days after request by LL. (Lease, Sec. 10.2(C), Pg. 24)	Original Lease
Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	Guarantor Name: Said Ghusein. Limitation of Liability (Charge and Term): T and/or Guarantor have remitted to LL the sum of \$6,005.56 (the "Settlement Amount"), which sum reflects approximately 1 /3 of the Arrearage on T's Account. LL shall apply the Settlement Amount towards T's account upon full execution of this Agreement. Upon LL' s receipt in full from T of the Settlement Amount, LL agrees to (a) write off remaining sums on T's account relating the Arrearage totaling \$12,005.33 and (b) write off the Damages which are currently posted to T's account in the amount of \$2,009.50. T and Guarantor represent and warrant that they will remain current on any and all obligations of T and Guarantor under the Lease, including T' s obligation to secure and maintain an HVAC maintenance contract for the HVAC units servicing the Premises, and any failure to do so shall constitute a default under this Agreement and the Lease. T and Guarantor represent and warrant that they have fulfilled and will continue to fulfill all of the requirements to procure and maintain insurance as is called for and as required under the Lease. T and Guarantor represent and warrant that any failure to meet and fulfill any and all insurance requirements as set forth in the Lease shall constitute a default under this Agreement and the Lease. (Settlement Agmt; Lease, Sec. 1.1(D), Exhibit E, Pg. 1)	Original Lease
Holdover	W/out the consent of LL, MTM Tenancy, cancelable by either LL or T upon 30 days' written notice, and at Minimum Rent = 150% of the total Minimum Rent and 100% of Additional Rent as existed during the last year of the term. (Lease, Sec. 3.4, Pg. 4-5)	Original Lease
Insurance	PRS: 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, 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 (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 Estimates. Base Year: No Lease Provision. Admin Fee: Not to exceed 15% of Insurance. CAP: 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. Audit Right: No Lease Provision. (Lease, Sec. 4.3, Pg. 6-9)	Original Lease
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Work	LL shall use commercially reasonable efforts to substantially complete such construction in a timely manner, provided that in the event such substantial construction is delayed or hindered by strikes, casualties, fires, injunctions, inability to secure materials, restraints of law, actions of the elements, or any other causes beyond the reasonable control of LL, or by any acts or omissions of T, then the construction period shall be extended to the extent of such delays. Except as listed below, T accepts the Premises in its current "as is" condition, w/ the HVAC, plumbing, light ballast and electrical serving the Premises in good working order as of the CD. LL has made no representations or warranties as to the condition of the Premises. LL hereby agrees to have the roof inspected and repair any current leaks and to replace any damaged ceiling tiles. (Lease, Sec. 6.1-6.2, Exhibit C-1, Pg. 11)	Original Lease

Late Fee	Late Charge: W/in ten (10) days of the due date, T shall promptly pay to LL a late fee = the greater of \$150.00 or 10% of the monthly Rent. Interest: If not paid when due, shall bear interest on the unpaid portion at the /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 Fee: \$50.00 dollars for each of T's checks returned to LL unpaid by T's bank. (Lease, Sec. 4.4(C), Pg. 9)	Original Lease
List of Documents	1) Shopping Center Lease Agreement dated 10/19/2012; 2) Possession Letter dated 11/15/2012; 3) Settlement Agreement dated 07/28/2014; 4) Option Notice dated 06/10/2016	Original Lease
LL Maintenance	LL shall, subject to T's reimbursement, maintain in good repair the exterior walls and roof of the bldg in which the Premises is 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 said repairs and maintenance incurred by LL. (Lease, Sec. 6.3, 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	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. 15)	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: 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 LL provides notice of the lease or license agreement violation to such other tenant or occupant; and LL 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. (Rider, Sec. R-2)	Original Lease
Percentage Rent Information	Percentage Rent rate: 10%. Breakpoint Type: Non-Natural Breakpoint. Sales Report Frequency: Within 30 days after the end of each calendar month during the first 24 months of the Term of this Lease. Payment Frequency: Monthly. Sales Exclusions: Gross Receipts shall not include sales of merchandise for which cash has been refunded, or allowances made on merchandise claimed to be defective or unsatisfactory, provided they shall have been previously included in Gross Receipts; and there shall be deducted from Gross Receipts the sales price of merchandise returned by customers for exchange, provided that the sales price of the merchandise delivered to the customer in exchange shall be included in Gross Receipts. 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 thereof is separately charged to the customer. No franchise or capital stock tax and no income or similar tax based upon income or profits as such and no Gross Receipts tax shall be deducted from Gross Receipts. Recapture Rights: No Lease Provision. Audit Right: LL shall have the right w/ justifiable cause, but not more than once during any 12-month period during the first 24 months of the Term, to make independent examinations or audits of all of T' s books, records and accounts which pertain to or show Gross Receipts, or to have same made by an accountant or certified public accountants designated by LL. (Lease, Sec. 4.2, Pg. 5-6)	Original Lease
Permitted Use	Use of the premises: T shall use the Premises for only the operation of a formal wear and bridal salon including the retail sale of wedding related products and services and for no other purposes whatsoever. T shall operate the Premises throughout the Term under T's trade name, Eva's Bridal ("T's Trade Name"), and no other trade name w/out LL's prior written consent. (Lease, Sec. 1.6, 7.1, Pg. 2, 14)	Original Lease
Premises Notes	The Leased Premises has 14,434 SF of gross floor area. (Lease, Sec. 1.2(B), Pg. 2)	Original Lease
Prohibited Use	T shall not use the Premises for following purposes: Funeral establishment; Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; Auction or bankruptcy sale; Pawn shop; Catalogue, Internet, mail order or an "800-type" phone-order facility, or a wholesale, discount, outlet, "warehouse," "dollar-type" or unit price store; Outdoor circus, carnival or amusement park, or other entertainment facility; Outdoor meetings; Bowling alley; Primarily pool or billiard establishment; Shooting gallery; Off-track betting (provided that state sponsored lottery tickets shall not be prohibited); Refinery. See Lease for complete details. (Lease, Sec. 1.6, 7.1, Exhibit F, Pg. 2, 14-15)	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 or operate, w/in the Restricted Area (All area located w/in three (3) miles measured in a straight line in all directions from the outside property lines of the S/C) during the Term, any commercial establishment for the same or a similar use as the permitted use. (Lease, Sec. 1.8, 7.1, Pg. 2, 15)	Original Lease
REA Notes	No Lease Provision	Original Lease

Real estate Tax	PRS: 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, 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 (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: Monthly Installments. T's initial share of Real Estate Taxes shall begin at \$104,069.14 annually (\$8,672.43 monthly). Base Year: No lease Provision. Admin Fee: Not to exceed 15% of Taxes. 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, Pg. 2, 6-9)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	Amount: \$781.84. 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, 10)	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. 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. All signs shall comply w/ the sign criteria provided by LL. Pylon Sign: T, at its sole cost and expense, shall be permitted to install one panel on the existing pylon sign located at the S/C. Fabrication, installation and maintenance (or replacement) 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. The design of such panel shall be subject to the requirements of the Lease. 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, Exhibit D, Pg. 12; Rider, Sec. R-4)	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, 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 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 LL for the balance of the Term of the Lease, subject to all of the terms and provisions. (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 keep in force and at its own expense, (1) Commercial General Liability insurance: 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. The LL and Owner are to be endorsed as additional insured on T's policy and such insurance will be endorsed as primary and non-contributory w/ any other insurance available to LL and Owner. (2) Umbrella or Excess Liability coverage: Not less than \$3,000,000 in excess of the CGL insurance. (3) Worker's Compensation Insurance: Not less than those required by applicable law. (4) Employers liability insurance: 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. (5) Dram Shop/Liquor Liability Insurance: 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. (6) Property Insurance: (a) Physical Damage Insurance: 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: Not less than 12 months of Minimum Rent and Additional Rent, naming LL as loss payee unless caused by the negligence of LL, Owner, or their agents, employees or contractor. (d) Boiler machinery insurance: Required in the amount = the value of the mechanical equipment. (7) Additional Insured: All insurance policies required of T in the Lease shall name as insured LL, Managing Agent and T. (Lease, Sec. 8.1(D-E), Pg. 19-20)	Original Lease
Term Notes	LCD: Commencing on the date of LL's delivery of possession of the Premises to T (11/15/2012); RCD: Shall be the CD (11/15/2012); LED: 05/31/2023. (Option Notice; Possession Letter; Lease, Sec. 1.3, Pg. 1-2)	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 thereof 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, 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; 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, any sprinkler system, air-conditioning units and filters, janitorial services, interior pest control, and the like. T, at its sole cost and expense, shall maintain a 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 cost and expense, shall maintain in effect during the term of the Lease a grease trap maintenance contract for the consistent and periodic inspection and maintenance of all grease traps located on or which service the Premises. Commencing w/ delivery of possession of the Premises to T and continuing through the first 12 months of the Term of the Lease, LL shall warrant performance of the HVAC system serving the Premises. T shall be responsible for the cost of the repair of the HVAC system serving the Premises in an amount not to exceed \$2,500.00 during the first 12 months of the Term of the Lease. (Lease, Sec. 6.9, Pg. 14; Rider, Sec. R-1)

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. LL shall have the right at any time and 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"). Separately Metered/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 thereof as Additional Rent 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. (Lease, Sec. 4.6, Pg. 9-10)

Original Lease

**Contacts**

<b>Role</b>	<b>Company</b>	<b>Name</b>	<b>Address</b>	<b>Phone</b>	<b>Email</b>
Billing		Eva's International Bridal Distributors	5269 W. 95th St,Oak Lawn,IL 60453		sghusein@aol.com
CAM		Eva's International Bridal Distributors	5269 W. 95th St,Oak Lawn,IL 60453		
Commercial Cafe Contact		Eva's International Bridal Distributors	No address Listed		sghusein@aol.com
Gross Sales		Eva's International Bridal Distributors	5269 W. 95th St,Oak Lawn,IL 60453		
Guarantor		Said Ghusein	7256 Pottawatomie Rd,Palos Heights,IL 60463		
Notice1		Eva's International Bridal Distributors	5269 W 95th St,Oak Lawn,IL 60453		
Store Contact		Nancy Ghusein	No address Listed	(708) 460-2200 x (Office)	sghusein@aol.com
Taxes		Eva's International Bridal Distributors	5269 W. 95th St,Oak Lawn,IL 60453		



Lease : Office Depot, Inc. #3311 (t0002482)

**Lease Information**

<b>Name</b>	Office Depot, Inc. #3311	<b>Status</b>	Current
<b>DBA</b>	Office Depot #3311	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	OFFICE SUPPLIES/FURNITURE
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	7,015.00 (GLA)
<b>Customer</b>	Office Depot	<b>Area</b>	7,015.00 (GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	usd 147,315.00
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	usd 21.00
		<b>Deposit</b>	0.00
<b>Primary Contact</b>		<b>Lease Term</b>	From 12/21/2012 To 12/31/2022
<b>Name</b>	Office Depot, Inc.		
<b>Office Phone</b>	(561) 438-8672 x		
<b>Cell Phone</b>			
<b>E-Mail</b>	leaseadmin@officedepot.com		

**Space**

<b>Unit</b>	<b>Building</b>	<b>Floor</b>	<b>Area</b>	<b>Amendment Type</b>
009		1	7,015.00	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	12/21/2012	12/26/2012	11,691.67	Monthly	Monthly	Flat Amt	usd		7,015.00	1.67 / Mo	0.00	Original Lease	009
prev	Base Rent - Previous Owner	12/27/2012	5/31/2013	11,691.67	Monthly	Monthly	Flat Amt	usd		7,015.00	1.67 / Mo	0.00	Original Lease	009
brre	Base Rent - Retail	6/1/2013	12/31/2017	11,691.67	Monthly	Monthly	Flat Amt	usd		7,015.00	1.67 / Mo	0.00	Original Lease	009
brre	Base Rent - Retail	1/1/2018	12/31/2022	12,276.25	Monthly	Monthly	Flat Amt	usd	0.00	7,015.00	1.75 / Mo	0.00	Original Lease	009
came	CAM Estimated Escrow	6/1/2013	3/31/2015	1,549.15	Monthly	Monthly	Flat Amt	usd		7,015.00	0.22 / Mo	0.00	Original Lease	009
came	CAM Estimated Escrow	4/1/2015	7/31/2017	1,755.29	Monthly	Monthly	Flat Amt	usd		7,015.00	0.25 / Mo	0.00	Original Lease	009
came	CAM Estimated Escrow	8/1/2017	9/30/2018	1,584.29	Monthly	Monthly	Flat Amt	usd	0.00	7,015.00	0.23 / Mo	0.00	Original Lease	009
came	CAM Estimated Escrow	10/1/2018	9/30/2019	1,467.80	Monthly	Monthly	Flat Amt	usd	0.00	7,015.00	0.21 / Mo	0.00	Original Lease	009
came	CAM Estimated Escrow	10/1/2019	12/31/2022	1,389.12	Monthly	Monthly	Flat Amt	usd	0.00	7,015.00	0.20 / Mo	0.00	Original Lease	009
rete	Real Estate Tax Escrow	6/1/2013	8/31/2014	4,214.85	Monthly	Monthly	Flat Amt	usd		7,015.00	0.60 / Mo	0.00	Original Lease	009
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	4,387.12	Monthly	Monthly	Flat Amt	usd		7,015.00	0.63 / Mo	0.00	Original Lease	009
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	3,700.69	Monthly	Monthly	Flat Amt	usd		7,015.00	0.53 / Mo	0.00	Original Lease	009
rete	Real Estate Tax Escrow	11/1/2016	9/30/2019	4,111.24	Monthly	Monthly	Flat Amt	usd		7,015.00	0.59 / Mo	0.00	Original Lease	009
rete	Real Estate Tax Escrow	10/1/2019	12/31/2020	4,195.36	Monthly	Monthly	Flat Amt	usd	0.00	7,015.00	0.60 / Mo	0.00	Original Lease	009
rete	Real Estate Tax Escrow	1/1/2021	12/31/2022	3,576.86	Monthly	Monthly	Flat Amt	usd	0.00	7,015.00	0.51 / Mo	0.00	Original Lease	009
rcca	Rental Conc - CAM Abatements	12/27/2012	7/26/2013	-1,549.15	Monthly	Monthly	Flat Amt	usd		7,015.00	-0.22 / Mo	0.00	Original Lease	009
rcra	Rental Conc - Rent Abatements	12/27/2012	7/26/2013	-11,691.67	Monthly	Monthly	Flat Amt	usd		7,015.00	-1.67 / Mo	0.00	Original Lease	009
rcra	Rental Conc - Rent Abatements	11/11/2015	11/10/2016	-5,845.84	Monthly	Monthly	Flat Amt	usd		7,015.00	-0.83 / Mo	0.00	Original Lease	009
rctx	Rental Conc - TAX Abatements	12/27/2012	7/26/2013	-4,214.85	Monthly	Monthly	Flat Amt	usd		7,015.00	-0.60 / 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	6/1/2013	12/31/2017								Original Lease	009
brre	Base Rent - Retail	1/1/2018	12/31/2022								Original Lease	009
came	CAM Estimated Escrow	4/1/2015	7/31/2017								Original Lease	009
came	CAM Estimated Escrow	6/1/2013	3/31/2015								Original Lease	009
came	CAM Estimated Escrow	8/1/2017	9/30/2018								Original Lease	009
came	CAM Estimated Escrow	10/1/2018	9/30/2019								Original Lease	009
came	CAM Estimated Escrow	10/1/2019	12/31/2022								Original Lease	009
prev	Base Rent - Previous Owner	12/21/2012	12/26/2012								Original Lease	009
prev	Base Rent - Previous Owner	12/27/2012	5/31/2013								Original Lease	009
rcca	Rental Conc - CAM Abatements	12/27/2012	7/26/2013								Original Lease	009
rcra	Rental Conc - Rent Abatements	12/27/2012	7/26/2013								Original Lease	009
rcra	Rental Conc - Rent Abatements	11/11/2015	11/10/2016								Original Lease	009
rctx	Rental Conc - TAX Abatements	12/27/2012	7/26/2013								Original Lease	009
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015								Original Lease	009
rete	Real Estate Tax Escrow	6/1/2013	8/31/2014								Original Lease	009
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016								Original Lease	009
rete	Real Estate Tax Escrow	11/1/2016	9/30/2019								Original Lease	009
rete	Real Estate Tax Escrow	10/1/2019	12/31/2020								Original Lease	009
rete	Real Estate Tax Escrow	1/1/2021	12/31/2022								Original Lease	009

**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	009	operexp	_utility	Utility Expenses	1/1/2018	12/31/2022	12		0.00	0.00	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	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 %
Original Lease	009	operexp	_camext2	CAM Exterior Expenses - Spl Allocation	1/1/2018	12/31/2022	12		0.00	0.00	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					0.00		0.00	GLA		94255.0000	
Original Lease	009	retax	_retaxes	Real Estate Tax Expenses	12/21/2012	12/31/2022	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					0.00		0.00	GLA		GLA	
Original Lease	009	operexp	_camintr	CAM Interior Expenses	1/1/2018	12/31/2022	12		0.00	0.00	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					0.00		0.00	GLA		GLA	
Original Lease	009	operexp	_capamrt	Capital Replacement Amort	1/1/2018	12/31/2022	12		0.00	0.00	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					0.00		0.00	GLA		GLA	
Original Lease	009	operexp	_fire	Fire Expenses	1/1/2018	12/31/2022	12		0.00	0.00	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					0.00		0.00	GLA		GLA	
Original Lease	009	operexp	_insur	Insurance Expenses	1/1/2018	12/31/2022	12		0.00	0.00	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					0.00		0.00	GLA		GLA	
Original Lease	009	operexp	_security	Security Expenses	1/1/2018	12/31/2022	12		0.00	0.00	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					0.00		0.00	GLA		GLA	
Original Lease	009	operexp	_snow	Snow Expenses	1/1/2018	12/31/2022	12		0.00	0.00	10.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					0.00		0.00	GLA		GLA	

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 %
Original Lease	009	operexp	_bldgexp	Building Expenses	1/1/2018	12/31/2022	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 %
Original Lease	009	operexp	_camextr	CAM Exterior Expenses	1/1/2018	12/31/2022	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
Original Lease	Original Lease	Activated	121	12/21/2012	12/31/2022	009

**Options**

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Renewal	Active		12/31/2022	7/4/2022	1st Renewal Option	Original Lease
Renewal	Active		12/31/2027	7/4/2027	2nd Renewal Option	Original Lease

**Other Lease Provisions / Clauses**

Reference	Name	Description	Amendment Type
	Exclusivities-X	Landlord shall not permit any other tenant or occupant of the Shopping Center, other than Tenant, to: (i) use more than the lesser of ten percent (10%) of its floor area, or one thousand (1,000) square feet of floor area (in the aggregate), for the sale, resale, leasing, distribution or display of office, school or teacher supplies, office furniture, office machines and other office, school or teacher related equipment and accessories (including the sale, resale or remanufacturing of ink and/or toner, either separately, new or into used cartridges), or copy/print/ship services (as hereinafter defined) and any other products, services and items which are a technological evolution of any of the foregoing, or, (ii) be primarily engaged in the sale, leasing, distribution or display of any of the items set forth in (i) above. Copy/print/ship services is herein defined as a facility or center (whether in-store or free standing) providing any one or more of the following products and/or services: (a) photocopying and facsimile and printing services, such as reproduction and printing services including full, self, coin and color copying, graphic design, desktop publishing, scanning, faxing and imaging services and binding, collating and finishing of documents; (b) mail services, including mail receiving services, mailbox rental or mailing; or (c) shipping, labeling and packaging services. Notwithstanding the foregoing or anything else to the contrary, (a) Landlord shall be entitled to lease space in the Shopping Center to one (1) tenant whose primary business is the sale of cellular telephones and telecommunications equipment and related devices (including personal digital assistants [ PDA] and the like) so long as such leased space does not exceed 3,500 square feet of floor area, and (b) in no event shall Landlord lease space to another office supply retailer, including but not limited to UPS, FedEx Office, Staples, Office Max, HH Gregg, Best Buy, Learning Box or similar store(s).	Original Lease

Restrictions LL-X

LEASE RIDER II: Landlord agrees that provided Tenant is not in default of this Lease, Landlord shall not lease any additional Original Lease space within the Shopping Center (as shown on Exhibit A) to a Tenant like Sylvan Learning Center, Learning Techniques, or Kaplin whose primary use is in SAT or ACT test preparedness and teaching fundamental reading, writing and math skills. In the event Landlord shall lease space in the Shopping Center to a Tenant who violates the above exclusive and Tenant is not in default, Tenant shall have the option to terminate this Lease, which option shall be exercisable upon ninety (90) days written notice to Landlord within thirty (30) days after the opening for business of such other store in the Shopping Center. It is expressly acknowledged and agreed that in no event does this clause apply to Borders Books and Tapes, land and building thereon not owned by Landlord or presently executed leases. Additionally, in no way does this exclusive apply to learning centers whose primary business is the teaching of computer or computer related skills. Tenant hereby agrees to indemnify Landlord, its officers, directors, partners, employees and agents and any mortgage or master Landlord of the Shopping Center from and against any and all third party claims, actions, damages, liability, cost and expense, including attorneys fees, that arise from or out of the foregoing covenant. Landlord agrees that if Tenant shall perform all of the covenants and agreements herein required to be performed by Tenant, Tenant shall, subject to the terms of this Lease, at all times during the continuance of this Lease have the peaceable and quiet enjoyment and possession of the Leased premises.

6.2.1: Landlord shall not build or otherwise erect any berms or other barriers within the Common Areas which have the effect of: (a) guiding traffic away from the Premises; or (b) impeding pedestrian or vehicular access to the Shopping Center or the Premises; or (c) reducing the visibility of the Premises or its signage from the roadways contiguous to or which serve the Shopping Center.

6.2.2: Landlord shall not make any changes to the Common Areas of the Shopping Center (including without limitation any changes to the striping, curbing, landscaping, directional signage, access, ingress or egress or erecting any structures) within the No Change Area or any Primary Access Point as shown and designated on the Site Plan Area without Tenants prior written consent and not to use or permit the use of (i.e., temporary, seasonal or otherwise) all or any portion of the Common Areas for sales, tent sales, entertainment, outdoor shows, product shows, displays or any other promotional purpose except in the locations designated on the Site Plan

6.2.5: Landlord shall not build or otherwise erect or permit to be built any additional buildings, free standing signs, kiosks (whether temporary or permanent) or other structures, or otherwise alter its plan for development within that area shown as the No Change Area on the Site Plan, nor to allow any construction staging or the piling of snow or ice within the No Change Area.

7.1.6 Landlord covenants that no future out parcel building permitted to be constructed within the Shopping Center shall exceed one story or 25 feet in height (inclusive of any parapets or other architectural treatments) as measured from finished floor elevation.

12.15: Landlord shall not change or alter the location of the pylon or monument sign(s) as shown on Exhibit G-2, or the size or position of the existing sign panels on the existing pylon or monument sign(s) without obtaining Tenant's prior consent, and in any event shall deliver written notice to Tenant prior to any modification of the pylon or monument sign(s).

Ex E, Sec B.2: No portion of the Shopping Center shall be used or occupied for any of the following purposes: theater; movie theater, auditorium, meeting hall, library or reading room, church or other place of assembly; automobile sales or repairs; bowling alley, pool hall or skating rink; bar serving alcoholic beverages (except as an incident to a full kitchen restaurant operation); funeral parlor; massage parlor (except for a licensed massage therapist employed by a national or regional business similar to Massage Envy); hotel or lodging facilities; gun or firearm shop or gun range; military recruiting office; off track betting establishment (except incidental sales of state lottery tickets); a so called flea market or other operation selling used goods (except antiques, estate merchandise, or upscale merchandise); any business or use which emits offensive odors, fumes, dust or vapor, or constitutes a public or private nuisance, or emits loud noise or sounds which are objectionable, or which creates a fire, explosive or other hazard; manufacturing facility; warehouse (except incidental to a retail operation); adult book store or similar store selling or exhibiting pornographic materials as a substantial part of its business; night club, discotheque or dance hall; or carnival, fair, rides or amusement park.

Ex E, Sec B3. Except where shown on the Site Plan attached to the Lease as Exhibit B, the following shall be prohibited at any location in the Shopping Center within four hundred (400) feet of the closest demising wall of the Premises: any sports or entertainment facility (including, without limitation, a gymnasium, health club, racquet club, physical fitness facility).

Ex E, Sec B4. The following shall be prohibited at any location in the Shopping Center within four hundred (400) feet of the closest demising wall of the Premises: restaurant; amusement center, arcade, virtual reality, laser tag or game room; or school (including, without limitation, trade school or class sessions, but excepting incidental customer training in the use of computer hardware or software sold by Tenant or by any other Occupant of the Shopping Center permitted to engage in such sales).

Ex E, B6. The Prohibited Uses set forth in paragraphs B.1. through B.5 [B.5 is intentionally deleted] above shall be subject to the rights of Occupants under leases in effect as of the Effective Date of this Lease identified on Schedule E-2 attached hereto for as long as such leases remain in effect without any expansion or relocation (except as may be otherwise permitted in such leases), provided however that the foregoing exception will not apply if Landlord has the right, by virtue of the provisions of the existing lease or otherwise, to cause such Occupant to honor the Prohibited Uses set forth above in paragraphs B.1. through B.5. of this Exhibit E by giving such Occupant notice of such Prohibited Uses or otherwise.

Restrictions-X	<p>Exhibit E: Ex E, Sec B.2: No portion of the Shopping Center shall be used or occupied for any of the following purposes: theater; movie theater, auditorium, meeting hall, library or reading room, church or other place of assembly; automobile sales or repairs; bowling alley, pool hall or skating rink; bar serving alcoholic beverages (except as an incident to a full kitchen restaurant operation); funeral parlor; massage parlor (except for a licensed massage therapist employed by a national or regional business similar to Massage Envy); hotel or lodging facilities; gun or firearm shop or gun range; military recruiting office; off track betting establishment (except incidental sales of state lottery tickets); a so called flea market or other operation selling used goods (except antiques, estate merchandise, or upscale merchandise ); any business or use which emits offensive odors, fumes, dust or vapor, or constitutes a public or private nuisance, or emits loud noise or sounds which are objectionable, or which creates a fire, explosive or other hazard; manufacturing facility; warehouse (except incidental to a retail operation); adult book store or similar store selling or exhibiting pornographic materials as a substantial part of its business; night club, discotheque or dance hall; or carnival, fair, rides or amusement park. Ex E, Sec B3. Except where shown on the Site Plan attached to the Lease as Exhibit B, the following shall be prohibited at any location in the Shopping Center within four hundred (400) feet of the closest demising wall of the Premises: any sports or entertainment facility (including, without limitation, a gymnasium, health club, racquet club, physical fitness facility). Ex E, Sec B4. The following shall be prohibited at any location in the Shopping Center within four hundred (400) feet of the closest demising wall of the Premises: restaurant; amusement center, arcade, virtual reality, laser tag or game room; or school (including, without limitation, trade school or class sessions, but excepting incidental customer training in the use of computer hardware or software sold by Tenant or by any other Occupant of the Shopping Center permitted to engage in such sales). Ex E, B6. The Prohibited Uses set forth in paragraphs B.1. through B.5 [B.5 is intentionally deleted] above shall be subject to the rights of Occupants under leases in effect as of the Effective Date of this Lease identified on Schedule E-2 attached hereto for as long as such leases remain in effect without any expansion or relocation (except as may be otherwise permitted in such leases), provided however that the foregoing exception will not apply if Landlord has the right, by virtue of the provisions of the existing lease or otherwise, to cause such Occupant to honor the Prohibited Uses set forth above in paragraphs B.1. through B.5. of this Exhibit E by giving such Occupant notice of such Prohibited Uses or otherwise.</p>	Original Lease
Abatement	<p>No Rent shall be due commencing on the RCD and continuing for a period of seven (7) months thereafter. (1st Amend, Sec. 1, Pg. 1)</p>	Original Lease
Access	<p>LL and its agents, at LL's risk, upon not less than 48 hours' prior written notice to T, to enter the Premises during T's normal business hours for the purpose of inspecting the same or to enter the Premises to make repairs to said bldg. of which it is a part but only in a manner that does not disrupt T's normal business operations, and to show the Premises to actual or prospective purchasers and lenders, and, during the last 180 days of the Lease Term, to prospective tenants. LL shall be entitled to enter the Premises during times other than T's normal business hours and w/out prior notice only in the event of an emergency (= shall mean a situation which requires, in the good faith judgment of LL, immediate action in order to prevent death, bodily injury or property damage). (Lease, Sec. 8.1.5, Pg. 26)</p>	Original Lease
Assignment/Sublease	<p>Consent: T shall not assign or sublease the Premises or portions w/out the prior written consent of LL (such consent not to be unreasonably withheld, conditioned or delayed). Profit Sharing: 100%. Assignment Fee: No Lease Provision. Permitted Assignment: T may assign the Lease or sublet all or any portion of the Premises, w/out LL's consent, to any of the following: (i) a parent, subsidiary, affiliate or corporation which has the power to direct T's management and operation, or any corporation whose management and operation is controlled by T; or (ii) any corporation a majority of whose voting stock is owned by T; or (iii) any corporation in which or w/ which T, its corporate successors or assigns, is merged or consolidated, in accordance w/ applicable statutory provisions for merger or consolidation of corporations, so long as the liabilities of the corporations participating in such merger or consolidation are assumed by the corporation surviving such merger or created by such consolidation; or (iv) any corporation acquiring the Lease and all or substantially all of T's assets; or (v) any corporate successor to a successor corporation becoming such by either of the methods; or (vi) a transaction w/ any entity (or member of a group of entities) which is acquiring a majority of T's other stores in the State in which the S/C is located. Recapture Rights: W/in 15 days after receipt of T's notice, LL shall have the right to terminate the Lease, such termination to be effective 120 days after T's receipt of LL's notice electing to so terminate. (Lease, Sec. 9.1, Pg. 27-29)</p>	Original Lease
Base Rent	<p>Rent Changeover Day: On the first day of each calendar month. Proration: For any portion of a calendar month included at the beginning or end of the Lease Term, 1/30th of such monthly installment for each day of such portion. Lease Year: The term LY means a period of 12 consecutive calendar months from the first day of January through the following 12/31, it being understood and agreed that, at the option of T exercised by T delivering written notice to LL at least 180 days prior to what otherwise would be the last day of the Lease Term, the Lease Term shall be extended to and shall include the next February 28th if the last day of the Lease Term would otherwise occur between the dates of August 1 and February 27. Any portion of the Lease Term or the Extended Lease Term(s) which is less than a LY is herein called "Partial LY." Prepaid Rent: No Lease Provision. (Lease, Sec. 1.1.8, 2.3, 3.1, Pg. 2, 8, 13)</p>	Original Lease
Brokers	<p>LL's and T's Brokers: Mid America Real Estate, and Terra National Real Estate Group. Commission: LL agrees that LL shall pay to the Broker(s) the total brokerage commission due and payable to the Broker(s). (Lease, Sec. 1.1.14, 12.2, Pg. 3, 37)</p>	Original Lease

CAM Notes	PRS: Fraction = the Floor Area divided by the Leasable Area. Denominator Exclusions: No Lease Provision. Estimates and its frequency: \$9.86/SF/annum, which shall be paid in equal monthly installments. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: Excluded from CAM. Admin Fee: 10%, excluding utility charges, insurance premiums and snow removal. CAP and its Exclusions: No Lease Provision. Capital Expense: Excluded from CAM. Exclusion: Standard exclusions, and Taxes. Reconciliation Deadline: W/in 120 days after the end of each LY or Partial LY. Audit Right: During reasonable business hours and upon ten (10) days' prior written notice, T, or T's authorized agent, shall have the right, not more frequently than once in any CY, to examine, audit and photocopy all of LL's (or LL's agent's) books and records pertaining to Common Area Operating Expenses. (Lease, Sec. 1.1.11, 4.3-4.4, Pg. 3, 15-18)	Original Lease
Co-Tenancy	No Lease Provision	Original Lease
Critical Date Note	"12.24: Tenant shall have a one-time right and option to terminate the Lease with no less than six (6) months prior written notice (" Termination Notice" ) after the end of the fifth (5th) year (12/31/2017) during the Lease Term (the " Termination Option" ). Should Tenant exercise the Termination Option, Tenant shall pay to Landlord the unamortized portions of the leasing commissions and Landlord' s construction costs actually expended by Landlord (calculated on a straight line basis over the initial Lease Term (to wit: ten (10) years)) in connection with this Lease for the period of time commencing as of the date of the termination of the Lease and continuing until the expiration of the Lease Term (the " Termination Fee" ) less the unamortized portion of the Tenant's contribution (calculated on the same straight basis). The Termination Fee shall be paid to Landlord at such time as Tenant delivers the Termination Notice. If the Lease shall be terminated pursuant to this Section 12.23, Landlord and Tenant shall each be relieved of any and all obligations, duties, and liabilities under the Lease as of the date of the termination of the Lease.  12.9: Landlord must provide a title report to tenant prior to delivery. Tenant may update the title report after filling the memo of lease, and if the update shows any exceptions which, in Tenant' s reasonable business judgment, have or are likely to have a materially adverse effect on Tenant' s operations, landlord will remove the exception within 30 days or tenant may terminate"	Original Lease
Default	Monetary: For more than ten (10) days after T's receipt of written notice. Non-Monetary: For more than 30 days after T's receipt of written notice. (Lease, Sec. 11.1, Pg. 33-34)	Original Lease
Estoppel	Upon not less than 30 days' prior written request by either of them to the other, to execute, acknowledge and deliver to the requesting party a statement. (Lease, Sec. 12.6, Pg. 38)	Original Lease
Go Dark Right	T shall be required to open for business in the Premises for one (1) day as an "Office Depot" store, no later than 30 days after the Delivery Date. In the event that T fails to open or elects to cease its business operations at the Premises, such cessation shall not be deemed to be an Event of Default, nor shall such cessation relieve T of any of its liabilities or obligations under and pursuant to the Lease. (Lease, Sec. 2.8, Pg. 13)	Original Lease
Guar/L.C./Indem.	No Lease Provision	Original Lease
Holdover	W/ LL's consent, MTM tenancy at 125% of the last payable Minimum Rent and 100% of Additional Rent. (Lease, Sec. 11.2, Pg. 34)	Original Lease
Insurance	Included in CAM. (Lease, Sec. 4.3-4.4, 6.1.2, Pg. 15-18, 20-21)	Original Lease
Landlord Work	LL shall, at its sole cost and expense, perform in a diligent and commercially reasonable manner, all work set forth below w/ respect to the Premises. The Premises shall be substantially completed in accordance w/ the list of T's prototypical drawings and specifications referred to in T's Prototypical Drawings and Specifications, w/ all utility services, equipment and systems therein fully operational. LL and T agree that any changes to T's Prototypical Drawings and Specifications referred to in Exhibit F shall require the prior written approval of T; See Lease for completed details. (Lease, Sec. 2.7(a)(i), Pg. 9-10)	Original Lease
Late Fee	Late Charge: No Lease Provision. Interest: W/in 15 days after the due date, T shall bear an interest from the original due date until paid at the lesser of (i) the Interest Rate (means the lesser of (a) the maximum interest rate permitted under applicable usury laws; or (b) the ?prime rate? as published from time to time in the Monetary Section of the Wall Street Journal plus 2% or, if The Wall Street Journal should at any time cease to be published or should The Wall Street Journal cease to publish a ?prime rate?., or (ii) the highest rate allowed by applicable usury laws of Applicable State. NSF Fee: No Lease Provision. (Lease, Sec. 1.3.6, 11.6, Pg. 6, 36)	Original Lease
List of Documents	(i) Lease Agreement dated 11/01/2012. (ii) First Lease Amendment dated 11/01/2012 (1st Amend). (iii) Letter dated 02/12/2013 (Ltr 1). (iv) Letter dated 11/11/2015 (Ltr 2)	Original Lease
LL Maintenance	At LL's sole cost and expense and elements of the Premises in good order, repair and condition, and to replace if so required, throughout the Lease Term: all structural components, exterior walls, foundation, floor slab (and to the extent repair is required to the condition of the slab or conditions under the slab, the floor coverings), roof, roof membrane, gutters, downspouts and canopies of the Premises, and all plumbing, wiring and other utility facilities w/in or under the floor slab of the Premises up to the point of connection w/ the meter for such utilities serving the Premises. (Lease, Sec. 6.1.1, Pg. 20)	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	LL covenants and agrees, not to reduce the number of parking spaces w/in the S/C to a number which produces a parking ratio less than the Minimum Parking Ratio and not to modify the parking w/ in "T's Primary Parking Area" as shown and designated on the Site Plan w/out T's prior written consent. Parking spaces shall at all times be clearly marked by painting, striping or otherwise. There shall be no charge whatsoever levied for the use of any parking areas w/in the S/C. (Lease, Sec. 6.2.3, Pg. 23)	Original Lease
Penalty for Violating Exclusive	In the event of a violation or breach of any covenant by LL, T is entitled to immediately reduce Fixed Rent to 50% of the Fixed Rent to be paid until such violation is cured. As such, T shall begin paying reduced Fixed Rent on 12/01/2015. (Ltr 2)	Original Lease
Percentage Rent Information	No Lease Provision	Original Lease
Permitted Use	T shall use and occupy the Premises only for the operation of an office and consumer supply, furniture, equipment and products and service store as is now or in the future being operated by T for any one or more of the following sales and services: office and consumer supplies (including the sale, resale or remanufacturing of ink and/or toner, either separately, new or into used cartridges), office and home office furniture, office and home office machines, storage supplies and products, and other related equipment used in offices, home offices and homes; school and teacher supplies and products; computer hardware, software and related equipment and supplies; educational and entertainment supplies, software and goods, including, but not limited to, books, newspapers, magazines, periodicals, records, audio and video tapes, DVDs, games, digital technology, Internet products and services; consumer and business electronics; cellular telephones, and telecommunications equipment and devices; art, architectural and engineering supplies; photocopy, facsimile, printing, shipping and related services; business services (including, w/out limitation, tax and financial services); gifts, novelties and related items; any technological evolution or replacement of any of the foregoing; the sale of goods and the provision of such other services customarily sold or provided now or in the future in office and consumer supply, product and service stores or in other stores of T, and for any other lawful retail purpose or for no use or purpose. (Lease, Sec. 1.1.15, Pg. 3)	Original Lease
Premises Notes	Original Premises: LL and T acknowledge and agree that T currently occupies approximately 7,045 SF in the S/C owned by LL and located across the street from the S/C (the "Original Premises"). Per Letter dated 02/12/2013, T remeasures the Leased Space, then T currently occupies the Premises of approximately 7,015 SF. (Ltr 1; Lease, Sec. 1.1.14, 12.29, Pg. 3, 44)	Original Lease
Prohibited Use	No portion of the S/C shall be used or occupied for any of the following purposes: theater; movie theater, auditorium, meeting hall, library or reading room, church or other place of assembly; automobile sales or repairs; bowling alley, pool hall or skating rink; bar serving alcoholic beverages (except as an incident to a full kitchen restaurant operation); funeral parlor; massage parlor (except for a licensed massage therapist employed by a national or regional business similar to Massage Envy); hotel or lodging facilities; gun or firearm shop or gun range; military recruiting office; off track betting establishment (except incidental sales of state lottery tickets); a so-called "flea market" or other operation selling used goods (except antiques, estate merchandise, or "upscale merchandise"); any business or use which emits offensive odors, fumes, dust or vapor, or constitutes a public or private nuisance, or emits loud noise or sounds which are objectionable, or which creates a fire, explosive or other hazard; manufacturing facility; warehouse (except incidental to a retail operation); adult book store or similar store selling or exhibiting pornographic materials as a substantial part of its business; night club, discotheque or dance hall; fair, carnival, rides or amusement park. (Lease, Exh E, Sec. 2, Pg. E-1 ? E-2)	Original Lease
Promotion Fund	No Lease Provision	Original Lease
Radius Restrictions	The following shall be prohibited at any location in the S/C w/in 400 feet of the closest demising wall of the Premises: any sports or entertainment facility. (a) The following shall be prohibited at any location in the S/C w/in 400 feet of the closest demising wall of the Premises: restaurant. In the event of a violation or breach of any covenant by LL, T is entitled to immediately reduce Fixed Rent to 50% of the Fixed Rent to be paid until such violation is cured. As such, T shall begin paying reduced Fixed Rent on 12/01/2015. (Ltr 2; Lease, Exh E, Sec. B(3), Pg. E-1 - E-2)	Original Lease
REA Notes	No Lease Provision	Original Lease
Real estate Tax	PRS: Fraction = the Floor Area of the Premises divided by the Leasable Area of the S/C w/in the tax parcel of which the Premises. Denominator Exclusions: Excluding any parcels of the S/C which are separately assessed. Estimated and its frequency: Included in CAM estimates. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: Standard Exclusions. Reconciliation Deadline: W/in 120 days after the end of each CY during the Lease Term. Audit Right: No Lease Provision. (Lease, Sec. 3.2, 4.4(b), Pg. 13-14, 17)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	No Lease Provision	Original Lease
Signage	Consent: T shall have the right, w/out obtaining LL's consent, to change and/or replace any of its signage or sign panels in accordance w/ T's then current prototypical signage. Signage Rights: T shall have the right to install signs on the exterior of the Premises. The location, size and design of T's initial sign(s) on the exterior of the Premises. Pylon Sign: T shall also have the right to retain its current sign panel(s) and sign panel position(s) or install new identification sign panel(s) in the current sign panel positions and on all sides of the existing pylon or monument sign(s) located on or around the S/C. T's sign contractor shall install T's sign panel(s) on any pylon or monument sign(s). T's sole cost for the pylon and monument signage will be its cost to fabricate and install its sign panel(s). (Lease, Sec. 12.15(a), Pg. 40-41)	Original Lease
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease

Subordination	T shall, upon LL's request, subordinate the Lease in the future to any first lien placed by LL upon the Premises, or the S/C or bldg. of which the Premises forms a part, w/ an Institutional Mortgagee, provided that such lender executes and delivers to T a non-disturbance agreement providing that the Lease shall not terminate and such lender assumes the LL's obligations under the Lease, so long as T is not in default under the Lease (beyond the expiration of the applicable notice and cure period hereunder), as a result of the foreclosure of such lien, or conveyance in lieu, and T's rights under the Lease shall continue in full force and effect as a direct lease between T and lender and its possession shall be undisturbed, except in accordance w/ the provisions of the Lease. (Lease, Sec. 12.5(b), Pg. 38)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	None. (Lease, Sec. 1.1.17, Pg. 4)	Original Lease
Tenant's Insurance Requirement	Minimum Commercial General Liability Insurance Coverage: \$2,000,000.00 Combined Single Limit Coverage. (Lease, Sec. 1.1.16, Pg. 4)	Original Lease
Term Notes	Lease Commencement Date (LCD): Per Lease, Term shall commence on the date T receives actual possession of the Premises. In the absence of the mentioned date, abstract assumes and reflects the LCD as 12/21/2012 per JDE report. Rent Commencement Date (RCD): Per Lease, Rent shall commence on the earlier of (i) 60 days following the Delivery Date and the issuance of a temporary Certificate of Occupancy that allows T to perform T's Work in the Premises or (ii) the date T opens for business. In the absence of the mentioned date, abstract assumes and reflects the RCD as 12/27/2012 per JDE report. Lease Expiration Date (LED): 12/31/2022. (Lease, Sec. 2.3, 3.1, Pg. 8, 13)	Original Lease
TT Maintenance	T covenants and agrees throughout the Lease Term, to maintain and keep all nonstructural, interior elements of the Premises in a good condition and state of repair (ordinary wear and tear and damage), including all equipment, facilities and fixtures therein. (Lease, Sec. 8.1.1, Pg. 26)	Original Lease
Utilities	Premises: T shall select and pay the utility companies directly for all water, gas, electric, telephone and other utilities consumed by T on the Premises. Separately Metered: LL shall cause to be provided and maintained adequate connections for all public and other utilities and related services rendered or furnished to the Premises during the Lease Term, which utilities shall be separately metered into the Premises by LL at LL's expense in such a manner that T may pay the utility companies directly, and which utilities include, w/out limitation, water, gas, electricity, telephone and sewer. (Lease, Sec. 5.1, Pg. 19)	Original Lease

#### Contacts

Role	Company	Name	Address	Phone	Email
A/P Contact Name	Office Depot, Inc.	Niuka Guerra	6600 N Military Trail, N209G, Boca Raton, FL 33496	(561) 438-8672 x (Office)(561) 438-8368 x (Other 1)	Niuka.Guerra@OfficeDepot.com
A/R Billing Name		Niurka Guerra	No address Listed	(561) 438-8672 x (Office)	Niurka.Guerra@officedepot.com
Billing		Office Depot, Inc.	6600 N Military Trail, Boca Raton, FL 33496	(561) 438-8672 x (Office)	leaseadmin@officedepot.com
CAM		Office Depot, Inc.	6600 N Military Trail, Boca Raton, FL 33496	(561) 438-8672 x (Office)	Niurka.Guerra@OfficeDepot.com
Commercial Cafe Contact		Office Depot	No address Listed		leaseadmin@officedepot.com
Gross Sales		Office Depot, Inc.	6600 N Military Trail, Boca Raton, FL 33496		
Insurance		John Kryznefski	No address Listed		john.kryznefski@officedepot.com
Notice1		Office Depot, Inc. 3311	6600 North Military Trail, Boca Raton, FL 33496	(561) 438-8672 x (Office)	Niurka.Guerra@officedepot.com
Notice2		Office Depot, Inc. 3311	6600 North Military Trail, Boca Raton, FL 33496		
RET Billing Contact		Kelly Dos Santos	6600 N Military Trail, N209G, Boca Raton, FL 33496	(561) 438-4362 x (Office)(561) 438-8368 x (Other 1)	Kelly.DosSantos@officedepot.com
Store Contact		Jeremy Spencer - Mgr.	No address Listed	(708) 403-3842 x (Office)	ods03311@officedepot.com
Taxes		Office Depot, Inc.	6600 N Military Trail, N209G, Boca Raton, FL 33496	(561) 438-4362 x (Office)(561) 438-8368 x (Other 1)	Kelly.DosSantos@officedepot.com

Lease : Whole Foods Market Group, Inc. (t0002522)

## Lease Information

<b>Name</b>	Whole Foods Market Group, Inc.	<b>Status</b>	Current
<b>DBA</b>	Whole Foods Market #10481	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	SUPERMARKETS
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	34,104.00 (GLA)
<b>Customer</b>	Whole Foods Market	<b>Area</b>	34,104.00 (GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	usd 580,658.52
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	usd 17.03
		<b>Deposit</b>	0.00
<b>Primary Contact</b>		<b>Lease Term</b>	From 2/13/2012 To 11/30/2032
<b>Name</b>	Whole Foods Market, Inc.		
<b>Office Phone</b>	(512) 542-0475 x		
<b>Cell Phone</b>			
<b>E-Mail</b>			

## Space

Unit	Building	Floor	Area	Amendment Type
001		1	34,104.00	Contraction

## 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	2/13/2012	11/1/2012	28,966.58	Monthly	Monthly	Flat Amt	usd		30,759.00	0.94 / Mo	0.00	Original Lease	001, 002
prev	Base Rent - Previous Owner	11/2/2012	5/31/2013	28,966.58	Monthly	Monthly	Flat Amt	usd		30,759.00	0.94 / Mo	0.00	Original Lease	001, 002
brre	Base Rent - Retail	6/1/2013	10/31/2013	29,219.53	Monthly	Monthly	Flat Amt	usd		30,759.00	0.95 / Mo	0.00	Original Lease	001, 002
brre	Base Rent - Retail	11/1/2013	2/29/2016	29,219.53	Monthly	Monthly	Flat Amt	usd		30,759.00	0.95 / Mo	0.00	Original Lease	001, 002
brre	Base Rent - Retail	3/1/2016	11/30/2017	36,569.53	Monthly	Monthly	Flat Amt	usd		30,759.00	1.19 / Mo	0.00	Original Lease	001, 002
brre	Base Rent - Retail	12/1/2017	10/31/2020	38,907.09	Monthly	Monthly	Flat Amt	usd	0.00	30,759.00	1.26 / Mo	0.00	Original Lease	001, 002
brre	Base Rent - Retail	11/2/2020	1/31/2023	48,388.21	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	1.42 / Mo	0.00	Contraction	001
brre	Base Rent - Retail	11/2/2020	1/29/2021	48,388.21	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	1.42 / Mo	0.00	Contraction	001
brre	Base Rent - Retail	11/2/2020	1/29/2021	-48,388.21	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	-1.42 / Mo	0.00	Contraction	001
brre	Base Rent - Retail	11/2/2020	11/30/2020	37,610.09	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	1.10 / Mo	0.00	Contraction	001
brre	Base Rent - Retail	12/1/2020	12/31/2020	38,907.09	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	1.14 / Mo	0.00	Contraction	001
brre	Base Rent - Retail	1/1/2021	1/29/2021	-11,991.25	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	-0.35 / Mo	0.00	Contraction	001
brre	Base Rent - Retail	2/1/2023	1/31/2026	50,931.38	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	1.49 / Mo	0.00	Contraction	001
brre	Base Rent - Retail	2/1/2026	1/31/2028	52,452.77	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	1.54 / Mo	0.00	Contraction	001
brre	Base Rent - Retail	2/1/2028	1/31/2031	54,621.75	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	1.60 / Mo	0.00	Contraction	001
brre	Base Rent - Retail	2/1/2031	11/30/2032	56,861.63	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	1.67 / Mo	0.00	Contraction	001
came	CAM Estimated Escrow	6/1/2013	10/31/2013	4,561.67	Monthly	Monthly	Flat Amt	usd		30,759.00	0.15 / Mo	0.00	Original Lease	001, 002
came	CAM Estimated Escrow	11/1/2013	12/31/2013	4,561.67	Monthly	Monthly	Flat Amt	usd		30,759.00	0.15 / Mo	0.00	Original Lease	001, 002
camf	Fixed CAM	1/1/2014	3/31/2015	4,624.77	Monthly	Monthly	Flat Amt	usd		30,759.00	0.15 / Mo	0.00	Original Lease	001, 002

Lease Abstract

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camf	Fixed CAM	4/1/2015	2/29/2016	4,669.65	Monthly	Monthly	Flat Amt	usd		30,759.00	0.15 / Mo	0.00	Original Lease	001, 002
camf	Fixed CAM	12/1/2015	11/30/2016	5,203.40	Monthly	Monthly	Flat Amt	usd		30,759.00	0.17 / Mo	0.00	Original Lease	001, 002
camf	Fixed CAM	12/1/2016	12/31/2016	5,203.40	Monthly	Monthly	Flat Amt	usd		30,759.00	0.17 / Mo	0.00	Original Lease	001, 002
camf	Fixed CAM	12/1/2016	11/30/2017	5,299.53	Monthly	Monthly	Flat Amt	usd		30,759.00	0.17 / Mo	0.00	Original Lease	001, 002
camf	Fixed CAM	12/1/2017	11/30/2018	5,387.29	Monthly	Monthly	Flat Amt	usd	0.00	30,759.00	0.18 / Mo	0.00	Original Lease	001, 002
camf	Fixed CAM	12/1/2018	10/31/2020	5,444.85	Monthly	Monthly	Flat Amt	usd	0.00	30,759.00	0.18 / Mo	0.00	Original Lease	001, 002
camf	Fixed CAM	12/1/2018	11/30/2019	19.92	Monthly	Monthly	Flat Amt	usd	0.00	30,759.00	0.00 / Mo	0.00	Original Lease	001, 002
camf	Fixed CAM	12/1/2019	10/31/2020	5,513.44	Monthly	Monthly	Flat Amt	usd	0.00	30,759.00	0.18 / Mo	0.00	Original Lease	001, 002
camf	Fixed CAM	12/1/2019	10/31/2020	68.59	Monthly	Monthly	Flat Amt	usd	0.00	30,759.00	0.00 / Mo	0.00	Original Lease	001, 002
camf	Fixed CAM	11/2/2020	11/30/2020	-5,387.29	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	-0.16 / Mo	0.00	Contraction	001
camf	Fixed CAM	11/2/2020	11/30/2020	126.15	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	0.00 / Mo	0.00	Contraction	001
camf	Fixed CAM	11/2/2020	11/30/2020	-126.15	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	0.00 / Mo	0.00	Contraction	001
camf	Fixed CAM	11/2/2020	4/30/2021	5,513.44	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	0.16 / Mo	0.00	Contraction	001
camf	Fixed CAM	11/2/2020	11/30/2020	5,387.29	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	0.16 / Mo	0.00	Contraction	001
camf	Fixed CAM	12/1/2020	4/30/2021	5,613.19	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	0.16 / Mo	0.00	Contraction	001
camf	Fixed CAM	12/1/2020	4/30/2021	-5,613.19	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	-0.16 / Mo	0.00	Contraction	001
camf	Fixed CAM	5/1/2021	11/30/2032	5,513.44	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	0.16 / Mo	0.00	Contraction	001
rcca	Rental Conc - CAM Abatements	11/2/2020	1/29/2021	-5,387.29	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	-0.16 / Mo	0.00	Contraction	001
rcca	Rental Conc - CAM Abatements	11/2/2020	1/29/2021	5,387.29	Monthly	Monthly	Flat Amt	usd	0.00	34,104.00	0.16 / Mo	0.00	Contraction	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	11/2/2020	11/30/2020								Contraction	001
brre	Base Rent - Retail	12/1/2020	12/31/2020								Contraction	001
brre	Base Rent - Retail	1/1/2021	1/29/2021								Contraction	001
brre	Base Rent - Retail	11/2/2020	1/29/2021								Contraction	001
brre	Base Rent - Retail	3/1/2016	11/30/2017								Original Lease	001, 002
brre	Base Rent - Retail	12/1/2017	10/31/2020								Original Lease	001, 002
brre	Base Rent - Retail	3/1/2021	10/31/2020								Original Lease	001, 002
brre	Base Rent - Retail	12/1/2022	10/31/2020								Original Lease	001, 002
brre	Base Rent - Retail	3/1/2026	10/31/2020								Original Lease	001, 002
brre	Base Rent - Retail	12/1/2027	10/31/2020								Original Lease	001, 002
brre	Base Rent - Retail	3/1/2031	10/31/2020								Original Lease	001, 002

brre	Base Rent - Retail	6/1/2013	10/31/2013	Original Lease	001, 002
brre	Base Rent - Retail	11/1/2013	2/29/2016	Original Lease	001, 002
brre	Base Rent - Retail	11/1/2020	11/1/2020	Expansion	001, 002, 003
brre	Base Rent - Retail	11/1/2020	11/1/2020	Expansion	001, 002, 003
brre	Base Rent - Retail	11/1/2020	11/1/2020	Expansion	001, 002, 003
brre	Base Rent - Retail	11/1/2020	11/1/2020	Expansion	001, 002, 003
brre	Base Rent - Retail	11/2/2020	1/31/2023	Contraction	001
brre	Base Rent - Retail	2/1/2023	1/31/2026	Contraction	001
brre	Base Rent - Retail	2/1/2026	1/31/2028	Contraction	001
brre	Base Rent - Retail	2/1/2028	1/31/2031	Contraction	001
brre	Base Rent - Retail	2/1/2031	11/30/2032	Contraction	001
brre	Base Rent - Retail	11/2/2020	1/29/2021	Contraction	001
came	CAM Estimated Escrow	6/1/2013	10/31/2013	Original Lease	001, 002
came	CAM Estimated Escrow	11/1/2013	12/31/2013	Original Lease	001, 002
camf	Fixed CAM	11/2/2020	11/30/2020	Contraction	001
camf	Fixed CAM	11/2/2020	11/30/2020	Contraction	001
camf	Fixed CAM	11/2/2020	11/30/2020	Contraction	001
camf	Fixed CAM	12/1/2020	4/30/2021	Contraction	001
camf	Fixed CAM	5/1/2021	11/30/2032	Contraction	001
camf	Fixed CAM	1/1/2014	3/31/2015	Original Lease	001, 002
camf	Fixed CAM	4/1/2015	2/29/2016	Original Lease	001, 002
camf	Fixed CAM	11/1/2020	11/1/2020	Expansion	001, 002, 003
camf	Fixed CAM	11/1/2020	11/1/2020	Expansion	001, 002, 003
camf	Fixed CAM	12/1/2015	11/30/2016	Original Lease	001, 002
camf	Fixed CAM	12/1/2016	12/31/2016	Original Lease	001, 002
camf	Fixed CAM	12/1/2016	11/30/2017	Original Lease	001, 002
camf	Fixed CAM	12/1/2017	11/30/2018	Original Lease	001, 002
camf	Fixed CAM	12/1/2018	10/31/2020	Original Lease	001, 002
camf	Fixed CAM	12/1/2018	11/30/2019	Original Lease	001, 002
camf	Fixed CAM	12/1/2019	10/31/2020	Original Lease	001, 002
camf	Fixed CAM	12/1/2019	10/31/2020	Original Lease	001, 002
camf	Fixed CAM	12/1/2020	4/30/2021	Contraction	001
camf	Fixed CAM	11/2/2020	11/30/2020	Contraction	001
camf	Fixed CAM	11/2/2020	4/30/2021	Contraction	001

prev	Base Rent - Previous Owner	2/13/2012	11/1/2012								Original Lease	001, 002
prev	Base Rent - Previous Owner	11/2/2012	5/31/2013								Original Lease	001, 002
rcbo	Rental Conc - Buildout	11/1/2020	11/1/2020								Expansion	001, 002, 003
rcca	Rental Conc - CAM Abatements	11/2/2020	1/29/2021								Contraction	001
rcca	Rental Conc - CAM Abatements	11/2/2020	1/29/2021								Contraction	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 %
Contraction	001	noncontr	_snow	Snow Expenses	11/2/2020	11/30/2032	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>				<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>	<b>Denominator</b>
	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 %
Contraction	001	noncontr	_utility	Utility Expenses	11/2/2020	11/30/2032	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>				<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>	<b>Denominator</b>
	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 %
Contraction	001	retax	_retaxes	Real Estate Tax Expenses	11/2/2020	11/30/2032	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>				<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>	<b>Denominator</b>
	Y	N						0.00		0.00		GLA	101638.0000

Amendment Type	Units	Group	Exp Pool	Exp Pool Desc	Date From	Date To	EOY Month	Base Year	Base Amt	Ceiling	Mgmt fees %	ProRata %	GrossUp %
Contraction	001	operexp	_camextr	CAM Exterior Expenses	11/2/2020	11/30/2032	12		0.00	66,161.28	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>				<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>	<b>Denominator</b>
	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 %
Contraction	001	noncontr	_insur	Insurance Expenses	11/2/2020	11/30/2032	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>				<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>	<b>Denominator</b>
	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
Contraction		Activated	145	11/2/2020	11/30/2032	001
Original Lease	Original Lease	Superseded	250	2/13/2012	10/31/2020	001, 002
Expansion	Expansion	Superseded	145	11/1/2020	11/1/2020	001, 002, 003

## Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
ROFO	Active		11/30/2032	11/30/2032	Right of 1st Offer	Contraction
Renewal	Active		11/30/2032	2/29/2032	Option 1 - Lease	Contraction
Renewal	Active		11/30/2032	2/29/2032	Option 2 - Lease	Contraction
Renewal	Active		11/30/2032	2/29/2032	Option 3 - Lease	Contraction
Renewal	Active		11/30/2032	2/29/2032	Option 4 - Lease	Contraction
Renewal	Active		11/30/2032	2/29/2032	Option 5 - Lease	Contraction
Renewal	Expired		11/30/2037	2/28/2037	2nd Renewal Option	Original Lease
Renewal	Expired		11/30/2042	2/28/2042	3rd Renewal Option	Original Lease
Renewal	Expired		11/30/2047	2/28/2047	4th Renewal Option	Original Lease
Renewal	Expired		11/30/2052	2/29/2052	5th Renewal Option	Original Lease
ROFO	Expired		11/30/2032	11/30/2032	Right of 1st Offer	Original Lease
Renewal	Expired		11/30/2032	2/29/2032	1st Renewal Option	Original Lease
ROFO	Expired		11/30/2032	11/30/2032	Right of 1st Offer	Expansion
Renewal	Expired		11/30/2032	2/29/2032	Option 1 - Lease	Expansion
Renewal	Expired		11/30/2032	2/29/2032	Option 2 - Lease	Expansion
Renewal	Expired		11/30/2032	2/29/2032	Option 3 - Lease	Expansion
Renewal	Expired		11/30/2032	2/29/2032	Option 4 - Lease	Expansion
Renewal	Expired		11/30/2032	2/29/2032	Option 5 - Lease	Expansion

## Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Exclusivities-X	7.1b: (b) Restrictive Covenant. Except as prohibited by applicable Laws, Landlord shall not permit in any other portion of the Original Lease Development: (i) Any restaurant within two hundred feet (200 ) of any portion of the Demised Premises (including, without limitation any natural foods restaurant such as O Naturals), salad bar, delicatessen, any other business that sells any prepared foods (including, without limitation, pizza, salad, sandwiches or soups) for on or off premises consumption, bar or cocktail lounge, coffee store and/or coffee bar, or juice and/or smoothie bar (together Food Uses ) except the Landlord may replace the Shami Kebab and Chipotle restaurants with other quick casual restaurant concepts. (ii) Any salon (or other business) in excess of 2,000 gross square feet that provides hair treatments (haircuts, hair coloring, permanents, etc.), manicures, facials, massages or similar services within one hundred feet (100 ) of any portion of the Demised Premises. (iii) The sale of produce, meat, poultry, seafood, dairy, cheese, cereals, grains, fruits and vegetables (all of the foregoing except in conjunction with prepared food as a carry out item for a restaurant), frozen foods, grocery products, bulk foods, gourmet foods, bakery goods, alcoholic beverages (including beer and wine) (except on-premises consumption), body care products, cosmetics, health care items, beauty aids, plants, flowers, vitamins, medicinal herbs, naturopathic or homeopathic remedies, nutritional supplements, coffee beans, smoothies and/or fresh fruit drinks, ice cream, frozen yogurt and/or gelato. (iv) Any use that would impair Tenant s ability to obtain and/or maintain a license to sell alcoholic beverages (including wine and beer) for on- or off-premises consumption from the Demised Premises.	Original Lease

Restrictions LL-X

7.1v: Landlord shall not use, or allow the use of, the Development for any of the Prohibited Uses (herein so called) set forth on Exhibit L attached hereto. EXHIBIT L: 1. any movie theater, bowling alley, dance hall or discotheque; 2. schools of any nature (including, without limitation any cooking school or cooking classes, beauty school, barber college, reading room, place of instruction, or any other operation serving primarily students or trainees rather than retail customers); 3. any church, synagogue or other religious facility; 4. any gasoline or service station, automotive service or repair business; 5. any facility for the sale, lease or rental of automobiles, trucks, motorcycles, recreational vehicles, boats or other vehicles; 6. any manufacturing facility; 7. any dry cleaner; 8. any retail operation in which more than twenty (20%) percent of the sales area of such operation is used for the display and/or sale of clothing or goods commonly referred to as close outs, manufacturer s overruns, or excess inventory or manufacturer s seconds or imperfect merchandise; 9. any second hand store, used clothing or thrift store, pawn shop, salvation army type store, surplus store or liquidation outlet; 10. any discount retailer (such as, without limitation, dollar stores such as Family Dollar); except for recognized branded concepts (such as Plato s Closet or Once Upon A Child); 11. any mortuary or funeral parlor; 12. any coin operated laundry; 13. any children s recreational, educational or day-care facility; 14. any health club, health spa, fitness center, weight room, gymnasium or the like within two hundred feet (200 ) of the Demised Premises; 15. any medical marijuana dispensary; or 16. any use inconsistent with the customary character of a first-class retail shopping center (such as, without limitation, any massage parlor, head shop, adult book shop or adult movie house, or tattoo or piercing parlor). 7.1.b: (b) Restrictive Covenant. Subject to exceptions outlined in 7.1.c&d, except as prohibited by applicable Laws, Landlord shall not permit in any other portion of the Development: (i) Any restaurant within two hundred feet (200 ) of any portion of the Demised Premises (including, without limitation any natural foods restaurant such as O Naturals), salad bar, delicatessen, any other business that sells any prepared foods (including, without limitation, pizza, salad, sandwiches or soups) for on or off premises consumption, bar or cocktail lounge, coffee store and/or coffee bar, or juice and/or smoothie bar (together Food Uses ) except the Landlord may replace the Shami Kebab and Chipotle restaurants with other quick casual restaurant concepts. (ii) Any salon (or other business) in excess of 2,000 gross square feet that provides hair treatments (haircuts, hair coloring, permanents, etc.), manicures, facials, massages or similar services within one hundred feet (100 ) of any portion of the Demised Premises. (iii) The sale of produce, meat, poultry, seafood, dairy, cheese, cereals, grains, fruits and vegetables (all of the foregoing except in conjunction with prepared food as a carry out item for a restaurant), frozen foods, grocery products, bulk foods, gourmet foods, bakery goods, alcoholic beverages (including beer and wine) (except on-premises consumption), body care products, cosmetics, health care items, beauty aids, plants, flowers, vitamins, medicinal herbs, naturopathic or homeopathic remedies, nutritional supplements, coffee beans, smoothies and/or fresh fruit drinks, ice cream, frozen yogurt and/or gelato. (iv) Any use that would impair Tenant s ability to obtain and/or maintain a license to sell alcoholic beverages (including wine and beer) for on- or off-premises consumption from the Demised Premises. (c) Exceptions to Restrictive Covenant - General. Notwithstanding the foregoing, the provisions of Section 7.1(b) shall not: (i) Prohibit Landlord from leasing premises in the Development to one (1) coffee bar or coffee store such as Starbucks, and one (1) ice cream or frozen yogurt seller, such as TCBY (but no sales of gelato shall be permitted) located at least two hundred feet (200 ) from any portion of the Demised Premises. (ii) Prohibit incidental sales of any of the prohibited items described in Section 7.1(b)(iii) by any tenant or occupant in the Development or on Related Land. For purposes of the foregoing, a tenant or occupant shall be deemed to be conducting incidental sales of such prohibited items only if the aggregate floor area in such tenant s or occupant s premises devoted to the display of such items (other than those items the sale of which is completely prohibited as provided below) does not exceed the lesser of (1) one percent (1%) of the Rentable Area of such tenant s or occupant s premises, or (2) 100 square feet. Notwithstanding the foregoing, however, the sale of the following (even if such sales be considered only incidental sales ) by any tenant or occupant in the Development is expressly prohibited (1) wine and/or beer for off premises consumption (but on-premises consumption shall not be prohibited), (2) meat, poultry and/or seafood for off premises consumption (except in conjunction with prepared food as a carry out item), (3) cheese, (4) vitamins, (5) naturopathic and/or homeopathic remedies, and (6) nutritional supplements. (d) Exceptions to Restrictive Covenant Existing Tenants. Further, the provisions of Section 7.1(b) shall not apply to the existing leases in the Development as described on Exhibit M hereto; provided, if a change of use or an expansion of the premises under any such existing lease requires Landlord s consent, Landlord shall not consent to any change of use or to any expansion of the area of such premises for a use that would violate the restrictions on use set forth in Section 7.1(b), except that the current Cookies by Design space may be leased to a new tenant whose use may be the sale of cupcakes and similar pastries.

Original Lease



Restrictions-X	7.1.a.v: Tenant shall not use, or allow the use of, the Demised Premises for, and Landlord shall not use, or allow the use of, the Development for any of the Prohibited Uses (herein so called) set forth on Exhibit L attached hereto. EXHIBIT L: 1. any movie theater, bowling alley, dance hall or discotheque; 2. schools of any nature (including, without limitation any cooking school or cooking classes, beauty school, barber college, reading room, place of instruction, or any other operation serving primarily students or trainees rather than retail customers); 3. any church, synagogue or other religious facility; 4. any gasoline or service station, automotive service or repair business; 5. any facility for the sale, lease or rental of automobiles, trucks, motorcycles, recreational vehicles, boats or other vehicles; 6. any manufacturing facility; 7. any dry cleaner; 8. any retail operation in which more than twenty (20%) percent of the sales area of such operation is used for the display and/or sale of clothing or goods commonly referred to as close outs, manufacturer s overruns, or excess inventory or manufacturer s seconds or imperfect merchandise; 9. any second hand store, used clothing or thrift store, pawn shop, salvation army type store, surplus store or liquidation outlet; 10. any discount retailer (such as, without limitation, dollar stores such as Family Dollar); except for recognized branded concepts (such as Plato s Closet or Once Upon A Child); 11. any mortuary or funeral parlor; 12. any coin operated laundry; 13. any children s recreational, educational or day-care facility; 14. any health club, health spa, fitness center, weight room, gymnasium or the like within two hundred feet (200 ) of the Demised Premises; 15. any medical marijuana dispensary; or 16. any use inconsistent with the customary character of a first-class retail shopping center (such as, without limitation, any massage parlor, head shop, adult book shop or adult movie house, or tattoo or piercing parlor). 7.1.a.iii (iii) Tenant (and any successors, assigns or subtenants of Tenant) shall be subject only to the exclusives of those tenants that are set forth in Exhibit M attached to the lease.	Original Lease
Abatement	Construction Period: T shall be granted a period of 90 days (the "Construction Period") for construction in the Second Expansion Premises, commencing on the Second Expansion Premises CD. No Base Rent or Additional Rent for the Second Expansion Premises shall be due during the Construction Period. T will continue to pay Base Rent and Additional Rent for the Current Premises during the Construction Period. (2nd Amend, Sec. 4, Pg. 2)	Contraction
Abatement	Construction Period: T shall be granted a period of 90 days (the "Construction Period") for construction in the Second Expansion Premises, commencing on the Second Expansion Premises CD. No Base Rent or Additional Rent for the Second Expansion Premises shall be due during the Construction Period. T will continue to pay Base Rent and Additional Rent for the Current Premises during the Construction Period. (2nd Amend, Sec. 4, Pg. 2)	Expansion
Abatement	No Lease Provision	Original Lease
Access	LL may enter the Premises during T's normal business hours to inspect same and beginning 9 months before the end of the Term, to exhibit same to prospective tenants, so long any such entry does not interfere w/ T's business activities. (Lease, Sec. 6.6, Pg. 24)	Original Lease
Assignment/Sublease	Consent: T agrees not to assign the Lease or to sublease the whole or any part of the Premises or to permit any other persons to occupy same w/out the prior written consent of LL, such consent not to be unreasonably withheld, conditioned or delayed. Profit Sharing: No Lease Provision. Assignment Fee: No Lease Provision. Permitted Assignment: T may assign the Lease or sublease all or a portion of the Premises w/out LL's consent to T's parent company or to a subsidiary of T or to an entity which controls, is controlled by, or is under the common control w/ T, ("Affiliated Transferee). Recapture Rights: No Lease Provision. (Lease, Sec. 14.1(a), Pg. 49-50)	Original Lease
Base Rent	Rent Changeover Day: In advance on the first day of each month. Proration: Prorations for any fractional month shall be made on the basis of a 365-day year and the actual number of days in such fractional month. Lease Year: "LY" shall mean a period of 12 consecutive calendar months, the first LY to commence on (i) the RCD, if the Rent Commencement Date is the first day of a calendar month, or (ii) the first day of the calendar month following the RCD, if the RCD is not the first day of a calendar month. The portion of the Original Term following the RCD and prior to the first LY shall be treated for all purposes hereunder as part of the first LY. Expansion LY: "Expansion LY" means a period of 12 consecutive calendar months, the first Expansion LY to commence on (i) the Expansion RCD, if the Expansion Rent CD is the first day of a calendar month, or (ii) the first day of the calendar month following the Expansion RCD, if the Expansion Rent CD is not the first day of a calendar month. The time period following the Expansion RCD and prior to the first Expansion LY shall be treated for all purposes as part of the first Expansion LY. Prepaid Rent: No Lease Provision. (1st Amend, Sec. 6, Pg. 2; Lease, Sec. 3.5, 4.1(a), Pg. 12)	Original Lease
Base Rent	Rent Changeover Day: On the first day each of calendar month. Proration: If the Expansion Premises RCD is other than the first day of a month, include Base Rent for the Expansion Premises for the fractional month of a per diem basis (calculated on the basis of a thirty day month). Lease Year: No Lease Provision. Prepaid Rent: No Lease Provision. (2nd Amend, Sec. 6 (A), Pg. 2)	Contraction
Base Rent	Rent Changeover Day: On the first day each of calendar month. Proration: If the Expansion Premises RCD is other than the first day of a month, include Base Rent for the Expansion Premises for the fractional month of a per diem basis (calculated on the basis of a thirty day month). Lease Year: No Lease Provision. Prepaid Rent: No Lease Provision. (2nd Amend, Sec. 6 (A), Pg. 2)	Expansion
Brokers	T Broker: Midwest Commercial Realty, Inc. Leasing Commission: Commissions shall be paid by LL pursuant to a separate written instrument. (1st Amend, Sec. 10, Pg. 3; Lease, sec. 17.14, Pg. 59)	Original Lease

CAM	In addition to Base 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, but not limited to Common Area Expenses and Real Estate Taxes, as provided for in the Lease. The Rentable Area of the expanded Premises, as defined herein, will be used to calculate T's PRS of Common Area Expenses and Real Estate Taxes. In addition to Base Rent due during the Option Term, T shall pay all items of Additional Rent and other charges as are described in the Lease, including, but not limited to Common Area Expenses and Real Estate Taxes, as provided for in the Lease. The Rentable Area of the expanded Premises, as defined herein, will be used to calculate T's PRS of Common Area Expenses and Real Estate Taxes. (2nd Amend, Sec. 7, 10, Pg. 3, 4)	Contraction
CAM	In addition to Base 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, but not limited to Common Area Expenses and Real Estate Taxes, as provided for in the Lease. The Rentable Area of the expanded Premises, as defined herein, will be used to calculate T's PRS of Common Area Expenses and Real Estate Taxes. In addition to Base Rent due during the Option Term, T shall pay all items of Additional Rent and other charges as are described in the Lease, including, but not limited to Common Area Expenses and Real Estate Taxes, as provided for in the Lease. The Rentable Area of the expanded Premises, as defined herein, will be used to calculate T's PRS of Common Area Expenses and Real Estate Taxes. (2nd Amend, Sec. 7, 10, Pg. 3, 4)	Expansion
CAM Notes	Fixed CAM: Commencing on the RCD, T shall pay LL a fixed annual fee of \$2.00/SF of Rentable Area in the Premises during the first CY as T's contribution to Common Area Expenses, which amount shall be paid in equal monthly installments on the 1st day of each calendar month during the Term w/out abatement. Beginning on the first anniversary of the Rent CD, T's Fixed Reimbursement Amount shall be increased by the lesser of (i) 3% or (ii) the percentage increase in the during the prior LY. In addition, T will pay (a) any costs in excess of those incurred during the first LY for any Common Area utilities and insurance and (b) all costs of snow and ice removal. "CPI" shall mean the Consumer Price Index for All Urban Consumers (1982-1984 = 100), Chicago, ILL. Metropolitan Area All Items published by the United States Department of Labor, Bureau of Labor Statistics (the "Bureau"). In the event that (i) the Bureau ceases to use the 1982-84, average of 100 as the basis of calculation and the Bureau does not recalculate the then applicable CPI number for all years including 1982-84, or (ii) LL and T mutually agree in writing that the CPI does not accurately reflect the purchasing power of the dollar, or (iii) the CPI shall be discontinued for any reason, then the parties shall thereafter accept and use such other CPI or comparable statistics on the cost of living for the United States as shall be computed and published by an agency of the United States or by a responsible financial periodical of recognized authority selected by LL and T. (Lease, Sec. 6.4(d), 17.30, Pg. 23, 64)	Original Lease
Co-Tenancy	On-Going Co-Tenancy Requirement: If on the RCD or at any time thereafter more than 50% of the Rentable Area of the Development (excluding the Premises) is not occupied and open for business by retail tenants (a "Low Occupancy Period"), then until such time that at least 50% of the Development (excluding the Premises) is leased, occupied and open for business by retail tenants, the Base Rent payable by T under the Lease shall equal the lesser of (i) 50% of Base Rent, or (ii) 1% of T's gross sales. If nay Low Occupancy Period continues for 12 consecutive months, then for so long as any such Low Occupancy Period continues, T shall have the ongoing right to terminate the Lease, which shall be exercised by providing 60-day prior written notice to LL. If during such 60-day period, the Low Occupancy Period no longer exists, T's notice of termination shall be considered null and void and the Lease shall continue in full force and effect. If the Low Occupancy Period has continued for 24 consecutive months, T must terminate the Lease or begin paying 100% of the Base Rent, commencing on the 25th month following the beginning of the Low Occupancy Period. The term "Retail T" shall include restaurants and banks uses, insurance companies, travel agents, brokerage firms, medical clinics and other similar service businesses, but shall expressly exclude, w/out limitation, office uses. (Lease, Sec. 4.1(b-c), Pg. 12-13)	Original Lease
Critical Date Note	<p>"Tenant has a fixed CAM which increases by the Lesser of 3% or CPI annually on 12/01 of each year. Please Calculate Fixed CAM</p> <p>Critical Date: 11/1/16</p> <p>Follow Up With: Lease Admin</p> <p>5/12/15: The 12/01/2014 increase was handled by the CAM group (KPW pursuant to an email response from Jacki Voss)</p> <p>1/13/16: email 12/11/2015 from Jacki for Lease Admin to handle moving forward. Follow up: Lease Admin-Carol Emailed Jacki Voss regarding 2014 calculations for CPI-12/30/2015 lg</p> <p>2/8/2016: NEED TO GET UPDATE FROM CAROL</p> <p>3/30/16: Working on CPI-3/22/2016</p> <p>I will look in to this -LG 11/1/16</p> <p>11/22/16----CPI info not yet available. ms</p> <p>12/14/16----Using Dec #'s for CPI info not yet available. ms</p> <p>Follow up with Lease Admin-completed 3/6/17"</p>	Original Lease
Default	Monetary: W/in ten (10) days after written notice from LL. Non-Monetary: W/in ten (10) days after written notice from LL. (Lease, Sec. 10.1(a), 10.3(a), Pg. 38, 42)	Original Lease
Estoppel	W/in 30 days after receipt of a written request from the other Party. (Lease, Sec. 17.6, Pg. 57)	Original Lease

Go Dark Right	In the event T discontinues operation of its business in the Premises for a period of 6 consecutive months (excluding any temporary period during which T is closed for rehabilitation, modernization or improvement of the Premises, for rebuilding or repairs following a casualty or condemnation or by reason of any Force Majeure Events), LL thereafter shall have the right, at its sole option, to terminate the Lease upon advance written notice to T ("LL's Termination Notice") given at any time prior to the date T either (A) notifies LL in writing that it covenants to re-commence operation of its business in the Premises w/in 4 months, or (B) enters into a binding lease assignment or sublease w/ an assignee or subtenant in accordance w/ the Lease who has covenanted to open for business in the Premises w/in a reasonable period of time consistent w/ such assignee's or subtenant's need to remodel and stock the Premises for its particular use. (Lease, Sec. 7.2(b), Pg. 29-30)	Original Lease
Guar/L.C./Indem.	Guarantor Name: Whole Foods Market, Inc. Limitation of Liability (Charge and Term): Guarantor guarantees the payment and performance of and agrees to pay and perform as a primary obligor all liabilities, obligations and duties (including payment of rent) imposed upon T under the terms of the Lease, as if Guarantor had executed the Lease as T thereunder, subject to, and in accordance w/, the terms and limitations set forth in the Guaranty. (Lease, Sec. 17.29, Pg. 64, Guaranty, Pg. 1-2)	Original Lease
Holdover	W/out LL's Consent: MTM tenancy at 125% of the last payable Minimum Rent and 100% of Additional Rent. If T holds over for more than 1-month after receipt of written demand, then T shall pay 150% of the last payable Base Rent and 100% of the Additional Rent. (Lease, Sec. 3.4, Pg. 12)	Original Lease
Insurance	Included in CAM. (Lease, Sec. 6.4(b-d), Pg. 23)	Original Lease
Landlord Work	LL will deliver the Second Expansion Premises in "as-is" current condition, w/ the following exceptions: (i) AII 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. (ii) LL will deliver the Second Expansion Premises "broom-clean" and free of rash and/or debris. Other than the foregoing, T accepts the Second Expansion Premises in its current as-is condition and LL has made no other representations or warranties as to the condition of the Second Expansion Premises. (2nd Amend, Sec. 11, Pg. 4)	Contraction
Landlord Work	LL will deliver the Second Expansion Premises in "as-is" current condition, w/ the following exceptions: (i) AII 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. (ii) LL will deliver the Second Expansion Premises "broom-clean" and free of rash and/or debris. Other than the foregoing, T accepts the Second Expansion Premises in its current as-is condition and LL has made no other representations or warranties as to the condition of the Second Expansion Premises. (2nd Amend, Sec. 11, Pg. 4)	Expansion
Landlord Work	No Lease Provision	Original Lease
Late Fee	Late Charge: No Lease Provision. Interest: W/in ten (10) days after the due date, T shall bear an interest at the Interest Rate = the lesser of (i) the prime interest rate from time to time contained in The Wall Street Journal (or its successor or reasonable equivalent) plus 5%, or (ii) the highest interest rate permitted by applicable Law. NSF Fee: No Lease Provision. (Lease, Sec. 10.6, Pg. 43)	Original Lease
List of Documents	(i) Lease dated 01/30/2012. (ii) SF Change Letter dated 02/20/2012 (Ltr 1). (iii) Use Restriction Letter dated 10/25/2012 (Ltr 2). (iv) ROFO notice dated 08/14/2014 (Ltr 3). (v) First Amendment to Lease dated 09/30/2014 (1st Amend). (vi) Possession Letter dated 12/31/2015 (Ltr 4)	Original Lease
List of Documents	1. Second Amendment To Lease dated 01/23/2019. (2nd Amend)	Expansion
List of Documents	Second Amendment To Lease dated 01/23/2019. SF Certification Letter dated 11/9/2020 Acceptance of LL Work and Completion Date Letter dated 11/11/2020: SF of Expansion area remeasured and certified to be 3,345 sf	Contraction
LL Maintenance	LL, at its sole cost and expense (which may include the use of insurance proceeds and portions of which may be included in the Common Area Maintenance Expenses), shall punctually maintain, repair and replace: the exterior of the bldgs of the Development (including repainting the exterior walls of the bldgs of the Development (including the Bldg)); the structural elements of the bldgs of the Development, the Premises, and the Bldg, which shall be deemed to include, the roof joists, columns, footings, foundations, exterior walls (but excluding plate glass, storefront windows, doors, door closure devices, window and door frames, molding, locks and hardware), demising walls (but excluding painting or other treatment of interior walls), and floors (but not the floor coverings, unless the same are damaged as a result of a floor defect or settling); the roofs of the Bldg and the other bldgs of the Development, including to the roof membranes, gutters, flashings, downspouts and scuppers; the electric, gas, water, sanitary sewer, and other public utility lines that serve the Premises exclusively, to their point of connection to the Premises, and all other electric, gas, water, sanitary sewer, and other public utility lines and ducts which are located outside the Premises; and any damage to the Premises or the Development so that the foregoing components and items shall be in good condition and repair throughout the Term, and shall comply w/ any applicable Laws relating thereto. (Lease, Sec. 6.3(a), Pg. 20-21)	Original Lease

Miscellaneous	Roof: T shall have the exclusive right to utilize the roof of the Premises and shall have access to the roof on a 24 hour a day, 7 days a week basis; provided any use of the roof shall not void any warranty on the roof or its installation. Such use may include, the installation on the roof of such equipment, satellite dishes, solar panels (or other alternative energy systems), and the like as T deems necessary or desirable to install on the roof. Sidewalk Use: T shall have the right to use the portions of the sidewalks adjacent to the Premises as depicted on the Site Plan for free standing signs, the display of merchandise, food presentations, special events, marketing, and the provision of outdoor seating (w/ tables); provided, however, (a) such use shall be subject to all applicable Laws, (b) T shall keep the Sidewalk Area passable for pedestrians and wheelchairs, (c) T shall keep the Sidewalk Area clean and free from litter, (d) all displays shall be maintained in a neat, clean and orderly condition; (e) at the close of each day, T will remove from the Sidewalk Area all refuse, trash, and rubbish and (f) T will pressure wash the Sidewalk Area as needed. Permitted event Area: T shall have the right to use the portion of the Adjacent Parking Area shown on the Site Plan as the "Permitted Event Area") for farmers markets, charitable events, and/or other festivals and events sponsored by T (such as, health fairs and customer appreciation events). During and immediately after each Sponsored Event, T, at its sole cost, shall keep the Adjacent Parking Area reasonably free of all trash and debris resulting from such Sponsored Event. (Lease, Sec. 2.4, 2.8, 2.9, Pg. 8-10)	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 covenants to T that throughout the Term, that the Development shall contain the number of following parking spaces: (i) 4 and 15/100 parking spaces per 1,000 SF of gross Rentable Area in the Development, (ii) At least 420 parking spaces in the Development and at least 170 nonexclusive parking spaces in the Adjacent Parking Area and (iii) the number of parking spaces required by applicable Laws, all of which shall be surface parking spaces on a hard paved surface, fully lighted and in compliance w/ applicable Laws. No charge shall be made for the parking of vehicles in the Development. LL has designated a portion of the parking areas of the Development in the rear of the Premises as shown on Exhibit A as a nonexclusive employee parking area for T's employees, as shown on the Site Plan of the Lease. T shall have at least 25 dedicated spaces available to its employees w/in the Whole Foods' Employee Parking Area. T shall cause its employees to use only the Whole Foods' Employee Parking Area. In addition, LL shall use commercially reasonable efforts to cause the employee of occupants of the Development to park outside of the Adjacent Parking Area. T's employees shall be permitted to park in the S/C free of charge. (Lease, Sec. 1.1(b), 2.2(e), Pg. 3, 6-7)	Original Lease
Parking	T may designate from time to time up to four (4) parking spaces in the Adjacent Parking Area as shown on Exhibit B hereto ("T's Exclusive Short-Term Parking Spaces") for the exclusive use of (A) T's customers, and/or (B) delivery personnel from T, and/or a T Affiliate (as defined below) and/or unaffiliated third parties ("Delivery Personnel") making deliveries to the Premises and/or picking up merchandise at the Premises for delivery elsewhere. At its sole cost and expense, T may (1) install in the Adjacent Parking Area signage designating T's Exclusive Short-Term Parking Spaces, which signage shall initially be as depicted on Exhibit C hereto, and (2) install in the Adjacent Parking Area any equipment (such as cameras) in connection w/ T's Exclusive Short-Term Parking Spaces that T deems necessary or desirable. (2nd Amend, Sec. 13, Pg. 5)	Contraction
Parking	T may designate from time to time up to four (4) parking spaces in the Adjacent Parking Area as shown on Exhibit B hereto ("T's Exclusive Short-Term Parking Spaces") for the exclusive use of (A) T's customers, and/or (B) delivery personnel from T, and/or a T Affiliate (as defined below) and/or unaffiliated third parties ("Delivery Personnel") making deliveries to the Premises and/or picking up merchandise at the Premises for delivery elsewhere. At its sole cost and expense, T may (1) install in the Adjacent Parking Area signage designating T's Exclusive Short-Term Parking Spaces, which signage shall initially be as depicted on Exhibit C hereto, and (2) install in the Adjacent Parking Area any equipment (such as cameras) in connection w/ T's Exclusive Short-Term Parking Spaces that T deems necessary or desirable. (2nd Amend, Sec. 13, Pg. 5)	Expansion
Penalty for Violating Exclusive	If a violation occurs and T provides written notice of such violation to LL, and if the violation is the result of the unilateral action of another tenant or occupant of the Development (i.e., LL did not expressly consent to or take any affirmative action to allow the violation), and no voluntary resolution is reached w/in 30 days after T gives LL the Violation Notice, then LL agrees to promptly file suit against the other tenant or occupant and use commercially reasonable efforts to resolve the violation w/in 4 months after T gives LL the Violation Notice (the "4-Month Date"). If the violation does not cease by the 4-Month Date, then from and after the Four Month Date until the violation ceases, T's Base Rent shall abate to the lesser of (i) 2% of T's gross sales, or (ii) 50% of Base Rent hereunder. If the violation does not cease by the date that is 6 months after the Four Month Date, T may (but shall not be obligated to) elect to terminate the Lease w/out providing any additional cure period to LL. If T does not elect to terminate the Lease by delivering written notice to LL w/in 30 days after the expiration of such 6-month period, T's Base Rent abatement shall, from and after such 30-day period until the violation ceases, be modified to equal 50% of Base Rent hereunder. If T does not elect to terminate the Lease by delivering written notice to LL w/in 180 days after the expiration of such 6-month period, T shall be deemed to have waived its right to terminate the Lease, and T shall resume the payment of full Base Rent hereunder as of the expiration of such 180-day period. See Lease for Complete details. (Lease, Sec. 7.1(e), Pg. 28-29)	Original Lease
Percentage Rent Information	None. (Lease, Sec. 1.1(f), 4.4, Pg. 4, 15)	Original Lease

Permitted Use	Premises shall be used only for the purpose of the operation of a grocery store and/or supermarket under the trade name Whole Foods Market (or such other trade name used by T in a majority of its other stores). The Permitted Use may include, (A) the sale of products, foods, merchandise, services and items generally sold in supermarkets or grocery stores including, w/out limitation, produce, meat, poultry, seafood, dairy, cereals, grains, fruits and vegetables, frozen foods, grocery products, household items, bulk foods, gourmet foods, bakery goods, prepared foods, alcoholic beverages (including wine, beer and package (i.e., "hard") liquor products and including for on or off premises consumption), vitamins, body care products, cosmetics, health care items, beauty aids, plants, flowers, books, magazines, bed sheets, towels and other household linens, clothing, medicinal herbs, naturopathic and homeopathic remedies, nutritional supplements, smoothies and/or fresh fruit drinks, and any other product, food, merchandise, services, or item sold in other supermarkets or grocery stores operated by Whole Foods Market, Inc. or by entities owned or controlled by Whole Foods Market, Inc., (B) the operation of an instore bakery, cafe and/or a delicatessen style or sit down style restaurant, including the cooking required therefor, coffee bar and juice bar (subject to approval by the Village of Orland Park, T may have such number of seats for T's customers as T deems necessary or desirable), (C) providing services ancillary or complementary to the foregoing including, a branch bank, cooking demonstrations and cooking classes, and providing massages, pedicures and other spa type services, and (D) the sale of any other products, foods, merchandise, and items and/or the provision of any other services that T may from time to time deem to be desirable, including those that may arise from future innovations to or changes in T's business. (Lease, sec. 7.1(a), Pg. 25-27)	Original Lease
Premises Notes	Space No: 003 Second Additional Expansion Area: 3,150 SF Re-measurement: In the event the measurement of the Rentable Area of the Second Expansion Premises is different than the 3,150 SF, Base Rent will be adjusted to be reduced or increased to reflect that difference. For the first five (5) years of the Expansion Premises Term the adjustment will equal a) (i) the difference between 3,150 SF and (ii)the actual Rentable Area of the Second Expansion Space multiplied by b) \$32.00 (the "Adjustment Amount"). The Adjustment Amount will increase by 100/o as of each fifth anniversary of the Second Expansion Premises Rent CD during the Original Term and as of the first day of each Option Term. (2nd Amend, Sec. 6(B), Pg. 3)	Contraction
Premises Notes	Space No: 003 Second Additional Expansion Area: 3,150 SF Re-measurement: In the event the measurement of the Rentable Area of the Second Expansion Premises is different than the 3,150 SF, Base Rent will be adjusted to be reduced or increased to reflect that difference. For the first five (5) years of the Expansion Premises Term the adjustment will equal a) (i) the difference between 3,150 SF and (ii)the actual Rentable Area of the Second Expansion Space multiplied by b) \$32.00 (the "Adjustment Amount"). The Adjustment Amount will increase by 100/o as of each fifth anniversary of the Second Expansion Premises Rent CD during the Original Term and as of the first day of each Option Term. (2nd Amend, Sec. 6(B), Pg. 3)	Expansion
Premises Notes	T originally leases 27,370 SF. Per 1st Amendment dated 09/30/2014, effective as of 12/31/2015, T leases additional space of 3,150 SF (Expansion Space) adjacent to the Original Premises. From 03/01/2016 and thereafter, T currently leases 30,759 SF in the S/C. (1st Amend, Sec. 3, Pg. 1; Lease, Sec. 1.1(a)(i), Pg. 2-3)	Original Lease
Prohibited Use	T shall not use, or allow the use of, the Premises for, and LL shall not use, or allow the use of, the Development for any of the Prohibited Uses of the Lease. Prohibited Uses shall be: any movie theater, bowling alley, dance hall or discotheque, schools of any nature (including, w/out limitation any cooking school or cooking classes, beauty school, barber college, reading room, place of instruction, or any other operation serving primarily students or trainees rather than retail customers); any church, synagogue or other religious facility; any gasoline or service station, automotive service or repair business (Lease, Sec. 7.1(a)(v), Exh L, Pg. 26-27, L-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 Base 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, but not limited to Common Area Expenses and Real Estate Taxes, as provided for in the Lease. The Rentable Area of the expanded Premises, as defined herein, will be used to calculate T's PRS of Common Area Expenses and Real Estate Taxes. In addition to Base Rent due during the Option Term, T shall pay all items of Additional Rent and other charges as are described in the Lease, including, but not limited to Common Area Expenses and Real Estate Taxes, as provided for in the Lease. The Rentable Area of the expanded Premises, as defined herein, will be used to calculate T's PRS of Common Area Expenses and Real Estate Taxes. (2nd Amend, Sec. 7, 10, Pg. 3, 4)	Contraction
Real Estate Tax	In addition to Base 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, but not limited to Common Area Expenses and Real Estate Taxes, as provided for in the Lease. The Rentable Area of the expanded Premises, as defined herein, will be used to calculate T's PRS of Common Area Expenses and Real Estate Taxes. In addition to Base Rent due during the Option Term, T shall pay all items of Additional Rent and other charges as are described in the Lease, including, but not limited to Common Area Expenses and Real Estate Taxes, as provided for in the Lease. The Rentable Area of the expanded Premises, as defined herein, will be used to calculate T's PRS of Common Area Expenses and Real Estate Taxes. (2nd Amend, Sec. 7, 10, Pg. 3, 4)	Expansion

Real estate Tax	PRS: Fraction = the Rentable Area of the Premises divided by the total Rentable Area in the Development. Denominator Exclusions: No Lease Provision. Estimates and its frequency: \$7.08/SF/annum, which shall be paid in equal monthly installments. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: Standard Exclusions. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease provision. (Lease, Sec. 9.4, Pg. 35-38)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	No Lease Provision	Original Lease
Signage	Consent: LL shall cooperate, at no cost to LL, w/ T in obtaining any approval for T's permanent exterior signage (and any alterations or substitutions thereto) that may be required by any governmental authority or other entity having any right of approval. Signage Rights: T shall be permitted, at T's sole cost, to utilize permanent signage on all of the exterior walls of the Premises that is typical of or similar to that used by T's other stores operated under the same trade name and shall have the right, from time to time, w/out LL's approval, to change its signs on the store front and exterior of the Premises. Pylon Sign: LL shall permit T's signage to be placed on existing free-standing pylon signs. T shall be entitled to place its sign panels in the positions formerly occupied by Borders on all such freestanding pylon signs and shall have the right, from time to time, w/ approval by the Village of Orland Park, to change its sign panels on such free-standing pylon signs. LL shall not change or alter the location, structure, height or general appearance of the free-standing pylon or monument signs in the Development on which T has signage w/out T's prior written consent. (Lease, Sec. 6.7, Pg. 24-25)	Original Lease
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease
Subordination	T shall subordinate the Lease to the lien of an existing or future first deed of trust or mortgage covering the Premises by executing and delivering an SNDA, w/in 20 days of T's receipt of a copy of such SNDA duly executed and acknowledged by LL and LL's lender w/ respect to the mortgage or deed of trust to which the Lease is to be subordinate. The Lease shall at all times be and remain prior and paramount to the lien and charge of all leases and deeds of trust or mortgages. T agrees that if the mortgagee, beneficiary or any other person claiming under a mortgage or deed of trust to which T has subordinated shall succeed to LL's interest in the Lease, T will attorn to and recognize said mortgagee, beneficiary or person as its LL under the provisions of the Lease, (Lease, Sec. 15, Pg. 52-53)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	Allowance Amount: (i) HVAC - 40,000.00 and (ii) Roof - \$45,000.00. Unused Portion Rent Credit: No Lease Provision. Payment Descriptions: W/in 30 days after T's receipt of applicable receipt and waiver of mechanic and materialmen liens for such replacement or repair. Supervision/Management Fee: No Lease Provision. (Lease, Sec. 6.1(e), Pg. 20)	Original Lease
Tenant Improvement Allowance	Allowance Amount: \$157,500.00. Unused Portion Rent Credit: No Lease Provision. Payment Descriptions: Amount shall be payable w/in 45 days after the date T's Work is completed in accordance w/ the terms of the Lease and T has submitted to LL a written statement requesting such payment, provided that at the time of such request and scheduled payment. Supervision/Management Fee: No Lease Provision. (2nd Amend, Sec. 12, Pg. 4)	Contraction
Tenant Improvement Allowance	Allowance Amount: \$157,500.00. Unused Portion Rent Credit: No Lease Provision. Payment Descriptions: Amount shall be payable w/in 45 days after the date T's Work is completed in accordance w/ the terms of the Lease and T has submitted to LL a written statement requesting such payment, provided that at the time of such request and scheduled payment. Supervision/Management Fee: No Lease Provision. (2nd Amend, Sec. 12, Pg. 4)	Expansion
Tenant's Insurance Requirement	T shall maintain: (i) CGL insurance protecting LL and LL's Additional Insured Parties and T against loss, cost or expense by reason of injury to or death of persons or damage to or destruction of property, w/ limits of at least \$5,000,000.00 for each occurrence, bodily injury and property damage combined, subject to T's deductible. The required minimum limit of such insurance shall be increased every five (5) years by the percentage increase in the CPI during the prior five (5) years. "LL's Additional Insured Parties" means LL's ownership entity for the Development, LL's management company and LL's mortgagee. (ii) Special Form property damage insurance on all leasehold improvements constructed by T w/in the Premises (naming LL and LL's Additional Insured Parties as loss payees) and on T's Fixtures and Equipment in amounts = 100% of their full replacement cost, subject to T's deductible. (iii) Dram Shop/Liquor Liability Insurance: T shall, at its sole expense, obtain, maintain, and keep in force, Dram Shop/Liquor Liability insurance protecting both T and LL, w/ a minimum limit of \$1,000,000.00 per occurrence. (iv) 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 \$1,000,000.00 for bodily injury to any one person, and \$1,000,000.00 for property damage for each accident. (v) Umbrella or Excess Liability coverage in amounts not less than \$5,000,000.00 in excess of CGL. (vi) Employers Liability Insurance covering all employees, agents and contractors of T performing work in, on, or w/ respect to the Premises, in amounts not less than \$500,000.00 for Each Accident, \$500,000.00 for Diseases Each Employee, and \$500,000.00 for Disease Policy Limit. The insurance required to be carried pursuant to the Lease may be carried under policies of blanket insurance that may cover other liabilities and locations. (Lease, Sec. 9.1, Pg. 31-33)	Original Lease

Term Notes	<p>SF Certification Letter dated 11/9/2020  Acceptance of LL Work and Completion Date Letter dated 11/11/2020: SF of Expansion area remeasured and certified to be 3,345 sf. Expansion CD is 11/1/2020 and Expansion RCD is 1/30/2021.  Estimated Expansion LCD: 11/01/2020.  Estimated Expansion RCD: 01/30/2021. T shall pay Base Rent to LL for the expanded Premises. T's obligation to pay Base Rent for the Expansion Premises shall commence to accrue ("Expansion Premises RCD") 90 days after the Expansion Premises CD.  LED: 11/30/2032. (2nd Amend, Sec. 2, 5, 6(A), Pg. 1-2)</p>	Contraction
Term Notes	<p>Estimated Expansion LCD: 11/01/2020.  Estimated Expansion RCD: 01/30/2021. T shall pay Base Rent to LL for the expanded Premises. T's obligation to pay Base Rent for the Expansion Premises shall commence to accrue ("Expansion Premises RCD") 90 days after the Expansion Premises CD.  LED: 11/30/2032. (2nd Amend, Sec. 2, 5, 6(A), Pg. 1-2)</p>	Expansion
Term Notes	<p>Lease Commencement Date: Per Lease, Term shall commence on the RCD, however, RCD is contingent w/ respect to RCD. Hence, abstract assumes and reflects the LCD as 02/13/2012 per JDE report. Rent Commencement Date (RCD): Per Lease dated 01/30/2012, Rent shall commence on the earlier of (i) the date on which T opens the Premises for business w/ the public; or (ii) 02/01/2013. In the absence of the business opening date, abstract assumes and reflects the RCD as 11/02/2012 per JDE report. Lease Expiration Date: 11/30/2032. (1st Amend, Sec. 4, Pg. 2; Lease, Sec. 3.1, 5.1, Pg. 11, 16)</p>	Original Lease
TT Maintenance	<p>T, at its sole cost and expense, shall keep the remainder of the Premises, including storefront glass, equipment, exterior doors, and those portions of all electric, gas, water, sanitary sewer, and other public utility lines which are located w/in and exclusively serve the Premises, in good condition and repair throughout the Term. In addition, T shall be responsible during the Term to keep the aforementioned portion of the Premises in compliance w/ all legal requirements. LL expressly agrees that T shall have no obligation to replace the HVAC system serving the Premises (or any other system or mechanical equipment located in or serving the Premises) upon the expiration or any earlier termination of the Lease. (Lease, Sec. 6.2 (b), Pg. 21-22)</p>	Original Lease
Utilities	<p>Premises: T shall directly contract w/ utility providers for the supply of utility services to the Premises. If T desires to obtain its utilities through an alternate service provider or to seek to generate its own power, such as by means of solar power, T shall be entitled to do so as long as such alternate service and the installation and maintenance of facilities relating to the same do not interfere w/ services to the other occupants of the Development or create any physical impediment to, or otherwise create any adverse condition on, the Development, and LL shall, at no cost or expense to LL, reasonably cooperate w/ T in giving all reasonable and necessary authorizations that may be required to commence such alternate service or power generation. T shall pay for all utility usage by T at the Premises during the Term. Separately Metered/Non Separately Metered: No Lease Provision. (Lease, Sec. 8, Pg. 30)</p>	Original Lease

Contacts					
Role	Company	Name	Address	Phone	Email
A/P Contact Name		Daniela Murphy	No address Listed	(512) 744-4043 x (Office)	daniela.murphy@wholefoods.com
Additional Gross Sales Contact		Whole Foods Market Group, Inc.	No address Listed		
Billing		Whole Foods Market, Inc.	550 Bowie St,Austin,TX 78703	(512) 542-0475 x (Office)	
CAM		Daniela Murphy	No address Listed	(512) 744-4043 x (Office)	daniela.murphy@wholefoods.com
CAM		Whole Foods Market, Inc.	550 Bowie St,Austin,TX 78703	(512) 542-0475 x (Office)	
Commercial Cafe Contact		Whole Foods Market, Inc.	No address Listed		kim.perez@wholefoods.com
Corporate		Whole Foods Market Group, Inc.	550 Bowie St,Austin,TX 78703		
Gross Sales		Whole Foods Market, Inc.	550 Bowie St,Austin,TX 78703	(512) 542-0475 x (Office)	
Guarantor		Whole Foods Market Group, Inc.	550 Bowie St,Austin,TX 78703		
Notice1	Whole Foods Market Group, Inc.	Store Team Leader	15260 S LaGrange Rd,Orland Park,IL 60462		
Notice2		Whole Foods Market Group, Inc.	550 Bowie St,Austin,TX 78703		
Notice3		Whole Foods Market Group, Inc.	640 N LaSalle St,Chicago,IL 60654		
Notice4	Whole Foods Market Group, Inc.	Sean Visciano Canges PS/David Camp	1700 Lincoln St, Ste 4300,Denver,CO 80203		
RET Billing Contact		Daniela Murphy	No address Listed	(512) 744-4043 x (Office)	daniela.murphy@wholefoods.com
Store Contact		Nathan Beaudry	No address Listed	(708) 364-1350 x (Office)	nathan.beaudry@wholefoods.com
Taxes		Whole Foods Market, Inc.	550 Bowie St,Austin,TX 78703	(512) 542-0475 x (Office)	daniela.murphy@wholefoods.com



Lease : Comcast (t0002530)

**Lease Information**

<b>Name</b>	Comcast	<b>Status</b>	Current
<b>DBA</b>	Comcast	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	WIRELESS COMMUNICATIONS
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	0.00 (GLA)
<b>Customer</b>	Comcast	<b>Area</b>	0.00 (GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	usd 0.00
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	usd 0.00
		<b>Deposit</b>	0.00
<b>Primary Contact</b>		<b>Lease Term</b>	From 8/22/2012 To 8/21/2022
<b>Name</b>	Comcast Cable Communications Management		
<b>Office Phone</b>			
<b>Cell Phone</b>			
<b>E-Mail</b>			

**Space**

Unit	Building	Floor	Area	Amendment Type
024		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
prev	Base Rent - Previous Owner	8/22/2012	5/31/2013	0.00	Monthly	Monthly	Flat Amt	usd		0.00	0.00 / Mo	0.00	Original Lease	024
brzz	Zero Rent Bill code	6/1/2013	8/21/2022	0.00	Monthly	Monthly	Flat Amt	usd		0.00	0.00 / Mo	0.00	Original Lease	024

**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	6/1/2013	8/21/2022								Original Lease	024
prev	Base Rent - Previous Owner	8/22/2012	5/31/2013								Original Lease	024

**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 - 28514	Activated	120	8/22/2012	8/21/2022	024

## Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Termination	Active		8/21/2022		Landlord Early Termination Opt	Original Lease
Termination	Active		8/21/2022		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
	Opening Date	Miscellaneous notes that are note worthy	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
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 Management	1500 McConnor Pkwy,Schaumburg,IL 60173		
CAM		Comcast Cable Communications Management	1500 McConnor Pkwy,Schaumburg,IL 60173		
Commercial Cafe Contact		Comcast Cable Communications Management	No address Listed		
Gross Sales		Comcast Cable Communications Management	Comcast Cable Communications Management,Schaumburg,IL 60173		
Insurance		Comcast Cable Communications Management	1500 McConnor Pkwy,Schaumburg,IL 60173		
Notice1		Comcast Business Services	1500 Market St,Schaumburg,IL 60173		
Notice2		Comcast Cable Communications, LLC	1500 Market St,Philadelphia,PA 19102		
Taxes		Comcast Cable Communications Management	1500 McConnor Pkwy,Schaumburg,IL 60173		

Lease : James &amp; Sons, Ltd. (t0002592)

## Lease Information

<b>Name</b>	James & Sons, Ltd.	<b>Status</b>	Current
<b>DBA</b>	James & Sons #1	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	FINE JEWELRY/WATCHES
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	3,407.00 (GLA)
<b>Customer</b>	James & Sons	<b>Area</b>	3,407.00 (GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	usd 71,819.52
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	usd 21.08
		<b>Deposit</b>	6,300.00
		<b>Lease Term</b>	From 10/1/1998 To 6/30/2022
<b>Primary Contact</b>			
<b>Name</b>	Nancy Gikes		
<b>Office Phone</b>	(708) 226-1467 x		
<b>Cell Phone</b>			
<b>E-Mail</b>	nancy@jamesandsons.com		

## Space

Unit	Building	Floor	Area	Amendment Type
004		1	3,407.00	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	10/1/1998	9/30/2001	3,407.00	Monthly	Monthly	Flat Amt	usd		3,407.00	1.00 / Mo	0.00	Original Lease	004
prev	Base Rent - Previous Owner	10/1/2001	9/30/2002	3,509.21	Monthly	Monthly	Flat Amt	usd		3,407.00	1.03 / Mo	0.00	Original Lease	004
prev	Base Rent - Previous Owner	10/1/2002	9/30/2003	3,614.47	Monthly	Monthly	Flat Amt	usd		3,407.00	1.06 / Mo	0.00	Original Lease	004
prev	Base Rent - Previous Owner	10/1/2003	9/30/2004	3,685.69	Monthly	Monthly	Flat Amt	usd		3,407.00	1.08 / Mo	0.00	Original Lease	004
prev	Base Rent - Previous Owner	10/1/2004	9/30/2005	3,796.26	Monthly	Monthly	Flat Amt	usd		3,407.00	1.11 / Mo	0.00	Original Lease	004
prev	Base Rent - Previous Owner	10/1/2005	9/30/2006	3,910.15	Monthly	Monthly	Flat Amt	usd		3,407.00	1.15 / Mo	0.00	Original Lease	004
prev	Base Rent - Previous Owner	10/1/2006	10/25/2006	4,027.45	Monthly	Monthly	Flat Amt	usd		3,407.00	1.18 / Mo	0.00	Original Lease	004
prev	Base Rent - Previous Owner	10/26/2006	9/30/2007	4,027.45	Monthly	Monthly	Flat Amt	usd		3,407.00	1.18 / Mo	0.00	Original Lease	004
prev	Base Rent - Previous Owner	10/1/2007	9/30/2008	4,148.27	Monthly	Monthly	Flat Amt	usd		3,407.00	1.22 / Mo	0.00	Original Lease	004
prev	Base Rent - Previous Owner	10/1/2008	3/31/2009	4,148.27	Monthly	Monthly	Flat Amt	usd		3,407.00	1.22 / Mo	0.00	Original Lease	004
prev	Base Rent - Previous Owner	4/1/2009	3/31/2010	4,148.02	Monthly	Monthly	Flat Amt	usd		3,407.00	1.22 / Mo	0.00	Original Lease	004
prev	Base Rent - Previous Owner	4/1/2010	6/30/2011	4,148.02	Monthly	Monthly	Flat Amt	usd		3,407.00	1.22 / Mo	0.00	Original Lease	004

prev	Base Rent - Previous Owner	7/1/2011	12/31/2011	4,148.02	Monthly	Monthly	Flat Amt	usd		3,407.00	1.22 / Mo	0.00	Original Lease	004
prev	Base Rent - Previous Owner	1/1/2012	5/31/2013	4,542.67	Monthly	Monthly	Flat Amt	usd		3,407.00	1.33 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	6/1/2013	12/31/2014	4,542.67	Monthly	Monthly	Flat Amt	usd		3,407.00	1.33 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	1/1/2015	12/31/2016	4,826.58	Monthly	Monthly	Flat Amt	usd		3,407.00	1.42 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	1/1/2017	12/31/2017	4,923.12	Monthly	Monthly	Flat Amt	usd	0.00	3,407.00	1.45 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	1/1/2018	12/31/2018	5,170.12	Monthly	Monthly	Flat Amt	usd	0.00	3,407.00	1.52 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	1/1/2019	12/31/2019	5,428.49	Monthly	Monthly	Flat Amt	usd	0.00	3,407.00	1.59 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	1/1/2020	12/31/2020	5,698.21	Monthly	Monthly	Flat Amt	usd	0.00	3,407.00	1.67 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	1/1/2021	12/31/2021	5,984.96	Monthly	Monthly	Flat Amt	usd	0.00	3,407.00	1.76 / Mo	0.00	Original Lease	004
brre	Base Rent - Retail	1/1/2022	6/30/2022	5,984.96	Monthly	Monthly	Flat Amt	usd	0.00	3,407.00	1.76 / Mo	0.00	Renewal	004
came	CAM Estimated Escrow	6/1/2013	4/30/2014	833.35	Monthly	Monthly	Flat Amt	usd		3,407.00	0.24 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	5/1/2014	3/31/2015	921.61	Monthly	Monthly	Flat Amt	usd		3,407.00	0.27 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	4/1/2015	8/31/2016	1,161.83	Monthly	Monthly	Flat Amt	usd		3,407.00	0.34 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	9/1/2016	7/31/2017	1,161.83	Monthly	Monthly	Flat Amt	usd		3,407.00	0.34 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	8/1/2017	9/30/2018	1,410.47	Monthly	Monthly	Flat Amt	usd	0.00	3,407.00	0.41 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	10/1/2018	12/31/2021	1,335.44	Monthly	Monthly	Flat Amt	usd	0.00	3,407.00	0.39 / Mo	0.00	Original Lease	004
came	CAM Estimated Escrow	1/1/2022	6/30/2022	1,335.44	Monthly	Monthly	Flat Amt	usd	0.00	3,407.00	0.39 / Mo	0.00	Renewal	004
merc	Merchant Dues	6/1/2013	8/31/2016	75.00	Monthly	Monthly	Flat Amt	usd		3,407.00	0.02 / Mo	0.00	Original Lease	004
merc	Merchant Dues	9/1/2016	11/8/2017	75.00	Monthly	Monthly	Flat Amt	usd		3,407.00	0.02 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	6/1/2013	10/31/2013	2,131.75	Monthly	Monthly	Flat Amt	usd		3,407.00	0.63 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	11/1/2013	8/31/2014	1,659.30	Monthly	Monthly	Flat Amt	usd		3,407.00	0.49 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	2,130.72	Monthly	Monthly	Flat Amt	usd		3,407.00	0.63 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	10/1/2015	8/31/2016	1,797.34	Monthly	Monthly	Flat Amt	usd		3,407.00	0.53 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	9/1/2016	10/31/2016	1,797.34	Monthly	Monthly	Flat Amt	usd		3,407.00	0.53 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	11/1/2016	10/31/2017	1,997.05	Monthly	Monthly	Flat Amt	usd		3,407.00	0.59 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	11/1/2017	11/30/2018	2,016.42	Monthly	Monthly	Flat Amt	usd	0.00	3,407.00	0.59 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	12/1/2018	9/30/2019	1,991.53	Monthly	Monthly	Flat Amt	usd	0.00	3,407.00	0.58 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	10/1/2019	12/31/2021	2,037.58	Monthly	Monthly	Flat Amt	usd	0.00	3,407.00	0.60 / Mo	0.00	Original Lease	004
rete	Real Estate Tax Escrow	1/1/2022	6/30/2022	2,037.58	Monthly	Monthly	Flat Amt	usd	0.00	3,407.00	0.60 / Mo	0.00	Renewal	004
rcra	Rental Conc - Rent Abatements	1/1/2014	3/31/2014	-4,542.67	Monthly	Monthly	Flat Amt	usd		3,407.00	-1.33 / Mo	0.00	Original Lease	004
rcra	Rental Conc - Rent Abatements	1/1/2017	2/28/2017	-4,923.12	Monthly	Monthly	Flat Amt	usd	0.00	3,407.00	-1.45 / 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	1/1/2022	6/30/2022								Renewal	004
brre	Base Rent - Retail	6/1/2013	12/31/2014								Original Lease	004
brre	Base Rent - Retail	1/1/2015	12/31/2016								Original Lease	004

brre	Base Rent - Retail	1/1/2017	12/31/2017	Original Lease	004
brre	Base Rent - Retail	1/1/2018	12/31/2018	Original Lease	004
brre	Base Rent - Retail	1/1/2019	12/31/2019	Original Lease	004
brre	Base Rent - Retail	1/1/2020	12/31/2020	Original Lease	004
brre	Base Rent - Retail	1/1/2021	12/31/2021	Original Lease	004
came	CAM Estimated Escrow	6/1/2013	4/30/2014	Original Lease	004
came	CAM Estimated Escrow	1/1/2022	6/30/2022	Renewal	004
came	CAM Estimated Escrow	9/1/2016	7/31/2017	Original Lease	004
came	CAM Estimated Escrow	8/1/2017	9/30/2018	Original Lease	004
came	CAM Estimated Escrow	10/1/2018	12/31/2021	Original Lease	004
came	CAM Estimated Escrow	5/1/2014	3/31/2015	Original Lease	004
came	CAM Estimated Escrow	4/1/2015	8/31/2016	Original Lease	004
merc	Merchant Dues	6/1/2013	8/31/2016	Original Lease	004
merc	Merchant Dues	9/1/2016	11/8/2017	Original Lease	004
prev	Base Rent - Previous Owner	10/1/1998	9/30/2001	Original Lease	004
prev	Base Rent - Previous Owner	10/1/2001	9/30/2002	Original Lease	004
prev	Base Rent - Previous Owner	10/1/2002	9/30/2003	Original Lease	004
prev	Base Rent - Previous Owner	10/1/2003	9/30/2004	Original Lease	004
prev	Base Rent - Previous Owner	10/1/2004	9/30/2005	Original Lease	004
prev	Base Rent - Previous Owner	10/1/2005	9/30/2006	Original Lease	004
prev	Base Rent - Previous Owner	10/1/2006	10/25/2006	Original Lease	004
prev	Base Rent - Previous Owner	10/26/2006	9/30/2007	Original Lease	004
prev	Base Rent - Previous Owner	10/1/2007	9/30/2008	Original Lease	004
prev	Base Rent - Previous Owner	10/1/2008	3/31/2009	Original Lease	004
prev	Base Rent - Previous Owner	4/1/2009	3/31/2010	Original Lease	004
prev	Base Rent - Previous Owner	4/1/2010	6/30/2011	Original Lease	004
prev	Base Rent - Previous Owner	7/1/2011	12/31/2011	Original Lease	004

prev	Base Rent - Previous Owner	1/1/2012	5/31/2013									Original Lease	004
rcra	Rental Conc - Rent Abatements	1/1/2017	2/28/2017									Original Lease	004
rcra	Rental Conc - Rent Abatements	1/1/2014	3/31/2014									Original Lease	004
rete	Real Estate Tax Escrow	11/1/2016	10/31/2017									Original Lease	004
rete	Real Estate Tax Escrow	11/1/2013	8/31/2014									Original Lease	004
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015									Original Lease	004
rete	Real Estate Tax Escrow	10/1/2015	8/31/2016									Original Lease	004
rete	Real Estate Tax Escrow	11/1/2017	11/30/2018									Original Lease	004
rete	Real Estate Tax Escrow	12/1/2018	9/30/2019									Original Lease	004
rete	Real Estate Tax Escrow	10/1/2019	12/31/2021									Original Lease	004
rete	Real Estate Tax Escrow	9/1/2016	10/31/2016									Original Lease	004
rete	Real Estate Tax Escrow	1/1/2022	6/30/2022									Renewal	004
rete	Real Estate Tax Escrow	6/1/2013	10/31/2013									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	_admin	Operational Expenses	1/1/2022	6/30/2022	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	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	_bldgexp	Building Expenses	1/1/2022	6/30/2022	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	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	_camextr	CAM Exterior Expenses	1/1/2022	6/30/2022	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	N				0.00		0.00		GLA		GLA	

<b>Amendment Type</b>	<b>Units</b>	<b>Group</b>	<b>Exp Pool</b>	<b>Exp Pool Desc</b>	<b>Date From</b>	<b>Date To</b>	<b>EOY Month</b>	<b>Base Year</b>	<b>Base Amt</b>	<b>Ceiling</b>	<b>Mgmt fees %</b>	<b>ProRata %</b>	<b>GrossUp %</b>
Renewal	004	operexp	_camintr	CAM Interior Expenses	1/1/2022	6/30/2022	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	N					0.00		0.00		GLA		GLA
Renewal	004	operexp	_capamrt	Capital Replacement Amort	1/1/2022	6/30/2022	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	N					0.00		0.00		GLA		GLA
Renewal	004	operexp	_camext2	CAM Exterior Expenses - Spl Allocation	1/1/2022	6/30/2022	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	N					0.00		0.00		GLA		94255.0000
Renewal	004	retax	_retaxes	Real Estate Tax Expenses	1/1/2022	6/30/2022	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	N					0.00		0.00		GLA		GLA
Renewal	004	operexp	_fire	Fire Expenses	1/1/2022	6/30/2022	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	N					0.00		0.00		GLA		GLA
Renewal	004	operexp	_insur	Insurance Expenses	1/1/2022	6/30/2022	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	N					0.00		0.00		GLA		GLA
Renewal	004	operexp	_mgmtfee	Management Fees	1/1/2022	6/30/2022	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	N					0.00		0.00		GLA		GLA
Renewal	004	operexp	_securty	Security Expenses	1/1/2022	6/30/2022	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	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	_snow	Snow Expenses	1/1/2022	6/30/2022	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	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	_utility	Utility Expenses	1/1/2022	6/30/2022	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	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	6th Amend-RENW	Activated	6	1/1/2022	6/30/2022	004
Original Lease	Original Lease	Superseded	279	10/1/1998	12/31/2021	004

**Options**

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Renewal	Active		6/30/2022	12/29/2021	Renewal Option	Renewal
Renewal	Expired		12/31/2021	7/1/2021	Renewal Option	Original Lease

**Other Lease Provisions / Clauses**

Reference	Name	Description	Amendment Type
	Exclusivities-X	Exclusive: Provided Tenant is not in default of the provision of the Lease and excluding those leases already in place, Landlord agrees not to lease any space to a tenant who will devote more than 10% or 100 s.f. whichever is less of their leasable area to the sale or repair of jewelry or coins.	Original Lease
	Exclusivities-X	Exclusive: Provided Tenant is not in default of the provision of the Lease and excluding those leases already in place, Landlord agrees not to lease any space to a tenant who will devote more than 10% or 100 s.f. whichever is less of their leasable area to the sale or repair of jewelry or coins.	Renewal
	Tenant Restrictions	No Lease Provision	Original Lease
	Tenant Restrictions	No Lease Provision	Renewal
	Abatement	No Minimum Guaranteed Rental shall be due commencing on the 1st day of the Extension Period and continuing for a period of 2 months. (1/01/2017 - 02/28/2017). T shall be granted 9 months total Minimum Guaranteed Rental abatement scheduled as follows, A. 01/01/2012 - 03/31/2012. B. 01/01/2013 - 03/31/2013. C. 01/01/2014 - 03/31/2014. (4th Amend, Sec. 3, Pg. 2; 3rd Amend, Sec. 6, Pg. 2)	Original Lease
	Abatement	No Minimum Guaranteed Rental shall be due commencing on the 1st day of the Extension Period and continuing for a period of 2 months. (1/01/2017 - 02/28/2017). T shall be granted 9 months total Minimum Guaranteed Rental abatement scheduled as follows, A. 01/01/2012 - 03/31/2012. B. 01/01/2013 - 03/31/2013. C. 01/01/2014 - 03/31/2014. (4th Amend, Sec. 3, Pg. 2; 3rd Amend, Sec. 6, Pg. 2)	Renewal
	Access	LL shall have the right to enter with reasonable notice except in the event of an emergency and during business hours upon the Premises at any reasonable time for inspecting the same, or of making repairs to the Premises, of making repairs, alterations or additions to adjacent premises, or of showing the Premises to prospective purchasers, tenants or lenders. (Lease, Sec. 10.1, Pg. 6)	Original Lease
	Access	LL shall have the right to enter with reasonable notice except in the event of an emergency and during business hours upon the Premises at any reasonable time for inspecting the same, or of making repairs to the Premises, of making repairs, alterations or additions to adjacent premises, or of showing the Premises to prospective purchasers, tenants or lenders. (Lease, Sec. 10.1, Pg. 6)	Renewal



Assignment/Sublease	Consent: T shall not assign or in any manner transfer the Lease or any estate or interest therein, or sublet the Premises or any park thereof, or grant any license, concession or other right to occupy any portion of the Premises w/out the prior written consent of LL. Profit Sharing: 100%. Assignment Fee: \$2,000.00. Permitted Assignment: No Lease Provision. Recapture Rights: LL shall have the option, in its sole discretion to recapture the portion of the Premises to be sublet, as of the date the subletting or assignment is to be effective, by giving T written notice w/in 60 days following LL's receipt of T's written notice as required above. (Lease Extension, Sec. 4, Pg. 1; Lease, Sec. 17.1, 17.3, 17.5, Pg. 9-10)	Original Lease
Assignment/Sublease	Consent: T shall not assign or in any manner transfer the Lease or any estate or interest therein, or sublet the Premises or any park thereof, or grant any license, concession or other right to occupy any portion of the Premises w/out the prior written consent of LL. Profit Sharing: 100%. Assignment Fee: \$2,000.00. Permitted Assignment: No Lease Provision. Recapture Rights: LL shall have the option, in its sole discretion to recapture the portion of the Premises to be sublet, as of the date the subletting or assignment is to be effective, by giving T written notice w/in 60 days following LL's receipt of T's written notice as required above. (Lease Extension, Sec. 4, Pg. 1; Lease, Sec. 17.1, 17.3, 17.5, Pg. 9-10)	Renewal
Base Rent	Rent Changeover Day: On or before the 1st day of each succeeding calendar month. Proration: If the CD is date other than the 1st day of a calendar north, there shall be due and payable on or before such date as that proportion of the Monthly Payment specified for the 1st full calendar month as herein provided, which the number of days from the CD shall fall bears to the total number of days in such month. Lease Year: The term "Lease Year" means a period of 12 consecutive calendar months. The 1st Lease Year shall begin on CD, and each succeeding Lease Year Shall begin upon the anniversary date of the Commencement Data. Prepaid Rent: No Lease Provision. (Lease, Sec. 1.1(k), 4.2, Pg. 2,3)	Original Lease
Base Rent	Rent Changeover Day: On or before the 1st day of each succeeding calendar month. Proration: If the CD is date other than the 1st day of a calendar north, there shall be due and payable on or before such date as that proportion of the Monthly Payment specified for the 1st full calendar month as herein provided, which the number of days from the CD shall fall bears to the total number of days in such month. Lease Year: The term "Lease Year" means a period of 12 consecutive calendar months. The 1st Lease Year shall begin on CD, and each succeeding Lease Year Shall begin upon the anniversary date of the Commencement Data. Prepaid Rent: No Lease Provision. (Lease, Sec. 1.1(k), 4.2, Pg. 2,3)	Renewal
Brokers	None. (3rd Amend, Sec. 13, Pg. 3; Lese, Sec. 27.7, Pg. 15)	Original Lease
Brokers	None. (3rd Amend, Sec. 13, Pg. 3; Lese, Sec. 27.7, Pg. 15)	Renewal
CAM Notes	PRS: The ratio that total area of the Premises bears tots the number of SF of leasable space w/in the shopping center. Denominator Exclusions: No Lease Provision. Estimates and its frequency: LL shall make monthly or other periodic charges based upon the estimate annual cost CAM Expenses, payable in advance but subject to adjustment after the end of the year based on the actual cost for such year. Any such periodic charges shall be due and payable upon delivery of notice thereof. Initial Estimate: \$309.47 /Month. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: 15% of CAM. CAP and its exclusions: No Lease Provision. Capital Expense: CAM includes any capital improvement which is reasonable calculated to reduce operating expenses or which is required under any governmental laws, regulations or ordinances which were not applicable to the shopping center. Exclusion: No Lease Provision. Reconciliation Deadline: LL shall make monthly or other Periodic charge based upon the estimated annual cost of operation and maintenance of the common areas, payable in Advance but subject to adjustment after the end of this Year based on the actual cost for such year. Audit Right: No Lease Provision. (Lease, Sec. 1.2, 6.3, Pg.1, 4)	Original Lease
CAM Notes	PRS: The ratio that total area of the Premises bears tots the number of SF of leasable space w/in the shopping center. Denominator Exclusions: No Lease Provision. Estimates and its frequency: LL shall make monthly or other periodic charges based upon the estimate annual cost CAM Expenses, payable in advance but subject to adjustment after the end of the year based on the actual cost for such year. Any such periodic charges shall be due and payable upon delivery of notice thereof. Initial Estimate: \$309.47 /Month. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: 15% of CAM. CAP and its exclusions: No Lease Provision. Capital Expense: CAM includes any capital improvement which is reasonable calculated to reduce operating expenses or which is required under any governmental laws, regulations or ordinances which were not applicable to the shopping center. Exclusion: No Lease Provision. Reconciliation Deadline: LL shall make monthly or other Periodic charge based upon the estimated annual cost of operation and maintenance of the common areas, payable in Advance but subject to adjustment after the end of this Year based on the actual cost for such year. Audit Right: No Lease Provision. (Lease, Sec. 1.2, 6.3, Pg.1, 4)	Renewal
Co-Tenancy	No Lease Provision	Original Lease
Co-Tenancy	No Lease Provision	Renewal
Default	Monetary: 10 days after such installment is due. Non-Monetary default: w/in10 days after written notice to T. ( Lease, Sec. 19.1(1,2), Pg. 10)	Original Lease
Default	Monetary: 10 days after such installment is due. Non-Monetary default: w/in10 days after written notice to T. ( Lease, Sec. 19.1(1,2), Pg. 10)	Renewal
Estoppel	W/in five (5) days after demand therefor from LL. (Lease, Sec. 27.8, Pg. 15)	Original Lease
Estoppel	W/in five (5) days after demand therefor from LL. (Lease, Sec. 27.8, Pg. 15)	Renewal
Go Dark Right	No Lease Provision	Original Lease
Go Dark Right	No Lease Provision	Renewal
Guar/L.C./Indem.	No Lease Provision	Original Lease

Guar/L.C./Indem.	No Lease Provision	Renewal
Holdover	W/out Consent of LL, MTM Tenancy, at 200% of the Minimum and 100% of Additional Rent. (Lease, Sec. 21.1, Pg. 13)	Original Lease
Holdover	W/out Consent of LL, MTM Tenancy, at 200% of the Minimum and 100% of Additional Rent. (Lease, Sec. 21.1, Pg. 13)	Renewal
Insurance	PRS: A fraction, the numerator of which shall be the number of leasable SF of floor space in the Premises and the Denom. of which shall be the number of SF of all stores in the S/C. Denominator exclusions: No Lease Provision. Estimates and its frequency: T shall make a monthly escrow deposit w/ LL = 1/12 of its PRS of the insurance , Each insurance escrow payment will payable on or before the 1st day of each succeeding calendar month. Initial Estimate: \$ 14.20/Month. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: The insurance escrow payment account of T shall be reconciled annually. Audit Right: No Lease Provision. (Lease, Sec. 1.1(n), 1.2, 13.4, Pg.1,7)	Original Lease
Insurance	PRS: A fraction, the numerator of which shall be the number of leasable SF of floor space in the Premises and the Denom. of which shall be the number of SF of all stores in the S/C. Denominator exclusions: No Lease Provision. Estimates and its frequency: T shall make a monthly escrow deposit w/ LL = 1/12 of its PRS of the insurance , Each insurance escrow payment will payable on or before the 1st day of each succeeding calendar month. Initial Estimate: \$ 14.20/Month. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: The insurance escrow payment account of T shall be reconciled annually. Audit Right: No Lease Provision. (Lease, Sec. 1.1(n), 1.2, 13.4, Pg.1,7)	Renewal
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Restrictions	No Lease Provision	Renewal
Landlord Work	Description of LL's Work: A. Structure. 1. Construction of exterior walls will be of masonry, glass and exterior insulation and finish system. 2. A built-up roof and insulation shall be supported by steel columns, joist girders, joists and roof deck. 3.Storefront will be clear insulating glass in dark bronze anodized aluminum mullions. (See Lease for complete details) (Lease, Exhibit C)	Original Lease
Landlord Work	Description of LL's Work: A. Structure. 1. Construction of exterior walls will be of masonry, glass and exterior insulation and finish system. 2. A built-up roof and insulation shall be supported by steel columns, joist girders, joists and roof deck. 3.Storefront will be clear insulating glass in dark bronze anodized aluminum mullions. (See Lease for complete details) (Lease, Exhibit C)	Renewal
Late Fee	Late Charge: If T should fail to pay to LL When due any installment of rental or other am to be paid hereunder, T Will pay LL on demand a late charge of 5% of such Installment or other sum overdue in any month (w/ a minimum charge of \$50.00 In any on. month) and 5% each month thereafter will paid In full. LL grants to T two 2 day grace periods per calendar year during which not late fees will be charged. Interest: No Lease Provision. NSF Fee: No Lease Provision. (Lease, Sec. 25.1, Pg. 14)	Original Lease
Late Fee	Late Charge: If T should fail to pay to LL When due any installment of rental or other am to be paid hereunder, T Will pay LL on demand a late charge of 5% of such Installment or other sum overdue in any month (w/ a minimum charge of \$50.00 In any on. month) and 5% each month thereafter will paid In full. LL grants to T two 2 day grace periods per calendar year during which not late fees will be charged. Interest: No Lease Provision. NSF Fee: No Lease Provision. (Lease, Sec. 25.1, Pg. 14)	Renewal
List of Documents	1. Shopping Center Lease dated 05/11/1998. 2. Lease Extension Agreement dated 06/24/2008. 3. Exercise of Option dated 05/30/2003. 4. 2nd Amendment to Lease dated 06/17/2011. 5. 3rd Amendment to Lease dated 12/8/2011. 6. Tenant Collateral Agreement dated 12/4/2013. 7. 4th Amendment to Lease dated 08/16/2016. 5th Lease Amendment dated 11/09/2017.	Original Lease
List of Documents	1. Shopping Center Lease dated 05/11/1998. 2. Lease Extension Agreement dated 06/24/2008. 3. Exercise of Option dated 05/30/2003. 4. 2nd Amendment to Lease dated 06/17/2011. 5. 3rd Amendment to Lease dated 12/8/2011. 6. Tenant Collateral Agreement dated 12/4/2013. 7. 4th Amendment to Lease dated 08/16/2016. 5th Lease Amendment dated 11/09/2017. 8. Sixth Amendment dated 09/14/2021	Renewal
LL Maintenance	LL shall, at Its expense, keep the foundation, the structural soundness of the exterior wells (except store fronts, plate glass windows, door, time closure devices, window and door frame, molding, locks and hardware and painting or other treatment of Interior and exterior walls In good repair (Ordinary war and tear and any casualty covered by Article XY hereof excepted) and replace when necessary the roof of the braised Premises, except that LL hall net be required to pay for any repairs occasioned by the or negligence of T, its agents, employers, subtenants, It- and concessionaires, which repair shall be paid for by T, including the anon[ of any insurance deductible required to be paid order any insurance policy. (Lease, Sec. 8.1, Pg. 5)	Original Lease
LL Maintenance	LL shall, at Its expense, keep the foundation, the structural soundness of the exterior wells (except store fronts, plate glass windows, door, time closure devices, window and door frame, molding, locks and hardware and painting or other treatment of Interior and exterior walls In good repair (Ordinary war and tear and any casualty covered by Article XY hereof excepted) and replace when necessary the roof of the braised Premises, except that LL hall net be required to pay for any repairs occasioned by the or negligence of T, its agents, employers, subtenants, It- and concessionaires, which repair shall be paid for by T, including the anon[ of any insurance deductible required to be paid order any insurance policy. (Lease, Sec. 8.1, Pg. 5)	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	LL may designate specific areas w/in the S/C or in reasonable proximity thereto in which automobiles owned by T, is employees, Subtenants, tenants and concessionaires shall be parked. LL shall construct, It Its sole cost and expense, a hard surface parking area w/in the S/C or in reasonable proximity thereto, it being expressly agreed, however, that in addition to the rights reserved to LL, LL my from time to time substitute for any for any parking or multilevel parking facilities reasonably accessible to the tenants of the shopping center. (Lease, Sec. 6.1, 6.2, 27.14, Pg. 4, 15)	Original Lease
Parking	LL may designate specific areas w/in the S/C or in reasonable proximity thereto in which automobiles owned by T, is employees, Subtenants, tenants and concessionaires shall be parked. LL shall construct, It Its sole cost and expense, a hard surface parking area w/in the S/C or in reasonable proximity thereto, it being expressly agreed, however, that in addition to the rights reserved to LL, LL my from time to time substitute for any for any parking or multilevel parking facilities reasonably accessible to the tenants of the shopping center. (Lease, Sec. 6.1, 6.2, 27.14, Pg. 4, 15)	Renewal
Penalty for Violating Exclusive	No Lease Provision	Original Lease
Penalty for Violating Exclusive	No Lease Provision	Renewal
Percentage Rent Information	Percentage Rent rate: No Lease Provision. Breakpoint Type: No Lease Provision. Sales Report Frequency: On or before the 45th day of each calendar quarter (Quarterly). W/in 60 days after the expiration of each calendar year and w/in60 days after termination of the Lease. (Annually). Payment Frequency: No Lease Provision. Sales Exclusions: No Lease Provision. Recapture Rights: No Lease Provision. Audit Right: No Lease Provision. (Lease, Sec. 4.4, 5.1-5.2, Pg. 3)	Original Lease
Percentage Rent Information	Percentage Rent rate: No Lease Provision. Breakpoint Type: No Lease Provision. Sales Report Frequency: On or before the 45th day of each calendar quarter (Quarterly). W/in 60 days after the expiration of each calendar year and w/in60 days after termination of the Lease. (Annually). Payment Frequency: No Lease Provision. Sales Exclusions: No Lease Provision. Recapture Rights: No Lease Provision. Audit Right: No Lease Provision. (Lease, Sec. 4.4, 5.1-5.2, Pg. 3)	Renewal
Permitted Use	The retail and wholesale sale, purchase and repair of jewelry coins and small objects of art such as collectors plates, crystal and bronzes. No other purpose. (Lease, Sec. 1 (r), Pg. 1)	Original Lease
Permitted Use	The retail and wholesale sale, purchase and repair of jewelry coins and small objects of art such as collectors plates, crystal and bronzes. No other purpose. (Lease, Sec. 1 (r), Pg. 1)	Renewal
Premises Notes	15234 South Lagrange Road, Orland Park, Illinois 60462. (Approximately 3407 SF) (Lease, Sec. 1(f,g), Pg. 1)	Original Lease
Premises Notes	15234 South Lagrange Road, Orland Park, Illinois 60462. (Approximately 3407 SF) (Lease, Sec. 1(f,g), Pg. 1)	Renewal
Prohibited Use	T acknowledges that T's permitted use does not include use of the Premises for: (i) Sales of wicker and rattan furniture from an area greater than 10% of the T's sales area, (ii) A store, which as its primary business, sells traditional custom upholstered furnishings; (ii) A store whose primary business is the sale of window treatments and/or wall coverings. Primary business being defined for the purposes of this article as 50% or more of the gross receipts of the store, (iv) Sales and display of cosmetics and fragrances not to exceed 15% of T's sales area. See Lease for complete details. (Lease, Rider, Pg. 1 -2)	Original Lease
Prohibited Use	T acknowledges that T's permitted use does not include use of the Premises for: (i) Sales of wicker and rattan furniture from an area greater than 10% of the T's sales area, (ii) A store, which as its primary business, sells traditional custom upholstered furnishings; (ii) A store whose primary business is the sale of window treatments and/or wall coverings. Primary business being defined for the purposes of this article as 50% or more of the gross receipts of the store, (iv) Sales and display of cosmetics and fragrances not to exceed 15% of T's sales area. See Lease for complete details. (Lease, Rider, Pg. 1 -2)	Renewal
Promotion Fund	As of 11/09/2017, Section 6.4 Marketing Charge of the Lease is deleted in its entirety and shall be of no further force and effect. (5th Amend, Sec. 3, Pg. 1)	Original Lease
	Marketing Contribution: \$75.00. Marketing charge: T agrees to pay as additional rent hereunder the share of cost of Marketing the center which estimate share shall be determined by the by the Merchants' Association together w/ reasonable allowance for LL Direct overhead to the Operation of marketing of the center. Merchant Association: If LL shall organize merchant association composed of tenants in the Shopping Cents, T agrees that it Will Join, actively participate, and maintain current membership in such association, will pay such dues and assessments as may be fixed and determined free from time to time by the association and Will comply w/ such group advertising, reasonable bylaws rules and regulation as may be adopted from time to time by the association. (Lease, Sec. 1(q), 6.4, 23.1, Pg. 1,4,14)	

Promotion Fund	As of 11/09/2017, Section 6.4 Marketing Charge of the Lease is deleted in its entirety and shall be of no further force and effect. (5th Amend, Sec. 3, Pg. 1)	Renewal
	Marketing Contribution: \$75.00. Marketing charge: T agrees to pay as additional rent hereunder the share of cost of Marketing the center which estimate share shall be determined by the by the Merchants' Association together w/ reasonable allowance for LL Direct overhead to the Operation of marketing of the center. Merchant Association: If LL shall organize merchant association composed of tenants in the Shopping Cents, T agrees that it Will Join, actively participate, and maintain current membership in such association, will pay such dues and assessments as may be fixed and determined free from time to time by the association and Will comply w/ such group advertising, reasonable bylaws rules and regulation as may be adopted from time to time by the association. (Lease, Sec. 1(q), 6.4, 23.1, Pg. 1,4,14)	
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: A fraction, the numerator of which shall be the number of SF of floor space in the Premises and the Denom of which shall be the gross leasable area of the S/C. Denominator exclusions: No Lease Provision. Estimates and its frequency: During each month of the term of the Lease, T shall make a monthly escrow deposit w/ LL = 1/12 of its PRS of the Taxes. Each Tax escrow payment shall be due and payable on or before the 1st day of each calendar month. Initial Estimate: \$1,535.99 /Month. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: The Tax Escrow Payment account of T shall be reconciled annually. Audit Right: No Lease Provision. Interest: If T should fail to pay any taxes, assessments, governmental charges or fees required to be paid by T, hereunder, in addition to any other remedies provided herein, LL may, pay such and any sums so paid by LL shall be deemed to be so much additional rental owing by T to LL and due and payable upon demand as additional rental plus interest at the lesser of 18% /annum or the highest rate permitted by law from the date of payment by LL until repaid by T. (Lease, Sec. 1.2, 18.2, 18.4, Pg. 1, 10)	Original Lease
Real estate Tax	PRS: A fraction, the numerator of which shall be the number of SF of floor space in the Premises and the Denom of which shall be the gross leasable area of the S/C. Denominator exclusions: No Lease Provision. Estimates and its frequency: During each month of the term of the Lease, T shall make a monthly escrow deposit w/ LL = 1/12 of its PRS of the Taxes. Each Tax escrow payment shall be due and payable on or before the 1st day of each calendar month. Initial Estimate: \$1,535.99 /Month. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: The Tax Escrow Payment account of T shall be reconciled annually. Audit Right: No Lease Provision. Interest: If T should fail to pay any taxes, assessments, governmental charges or fees required to be paid by T, hereunder, in addition to any other remedies provided herein, LL may, pay such and any sums so paid by LL shall be deemed to be so much additional rental owing by T to LL and due and payable upon demand as additional rental plus interest at the lesser of 18% /annum or the highest rate permitted by law from the date of payment by LL until repaid by T. (Lease, Sec. 1.2, 18.2, 18.4, Pg. 1, 10)	Renewal
Sales Kickout	No Lease Provision	Original Lease
Sales Kickout	No Lease Provision	Renewal
Security Deposit	Amount: \$6,300.00. Return and Interest: Should T comply w/ all of the terms, covenants and conditions of the Lease and promptly pay all of the rental herein provided for as it fall due and all other sums payable by T to LL hereunder, the security deposit shall be returned in full to T at the end of the of the Lease, or upon the earlier termination of the Lease. W/out Interest. Reduction/Increase: No Lease Provision. (Lease, Sec. 1(p), 19.8, Pg. 1,12)	Original Lease
Security Deposit	Amount: \$6,300.00. Return and Interest: Should T comply w/ all of the terms, covenants and conditions of the Lease and promptly pay all of the rental herein provided for as it fall due and all other sums payable by T to LL hereunder, the security deposit shall be returned in full to T at the end of the of the Lease, or upon the earlier termination of the Lease. W/out Interest. Reduction/Increase: No Lease Provision. (Lease, Sec. 1(p), 19.8, Pg. 1,12)	Renewal
Signage	Consent: T shall not, w/out LL's prior written consent install any exterior lighting, decorations or paintings; or erect or install any signs, window or door lettering, placards, decorations or advertising media of any type which can be viewed from the exterior of the Premises, excepting only dignified displays of customary type for its display windows. Signage Rights: LL reserve the right to designate a uniform type of sign for the S/C. Pylon Sign: No Lease Provision. (Lease, Sec. 11.1, Pg. 6)	Original Lease
Signage	Consent: T shall not, w/out LL's prior written consent install any exterior lighting, decorations or paintings; or erect or install any signs, window or door lettering, placards, decorations or advertising media of any type which can be viewed from the exterior of the Premises, excepting only dignified displays of customary type for its display windows. Signage Rights: LL reserve the right to designate a uniform type of sign for the S/C. Pylon Sign: No Lease Provision. (Lease, Sec. 11.1, Pg. 6)	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	T accepts the Lease subject and subordinate to any mortgage, deed of trust ether lien presently existing or hereafter created upon the Demised Prostate or the Shopping Crater, and to any renewals and extensions thereof, but T agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to the Lease, LL Is hereby Irrevocably vested w/ full power end authority to subordinate this tease to any mortgage, deed of trust or other lien hereafter placed upon the Premises or the shopping center, and T agrees upon demand to execute such further instruments subordinating the Lease as Lend lord may request. (Lease, Sec. 22.1, Pg. 13)	Original Lease
Subordination	T accepts the Lease subject and subordinate to any mortgage, deed of trust ether lien presently existing or hereafter created upon the Demised Prostate or the Shopping Crater, and to any renewals and extensions thereof, but T agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to the Lease, LL Is hereby Irrevocably vested w/ full power end authority to subordinate this tease to any mortgage, deed of trust or other lien hereafter placed upon the Premises or the shopping center, and T agrees upon demand to execute such further instruments subordinating the Lease as Lend lord may request. (Lease, Sec. 22.1, Pg. 13)	Renewal
Tenant Approval	No Lease Provision	Original Lease
Tenant Approval	No Lease Provision	Renewal
Tenant Improvement Allow.	No Lease Provision	Original Lease
Tenant Improvement Allow.	No Lease Provision	Renewal
Tenant's Insurance Requirement	T's insurance shall meet LL's current minimum standards as follows: General Liability limits minimum of: \$1,000,000 per occurrence, \$2,000,000 in aggregate, CGL must be written on a per location basis, CGL 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, \$500,000 for each disease - employee, \$500,000 for each disease - policy limit. Additional Insured endorsement of: IRC Ravinia Plaza, L.L.C. and IRC Retail Centers 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. Dram Shop/Liquor Liability minimum of: \$1,000,000 per occurrence. (if necessary). Physical (a.k.a. Content or Property) Damage Insurance. Plate Glass Insurance. 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. 7, Pg. 3; Lease, Sec. 13.2, Pg. 7)	Original Lease
Tenant's Insurance Requirement	T's insurance shall meet LL's current minimum standards as follows: General Liability limits minimum of: \$1,000,000 per occurrence, \$2,000,000 in aggregate, CGL must be written on a per location basis, CGL 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, \$500,000 for each disease - employee, \$500,000 for each disease - policy limit. Additional Insured endorsement of: IRC Ravinia Plaza, L.L.C. and IRC Retail Centers 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. Dram Shop/Liquor Liability minimum of: \$1,000,000 per occurrence. (if necessary). Physical (a.k.a. Content or Property) Damage Insurance. Plate Glass Insurance. 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. 7, Pg. 3; Lease, Sec. 13.2, Pg. 7)	Renewal
Term Notes	CD: 10/01/1998. RCD: 10/01/1998. ED: 12/31/2021. Lease reflects the CD as 120 days after occupancy and Monthly Payment shall accrue from the CD, the occupancy Date is unavailable, Hence abstract assumes and reflects the CD and RCD as per JDE. (Lease, BLP, Pg. 1)	Original Lease
Term Notes	CD: 10/01/1998. RCD: 10/01/1998. ED: 12/31/2021. Lease reflects the CD as 120 days after occupancy and Monthly Payment shall accrue from the CD, the occupancy Date is unavailable, Hence abstract assumes and reflects the CD and RCD as per JDE. (Lease, BLP, Pg. 1)	Renewal
TT Maintenance	T shall keep the Premises in good, clean condition and shalt, at its sole cost and expense, make all needed repairs and replacements, including replacement of cracked or broken glass, except for repairs and replacements required to be made by LL, T shall keep plumbing units, pipes and connections free from obstruction and protected against ice and freezing. If any repairs required to be made by T hereunder are not made w/in10 days after written notice delivered to T by LL, LL may at its option, make such repairs w/out liability shall pay to LL immediately upon demand as additional rental hereunder the cost of such repairs plus 10% of the amount thereof and failure to do so shall constitute an event of default hereunder. HVAC: Maintenance, repair and replacement of the air conditions and heating equipment shall be T's sole responsibility throughout the entire term of the Lease. T shall at his own cost and expense, enter into regularly scheduled preventive maintenance/service contract w/ a maintenance contract approved by LL, for servicing all heating and air conditioning systems and equipment servicing the Premises. (Lease, Sec. 5.3, 5.4, Pg. 5)	Original Lease
TT Maintenance	T shall keep the Premises in good, clean condition and shalt, at its sole cost and expense, make all needed repairs and replacements, including replacement of cracked or broken glass, except for repairs and replacements required to be made by LL, T shall keep plumbing units, pipes and connections free from obstruction and protected against ice and freezing. If any repairs required to be made by T hereunder are not made w/in10 days after written notice delivered to T by LL, LL may at its option, make such repairs w/out liability shall pay to LL immediately upon demand as additional rental hereunder the cost of such repairs plus 10% of the amount thereof and failure to do so shall constitute an event of default hereunder. HVAC: Maintenance, repair and replacement of the air conditions and heating equipment shall be T's sole responsibility throughout the entire term of the Lease. T shall at his own cost and expense, enter into regularly scheduled preventive maintenance/service contract w/ a maintenance contract approved by LL, for servicing all heating and air conditioning systems and equipment servicing the Premises. (Lease, Sec. 5.3, 5.4, Pg. 5)	Renewal

	Utilities	Premises: T shall promptly pay all charges for electricity, water, gas, telephone service, sewerage service and other utilities furnished to the Premises and shall promptly pay any maintenance charges therefore. LL may, if it so elects, furnish one or more utility services to T, and in such event T shall purchase the use of such services are tendered by LL and shall pay on demand as additional rental the relates established therefor by LL which shall not exceed the rates which would be charged for the same services if furnished directly by the local public utility companies. Separately Metered/Non Separately Metered: No Lease Provision. (Lease, Sec. 12.2, Pg. 6)	Original Lease
	Utilities	Premises: T shall promptly pay all charges for electricity, water, gas, telephone service, sewerage service and other utilities furnished to the Premises and shall promptly pay any maintenance charges therefore. LL may, if it so elects, furnish one or more utility services to T, and in such event T shall purchase the use of such services are tendered by LL and shall pay on demand as additional rental the relates established therefor by LL which shall not exceed the rates which would be charged for the same services if furnished directly by the local public utility companies. Separately Metered/Non Separately Metered: No Lease Provision. (Lease, Sec. 12.2, Pg. 6)	Renewal
Lse Sec 2	Option to Renew	LL and TT agree that the term of the Lease shall be extended for a 6 month period commencing January 1, 2022-June 30, 2022 (the "Second Extension"). The Second Extension is in replacement for and in lieu of any other options. No options or extensions are available or granted to TT.	Renewal

### Contacts

Role	Company	Name	Address	Phone	Email
A/P Contact Name		Nancy Gikes	No address Listed	(708) 226-1467 x (Office)	nancy@jamesandsons.com
Additional Gross Sales Contact		James & Sons's - Jeff Kozik	No address Listed	(708) 226-1467 x (Office)(708) 226-0804 x (Other 1)	jkozik@jamesandsons.com
Billing	James & Sons, Ltd.	Nancy Gikes	18660 Graphics Drive, Ste. 201, Tinley Park, IL 60477	(708) 226-1467 x (Office)(708) 226-0074 x (Other 1)	nancy@jamesandsons.com
CAM		Nancy Gikes	No address Listed	(708) 226-1467 x (Office)	nancy@jamesandsons.com
CAM	James & Sons, Ltd.	Nancy Gikes	18660 Graphics Drive, Ste 201, Tinley Park, IL 60477	(708) 226-1467 x (Office)(708) 226-0074 x (Other 1)	nancy@jamesandsons.com
Commercial Cafe Contact		James & Sons, Ltd.	No address Listed	(708) 226-1467 x (Office)(708) 226-0074 x (Other 1)	nancy@jamesandsons.com
Emergency Contact Name		Lauren Mitchell	No address Listed	(708) 707-0780 x (Office)	
Emergency Contact Name		Linda Verrecchia	No address Listed	(708) 557-4167 x (Office)	
Emergency Contact Name		Tiffany Edward	No address Listed	(815) 955-8097 x (Office)	
Gross Sales	James & Sons, Ltd.	Nancy Gikes	James & Sons, Ltd., Orland Park, IL 60462	(708) 226-0800 x (Office)	
Marketing Contact	James & Sons, Ltd.	Courtney Buechele	18660 Graphics Drive, Ste 201, Tinley Park, IL 60477	(708) 226-1467 x (Office)	courtney@jamesandsons.com
Notice	James & Sons, Ltd.	Jim Sunderland, Jr., CEO	15234 S. LaGrange Road, Orland Park, IL 60462	(708) 226-1467 x (Office)	jim@jamesandsons.com
Other	James & Sons, Ltd.	Becca Hanink, Operations	18660 Graphics Drive, Ste 201, Tinley Park, IL 60477	(708) 226-1467 x (Office)	becca@jamesandsons.com
RET Billing Contact		Nancy Gikes	No address Listed	(708) 226-1467 x (Office)	nancy@jamesandsons.com
Send Copy To	Gardiner, Roch, Weisberg & Urana	Thomas Gardiner	53 W. Jackson # 950, Chicago, IL 60604	(312) 362-0000 x (Office)	
Store Contact	James & Sons, Ltd.	Linda Verrecchia	15234 S. LaGrange Road, Orland Park, IL 60462	(708) 226-0800 x (Office)(708) 226-0804 x (Other 1)	linda@jamesandsons.com
Taxes	James & Sons, Ltd.	Nancy Gikes	18660 Graphics Drive, Ste 201, Tinley Park, IL 60477	(708) 226-1467 x (Office)(708) 226-0074 x (Other 1)	nancy@jamesandsons.com

Lease : Van Pham (t0002593)

**Lease Information**

<b>Name</b>	Van Pham	<b>Status</b>	Current
<b>DBA</b>	Pro Nails	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	NAIL SALON
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	893.00 (GLA)
<b>Customer</b>	Pro Nails	<b>Area</b>	893.00 (GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	usd 23,182.32
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	usd 25.96
		<b>Deposit</b>	1,450.00
<b>Primary Contact</b>		<b>Lease Term</b>	From 1/1/1999 To 12/31/2024
<b>Name</b>	ProNails		
<b>Office Phone</b>			
<b>Cell Phone</b>			
<b>E-Mail</b>	vpham708@gmail.com		

**Space**

Unit	Building	Floor	Area	Amendment Type
005		1	893.00	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	1/1/1999	12/31/1999	1,041.83	Monthly	Monthly	Flat Amt	usd		893.00	1.17 / Mo	0.00	Original Lease	005
prev	Base Rent - Previous Owner	1/1/2000	12/31/2000	1,073.08	Monthly	Monthly	Flat Amt	usd		893.00	1.20 / Mo	0.00	Original Lease	005
prev	Base Rent - Previous Owner	1/1/2001	12/31/2001	1,105.28	Monthly	Monthly	Flat Amt	usd		893.00	1.24 / Mo	0.00	Original Lease	005
prev	Base Rent - Previous Owner	1/1/2002	12/31/2002	1,138.44	Monthly	Monthly	Flat Amt	usd		893.00	1.27 / Mo	0.00	Original Lease	005
prev	Base Rent - Previous Owner	1/1/2003	12/31/2003	1,172.59	Monthly	Monthly	Flat Amt	usd		893.00	1.31 / Mo	0.00	Original Lease	005
prev	Base Rent - Previous Owner	1/1/2004	12/31/2004	1,207.77	Monthly	Monthly	Flat Amt	usd		893.00	1.35 / Mo	0.00	Original Lease	005
prev	Base Rent - Previous Owner	1/1/2005	10/25/2006	1,395.31	Monthly	Monthly	Flat Amt	usd		893.00	1.56 / Mo	0.00	Original Lease	005
prev	Base Rent - Previous Owner	10/26/2006	12/31/2009	1,395.31	Monthly	Monthly	Flat Amt	usd		893.00	1.56 / Mo	0.00	Original Lease	005
prev	Base Rent - Previous Owner	1/1/2010	5/31/2013	1,525.54	Monthly	Monthly	Flat Amt	usd		893.00	1.71 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	6/1/2013	12/31/2014	1,525.54	Monthly	Monthly	Flat Amt	usd		893.00	1.71 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/2015	12/31/2015	1,571.68	Monthly	Monthly	Flat Amt	usd		893.00	1.76 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/2016	12/31/2016	1,618.56	Monthly	Monthly	Flat Amt	usd		893.00	1.81 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/2017	12/31/2017	1,666.93	Monthly	Monthly	Flat Amt	usd	0.00	893.00	1.87 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/2018	12/31/2018	1,716.79	Monthly	Monthly	Flat Amt	usd	0.00	893.00	1.92 / Mo	0.00	Original Lease	005

brre	Base Rent - Retail	1/1/2019	12/31/2019	1,768.14	Monthly	Monthly	Flat Amt	usd	0.00	893.00	1.98 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/2020	12/31/2020	1,820.98	Monthly	Monthly	Flat Amt	usd	0.00	893.00	2.04 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/2021	12/31/2021	1,875.30	Monthly	Monthly	Flat Amt	usd	0.00	893.00	2.10 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/2022	12/31/2022	1,931.86	Monthly	Monthly	Flat Amt	usd	0.00	893.00	2.16 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/2023	12/31/2023	1,989.90	Monthly	Monthly	Flat Amt	usd	0.00	893.00	2.23 / Mo	0.00	Original Lease	005
brre	Base Rent - Retail	1/1/2024	12/31/2024	2,049.44	Monthly	Monthly	Flat Amt	usd	0.00	893.00	2.30 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	6/1/2013	4/30/2014	218.43	Monthly	Monthly	Flat Amt	usd		893.00	0.24 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	5/1/2014	3/31/2015	241.56	Monthly	Monthly	Flat Amt	usd		893.00	0.27 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	4/1/2015	7/31/2017	304.52	Monthly	Monthly	Flat Amt	usd		893.00	0.34 / Mo	0.00	Original Lease	005
came	CAM Estimated Escrow	8/1/2017	12/31/2024	369.74	Monthly	Monthly	Flat Amt	usd	0.00	893.00	0.41 / Mo	0.00	Original Lease	005
merc	Merchant Dues	6/1/2013	4/30/2014	50.00	Monthly	Monthly	Flat Amt	usd		893.00	0.06 / Mo	0.00	Original Lease	005
merc	Merchant Dues	5/1/2014	12/5/2017	50.00	Monthly	Monthly	Flat Amt	usd		893.00	0.06 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	6/1/2013	10/31/2013	558.76	Monthly	Monthly	Flat Amt	usd		893.00	0.63 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	11/1/2013	4/30/2014	434.92	Monthly	Monthly	Flat Amt	usd		893.00	0.49 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	5/1/2014	8/31/2014	434.92	Monthly	Monthly	Flat Amt	usd		893.00	0.49 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	558.48	Monthly	Monthly	Flat Amt	usd		893.00	0.63 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	471.10	Monthly	Monthly	Flat Amt	usd		893.00	0.53 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	11/1/2016	10/31/2017	523.44	Monthly	Monthly	Flat Amt	usd		893.00	0.59 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	11/1/2017	11/30/2018	528.52	Monthly	Monthly	Flat Amt	usd	0.00	893.00	0.59 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	12/1/2018	9/30/2019	522.00	Monthly	Monthly	Flat Amt	usd	0.00	893.00	0.58 / Mo	0.00	Original Lease	005
rete	Real Estate Tax Escrow	10/1/2019	12/31/2024	534.06	Monthly	Monthly	Flat Amt	usd	0.00	893.00	0.60 / 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	6/1/2013	12/31/2014								Original Lease	005
brre	Base Rent - Retail	1/1/2015	12/31/2015								Original Lease	005
brre	Base Rent - Retail	1/1/2016	12/31/2016								Original Lease	005
brre	Base Rent - Retail	1/1/2017	12/31/2017								Original Lease	005
brre	Base Rent - Retail	1/1/2018	12/31/2018								Original Lease	005
brre	Base Rent - Retail	1/1/2019	12/31/2019								Original Lease	005
brre	Base Rent - Retail	1/1/2020	12/31/2020								Original Lease	005
brre	Base Rent - Retail	1/1/2021	12/31/2021								Original Lease	005
brre	Base Rent - Retail	1/1/2022	12/31/2022								Original Lease	005
brre	Base Rent - Retail	1/1/2023	12/31/2023								Original Lease	005
brre	Base Rent - Retail	1/1/2024	12/31/2024								Original Lease	005



came	CAM Estimated Escrow	5/1/2014	3/31/2015	Original Lease	005
came	CAM Estimated Escrow	4/1/2015	7/31/2017	Original Lease	005
came	CAM Estimated Escrow	8/1/2017	12/31/2024	Original Lease	005
came	CAM Estimated Escrow	6/1/2013	4/30/2014	Original Lease	005
merc	Merchant Dues	6/1/2013	4/30/2014	Original Lease	005
merc	Merchant Dues	5/1/2014	12/5/2017	Original Lease	005
prev	Base Rent - Previous Owner	1/1/1999	12/31/1999	Original Lease	005
prev	Base Rent - Previous Owner	1/1/2000	12/31/2000	Original Lease	005
prev	Base Rent - Previous Owner	1/1/2001	12/31/2001	Original Lease	005
prev	Base Rent - Previous Owner	1/1/2002	12/31/2002	Original Lease	005
prev	Base Rent - Previous Owner	1/1/2003	12/31/2003	Original Lease	005
prev	Base Rent - Previous Owner	1/1/2004	12/31/2004	Original Lease	005
prev	Base Rent - Previous Owner	1/1/2005	10/25/2006	Original Lease	005
prev	Base Rent - Previous Owner	10/26/2006	12/31/2009	Original Lease	005
prev	Base Rent - Previous Owner	1/1/2010	5/31/2013	Original Lease	005
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	Original Lease	005
rete	Real Estate Tax Escrow	11/1/2016	10/31/2017	Original Lease	005
rete	Real Estate Tax Escrow	11/1/2017	11/30/2018	Original Lease	005
rete	Real Estate Tax Escrow	12/1/2018	9/30/2019	Original Lease	005
rete	Real Estate Tax Escrow	10/1/2019	12/31/2024	Original Lease	005
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	Original Lease	005
rete	Real Estate Tax Escrow	11/1/2013	4/30/2014	Original Lease	005
rete	Real Estate Tax Escrow	5/1/2014	8/31/2014	Original Lease	005
rete	Real Estate Tax Escrow	6/1/2013	10/31/2013	Original Lease	005

### 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	005	operexp	_snow	Snow Expenses	1/1/2018	12/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	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 %
Original Lease	005	operexp	_utility	Utility Expenses	1/1/2018	12/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	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 %
Original Lease	005	operexp	_camext2	CAM Exterior Expenses - Spl Allocation	1/1/2018	12/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					0.00		0.00	GLA		94255.0000	

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	005	retax	_retaxes	Real Estate Tax Expenses	1/1/2019	12/31/2024	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	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 %
Original Lease	005	operexp	_camintr	CAM Interior Expenses	1/1/2018	12/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	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 %
Original Lease	005	operexp	_capamrt	Capital Replacement Amort	1/1/2018	12/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	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 %
Original Lease	005	operexp	_fire	Fire Expenses	1/1/2018	12/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	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 %
Original Lease	005	operexp	_insur	Insurance Expenses	1/1/2018	12/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	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 %
Original Lease	005	operexp	_mgmtfee	Management Fees	1/1/2018	12/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	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 %
Original Lease	005	operexp	_security	Security Expenses	1/1/2018	12/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	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 %
Original Lease	005	operexp	_admin	Operational Expenses	1/1/2018	12/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	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 %
Original Lease	005	operexp	_bldgexp	Building Expenses	1/1/2018	12/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	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 %
Original Lease	005	operexp	_camextr	CAM Exterior Expenses	1/1/2018	12/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	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
Original Lease	Original Lease	Activated	312	1/1/1999	12/31/2024	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
	Abatement	No Lease Provision	Original Lease

Access	LL shall have the right to enter upon the Premises at any reasonable time for the purpose of Inspecting the same, or of asking repairs to the Premises, or of making repairs, alterations, or additions to adjacent premise or of showing the Premises to prospective purchaser, tenant o, lenders. During the period that is six months prior to the end of the Lease Term and at any time T is in default and such default has remained uncured for at least thirty days, LL shall have the right to erect on, the Premises suitable signs indicating that the Premises are available for lease. (Lease, 10.1, Pg. 6)	Original Lease
Assignment/Sublease	Consent: T shall not assign or in any manner transfer the Lease, or sublet the Premises w/out the prior written consent of 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: LL shall have the option, in its sole discretion, in the event of any proposed subletting or assignment submitted to LL, to terminate the Lease, or in the case of a proposed subletting of less than the entire Demised premises, to recapture the portion of the Premises to be sublet, as of the date the subletting or assignment Is to be effective. (Assignment, Sec. 8(C), Pg. 3; Lease, Sec. 17.1, 17.3, Pg. 9)	Original Lease
Base Rent	Rent Changeover Day: On or before the first day of each succeeding calendar month. Proration: On or before such date as that Proportion of the Monthly payment specified for the first full calendar month, which the number of days shall from the CD shall fall bears to the total number of days in such month. Lease Year: No Lease Provision. Prepaid Rent: No Lease Provision. (Lease, Sec. 4.2, Pg. 2-3)	Original Lease
Brokers	None. (2nd Amend, Sec. 9, Pg. 2; Lease, Sec. 27.8, Pg. 15)	Original Lease
CAM Notes	PRS: Fraction = the total area of the Premises divided by the number of SF of leasable space w/in the S/C. Denominator Exclusions: No Lease Provision. Estimates and its frequency: \$128.00/month. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: 15% w/ an interest at the LL of 18% /annum or the highest rate permitted by law on the unamortized amount. 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. (2nd Amend, Sec. 5, Pg. 2)	Original Lease
Co-Tenancy	No Lease Provision	Original Lease
Default	Monetary: W/in ten (10) days after written notice to T. Non- Monetary: W/in ten (10) days after written notice to T. (Lease, Sec. 19.1, Pg. 10)	Original Lease
Estoppel	W/in five (5) days after written notice from LL. (Lease, Sec. 27.8, Pg. 15)	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 200.0% of the last payable Minimum Rent and 100% of Additional Rent. (Lease, Sec. 21.1, Pg. 13)	Original Lease
Insurance	PRS: Fraction = the total area of the Premises divided by the number of SF of leasable space w/in the S/C. Denominator Exclusions: No Lease Provision. Estimates and its frequency: \$15.63/month. Base Year: No Lease Provision. Admin Fee: 18% /annum or the highest rate permitted by law on the unamortized amount. CAP: No Lease Provision. Exclusion: Standard exclusions. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease Provision. (2nd Amend, Sec. 5, Pg. 2; Lease, Sec. 6.3, Pg. 4)	Original Lease
Landlord Work	LL work includes the following: (i) Structure; (ii) Construction of exterior walls will be of masonry glass and exterior insulation and finish system; (iii) A built-up roof and insulation shall be supported by steel columns, joist girders, joists and roof deck; (iv) Plumbing; (v) Utilities; (vi) HVAC; (vii) Fire Protection. (Lease, Exh C)	Original Lease
Late Fee	Late Charge: When due, T will pay LL a late charge = 5% w/ a minimum charge of \$50.00 in any month. Interest: No Lease Provision. NSF Fee: No Lease Provision. (Lease, Sec. 25.1, Pg. 14)	Original Lease
List of Documents	(i) Standard Commercial S/C Lease dated 12/18/1998. (ii) Lease Amendment #1 dated 09/21/2001 (1st Amend). (iii) Second Amendment to Lease dated 07/20/2004 (2nd Amend). (iv) Assignment and Assumption of Lease and Amendment to Lease dated 01/19/2009 (Assignment). (v) Third Lease Amendment dated 03/28/2014 (3rd Amend). (vi) Fourth Lease Amendment dated 12/05/2017 (4th Amend).	Original Lease
LL Maintenance	LL shall, at its expenses, keep the foundation, the structural soundness of the exterior walls (except store fronts, plate glass windows, doors, door closure devices, window and door frames, bldg, Locks and hardware and painting or other treatment of interior and exterior walls) in good repair and replace when necessary the roof of the Premises, except that LL shall not be required to pay for any repairs occasioned by the act or negligence of T, Its agents, employees, subtenants, T?s and concessionaires, which repairs shall be paid for by T, including the amount of any insurance deductible required to be paid under any insurance policy. LL shall have the option, upon prior notice to T, to maintain, repair and replace Such heating and air conditioning system equipment, including w/out limitation, by or of a maintenance agreement w/ a heating and air conditioning service organization selected by LL f or Such system and equipment or for all or a portion of the systems w/in the S/C. (Lease, Sec. 8.1, Pg. 5)	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 T's employees and agents shall not solicit business in the Common Area, nor shall T distribute any handbills or other advertising matter in automobile parked in the parking area of the Common Area. (Lease, Sec. 27.14, Pg. 15)	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: On or before the 10th day of each calendar month during the term of lease, T shall prepare and deliver to LL at the place designated by LL a statement of Gross sales mode month. Payment Frequency: No Lease Provision. Sales Exclusions: Gross Sales shall not include, however, any sum collected and paid out for any, sales or direct excise tax Imposed by any duly constituted governmental authority, nor shall it include the exchange of merchandise between the stores of T. Recapture Rights: No Lease Provision. Audit Right: LL shall have the right to have its auditors make a special audit of all books and records wherever located, pertaining to sales made in or from the Premises during the period in question. (Lease, Sec. 4.4, 4.5, 5.1, 5.3, Pg. 3)	Original Lease
Permitted Use	T shall use and occupy the Premises only for the operation of a retail nail salon. (Lease, Sec. 1(r), 7.1, Pg. 1, 4)	Original Lease
Premises Notes	T shall have leased the Premises located on 15232 S, LaGrange Road, Orland Park, IL consisting of 893 SF located in the S/C commonly known as RAVINIA PLAZA, located in Orland Park, IL. (Assignment)	Original Lease
Prohibited Use	T agrees not to operate the Premises for any of the following uses: A. Sales of wicker and rattan furniture from an area greater than 110% of the T's sales area; B. Sales of paintball equipment, skate boards or snow boards; C. The sale of (A) books, (B) periodicals, (C) video products (but not video hardware), (D) CD-ROM and other multi-media computer software (provided this shall not restrict other Ts' ability to sell so-called "productivity" or "application" software products such as word processing, spreadsheet and similar- software products), and/or (D) music products (but not music hardware), in any current or future form at of such enumerated items, unless the subject matter of such items is directly related and ancillary to the primary use of such other T's premises and not more than 150 SF of surface display area is devoted to the retail display of such related items; D. The operation of a "coffee bar" in any format, as a primary use. E. Sales of Mexican food, including the sale of burritos, tacos, fajitas and/or wraps. (2nd Amend, Rider 1-A, Pg. 4)	Original Lease
Promotion Fund	As of the Effective Date, Landlord and Tenant hereby acknowledge and agree that Section 6.4 Marketing Charge of the Lease is hereby deleted in its entirety and shall be of no further force and effect.(4th Amend, Sec. 3, Pg. 1)	Original Lease
	Initial Monthly Marketing Contribution: \$50.00/month. Marketing Charge: T agrees to pay as additional rent hereunder its share of the mot of Marketing the center Which estimated share shall be determined by the Merchants' Association together w/ a reasonable allowance for LL's Direct overhead relative to the operation of sold marketing of the center. LL reserves the right to adjust the annual marketing charge but in no event, shall an Increase in the annual assessment exceed 6% of the previous year's assessment. Merchant Association: LL shall organize a merchant's association composed of tenants in the S/C, T agrees that it will join, actively participate, and maintain current Membership. In such association, will pay such dues and assessments as may be fixed and determined from time, to time by the association and will comply w/ such group, advertising, reasonable bylaws, rules and regulations as may be adopted from time to time by the association. (2n Amend, Sec. 5, Pg. 2; Lease, Sec. 6.4, 23.1, Pg. 4, 14)	
Radius Restrictions	T agrees that during the term of the Lease neither T nor any person, shall directly or indirectly operate, manage, conduct or have any Interest In any commercial establishment w/in three miles of the S/C, except the city such commercial establishment existing at the date of the Lease ray continue to be operated, managed, conducted and owned in the same manner as on the date of the Lease, provided there is no change in the size of trade name of such commercial establishment. (Lease, Sec. 26, Pg. 14)	Original Lease
REA Notes	No Lease Provision	Original Lease
Real estate Tax	PRS: Fraction = the number of SF of floor space in the Premises divided by the number of SF of all stores in the S/C. Denominator Exclusions: No Lease Provision. Estimates and its frequency: \$481.48/month. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: Standard exclusions. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease Provision. (2nd Amend, Sec. 5, Pg. 2; Lease, Sec. 18.2, Pg. 10)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	Amount: \$1,450.00. Return and Interest: Security deposit shall be returned to T, w/out interest, at the end of the term of the Lease, or upon the earlier termination of the Lease. Reduction/Increase: No Lease Provision. (Lease, Sec. 1.1 (p), 19.8, Pg. 1, 12)	Original Lease
Signage	Consent: T shall not, w/out LL's prior written consent (a) make any changes to or paint the store front; or (bi) install any exterior Lighting, decorations or paintings; or (Cc) erect or install any signs, window or door lettering, placards, decorations or advertising media of any type which can be viewed from the exterior of the Premises, excepting only dignified displays of customary type for its display windows. Signage Rights: All signs, decorations, and advertising media shall conform in all respects to the sign criteria established by LL for the S/C from times to time in the exercise of Its sole discretion, and shall be subject to the prior written approval of LL as to construction, method of attachment, size, shape, height, lighting, color and general appearance. ALL signs shall be kept in good condition and in proper operating order at all times. Pylon Sign: No Lease Provision. (Lease, Sec. 11.1, Pg. 6)	Original Lease
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease

Subordination	T accepts the Lease subject arid subordinate to any mortgage, deed of trust or other lien presently existing or created upon the Premises or the S/C, and to any renewals and extensions, but T agrees that any such mortgagee shall have the right at any Lien to subordinate such mortgage, deed of trust or other lien to the Lease. (Lease, Sec. 22.1, Pg. 13)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	No Lease Provision	Original Lease
Tenant Restrictions	No portion of the S/C, including the Premises, shall be occupied or used, directly or indirectly, for any of the following uses: 1. flea market; 2. swap show or store primarily selling merchandise that is used, damaged or discontinued; 3. bowling alley; 4. Arcade; 5. game room; 6. skating rink; 7. billiard room; 8. massage parlor; 9- adult book store; 10. funeral parlors; 11. facility for the sale of paraphernalia for use w/ illicit drugs; 12. off-track betting parlor. T shall not conduct w/in the Premises any fire, auction or bankruptcy sale" or operate w/in the Premises a "wholesale" or "factory outlet" store, a cooperate store, a "second hand" store, "surplus" store or a store commonly referred to as discount house. T shall not advertise that it all is products or services at a "discount." "cut-price,"- or "cut-rats" prices. See Lease for complete details. (2nd Amend, Sec. 8, Pg. 4; Lease, Sec. 7.3, Pg. 5)	Original Lease
Tenant's Insurance Requirement	T's insurance shall meet LL's current minimum standards as follows: General Liability limits minimum of: \$1,000,000 per occurrence. 1. General Liability limits minimum of: \$2,000,000 in aggregate. 2. General Liability policy must be written on a per location basis. 3. General Liability policy must show evidence of Fire Legal Liability. 4. Auto Liability 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 Employers Liability policy limits minimum of: \$500,000 for each accident. 7. Employers Liability policy limits minimum of: \$500,000 for each disease - employee. 8. Employers Liability policy limits minimum of: \$500,000 for each disease - policy limit. 9. Inland Commercial Property Management, Inc. as managing agent for the owner and IN Retail Fund Ravinia, L.L.C. are endorsed additional insured on liability policies and such insurance is primary non -contributory w/ any other insurance available to owner and property manager. 10. Dram Shop/Liquor Liability minimum of: \$1,000,000 per occurrence (if necessary). 11. Physical (a.k.a. Content or Property) Damage Insurance. 12. Plate Glass Insurance 13. 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. (3rd Amend, Pg. 3)	Original Lease
Term Notes	Lease Commencement Date (LCD): Per Lease, Term shall commence on the earlier of: (i) 12/01/1998, or (ii) the date upon which T opens the Premises to the public for business. In the absence of the business opening date, abstract assumes and reflects the LCD as 01/01/1999 per JDE report. Rent Commencement Date (RCD): 01/01/1999. Lease Expiration Date (LED): 12/31/2024. (Lease, Sec. 3.2, Pg. 2)	Original Lease
TT Maintenance	T shall take good care of the Premises and keep the same free from waste at all times. T shall keep the Premises and sidewalks, service-ways and Loading areas adjacent to the Premises neat, clean and free from, dirt, rubbish, insects and Pests at all times, and shall store all trash and garbage w/in the Premises, arranging for the regular pick-up of such trash and garbage at T's expense. T will store all trash and garbage w/in the area designated by LL for such trash pick-up and removal and only In receptacles of the size, design sod color from time to time prescribed by LL. Receiving and delivery of goods and merchandise and removal of garbage an-d trash shall be made only in the manner and areas from time to time prescribed, by LL; LL say; at Its sole option arrange for collection of all trash aid garbage and, should LL exercise such elections, T's PRS of the coat will be part of Its Common Area Maintenance Charge. T shall not operate an Incinerator or burn trash or garbage w/in the S/C. T shall furnish, maintain and replace all electric light bulbs, tubes and tube casings. T shall furnish, maintain arid replace all electric light bulbs, tubes and tube casings. See Lease for complete details. (Lease, Sec. 7.4, 8.1-8.4, Pg. 5-6)	Original Lease
Utilities	Premises: T shall promptly pay all charges for electricity, water, gas, telephone Service, sewerage service and other utilities furnished to the Premises and shall promptly pay any maintenance charges. Non Separately Metered: LL may, if it so elects, furnish one or sore utility service to T, aid in such event T shall purchase the use of such services as are tendered by LL, and shall pay on demand as additional rental the rates established therefor by LL which shall not exceed the rates which would be charged for the same services If furnished directly by the local public utility companies. LL may at any time discontinue furnishing any such service w/out obligation to T other than to connect the Premises to the public utility, if many, furnishing such service. (Lease, Sec. 12.2, Pg. 6)	Original Lease

Contacts					
Role	Company	Name	Address	Phone	Email
Billing		ProNails	9845 W 151st St.,Orland Park,IL 60462		vpham708@gmail.com
CAM		ProNails	9845 W 151st St.,Orland Park,IL 60462		
Commercial Cafe Contact	ProNails	ProNails	No address Listed		vpham708@gmail.com
Emergency Contact Name	Van Pham	Van Pham	No address Listed	(708) 691-3647 x (Office)	
Gross Sales	Van Pham	Van Pham	Van Pham,Orland Park,IL 60462		
Guarantor	Thuy Tan Huynh	Thuy Tan Huynh	No address Listed		
Notice	Van Pham	Van Pham	9845 W. 151st St.,Orland Park,IL 60462		
Store Contact	Pro Nails	Pro Nails	15232 S. LaGrange Rd.,Orland Park,IL 60462	(708) 349-4900 x (Office)	
Store Contact	Van Pham	Van Pham	15232 S. LaGrange Rd.,Orland Park,IL 60462	(708) 349-4900 x (Office)	vpham708@gmail.com
Taxes	ProNails	ProNails	9845 W 151st St.,Orland Park,IL 60462		

Lease : Regis Corp (t0002594)

**Lease Information**

<b>Name</b>	Regis Corp	<b>Status</b>	Current
<b>DBA</b>	Cool Cuts 4 Kids #66037	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	BEAUTY SALONS/BARBERS
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	1,333.00 (GLA)
<b>Customer</b>	Cool Cuts 4 Kids	<b>Area</b>	1,333.00 (GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	usd 26,779.92
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	usd 20.09
		<b>Deposit</b>	0.00
<b>Primary Contact</b>		<b>Lease Term</b>	From 2/12/2005 To 12/31/2022
<b>Name</b>	Regis Corporation		
<b>Office Phone</b>			
<b>Cell Phone</b>			
<b>E-Mail</b>	rent@regiscorp.com		

**Space**

<b>Unit</b>	<b>Building</b>	<b>Floor</b>	<b>Area</b>	<b>Amendment Type</b>
006		1	1,333.00	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	2/12/2005	2/28/2005	1,180.26	Monthly	Monthly	Flat Amt	usd		1,333.00	0.89 / Mo	0.00	Original Lease	006
prev	Base Rent - Previous Owner	3/1/2005	10/25/2006	1,943.96	Monthly	Monthly	Flat Amt	usd		1,333.00	1.46 / Mo	0.00	Original Lease	006
prev	Base Rent - Previous Owner	10/26/2006	12/31/2010	1,943.96	Monthly	Monthly	Flat Amt	usd		1,333.00	1.46 / Mo	0.00	Original Lease	006
prev	Base Rent - Previous Owner	1/1/2011	12/31/2012	2,082.81	Monthly	Monthly	Flat Amt	usd		1,333.00	1.56 / Mo	0.00	Original Lease	006
prev	Base Rent - Previous Owner	1/1/2013	5/31/2013	2,166.13	Monthly	Monthly	Flat Amt	usd		1,333.00	1.63 / Mo	0.00	Original Lease	006
brre	Base Rent - Retail	6/1/2013	12/31/2017	2,166.13	Monthly	Monthly	Flat Amt	usd		1,333.00	1.63 / Mo	0.00	Original Lease	006
brre	Base Rent - Retail	1/1/2018	12/31/2022	2,231.66	Monthly	Monthly	Flat Amt	usd	0.00	1,333.00	1.67 / Mo	0.00	Original Lease	006
came	CAM Estimated Escrow	6/1/2013	4/30/2014	265.31	Monthly	Monthly	Flat Amt	usd		1,333.00	0.20 / Mo	0.00	Original Lease	006
came	CAM Estimated Escrow	5/1/2014	3/31/2015	292.63	Monthly	Monthly	Flat Amt	usd		1,333.00	0.22 / Mo	0.00	Original Lease	006
came	CAM Estimated Escrow	4/1/2015	9/30/2017	361.89	Monthly	Monthly	Flat Amt	usd		1,333.00	0.27 / Mo	0.00	Original Lease	006
came	CAM Estimated Escrow	10/1/2017	12/31/2022	361.89	Monthly	Monthly	Flat Amt	usd	0.00	1,333.00	0.27 / Mo	0.00	Original Lease	006
rete	Real Estate Tax Escrow	6/1/2013	10/31/2013	834.08	Monthly	Monthly	Flat Amt	usd		1,333.00	0.63 / Mo	0.00	Original Lease	006
rete	Real Estate Tax Escrow	11/1/2013	8/31/2014	649.18	Monthly	Monthly	Flat Amt	usd		1,333.00	0.49 / Mo	0.00	Original Lease	006
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	833.62	Monthly	Monthly	Flat Amt	usd		1,333.00	0.63 / Mo	0.00	Original Lease	006
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	703.19	Monthly	Monthly	Flat Amt	usd		1,333.00	0.53 / Mo	0.00	Original Lease	006
rete	Real Estate Tax Escrow	11/1/2016	9/30/2017	781.32	Monthly	Monthly	Flat Amt	usd		1,333.00	0.59 / Mo	0.00	Original Lease	006
rete	Real Estate Tax Escrow	10/1/2017	10/31/2017	781.32	Monthly	Monthly	Flat Amt	usd	0.00	1,333.00	0.59 / Mo	0.00	Original Lease	006
rete	Real Estate Tax Escrow	11/1/2017	11/30/2018	788.90	Monthly	Monthly	Flat Amt	usd	0.00	1,333.00	0.59 / Mo	0.00	Original Lease	006
rete	Real Estate Tax Escrow	12/1/2018	9/30/2019	799.12	Monthly	Monthly	Flat Amt	usd	0.00	1,333.00	0.60 / Mo	0.00	Original Lease	006
rete	Real Estate Tax Escrow	10/1/2019	12/31/2022	824.85	Monthly	Monthly	Flat Amt	usd	0.00	1,333.00	0.62 / 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	6/1/2013	12/31/2017								Original Lease	006
brre	Base Rent - Retail	1/1/2018	12/31/2022								Original Lease	006
came	CAM Estimated Escrow	10/1/2017	12/31/2022								Original Lease	006
came	CAM Estimated Escrow	5/1/2014	3/31/2015								Original Lease	006
came	CAM Estimated Escrow	4/1/2015	9/30/2017								Original Lease	006
came	CAM Estimated Escrow	6/1/2013	4/30/2014								Original Lease	006
prev	Base Rent - Previous Owner	2/12/2005	2/28/2005								Original Lease	006
prev	Base Rent - Previous Owner	3/1/2005	10/25/2006								Original Lease	006
prev	Base Rent - Previous Owner	10/26/2006	12/31/2010								Original Lease	006
prev	Base Rent - Previous Owner	1/1/2011	12/31/2012								Original Lease	006
prev	Base Rent - Previous Owner	1/1/2013	5/31/2013								Original Lease	006
rete	Real Estate Tax Escrow	6/1/2013	10/31/2013								Original Lease	006
rete	Real Estate Tax Escrow	11/1/2013	8/31/2014								Original Lease	006
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016								Original Lease	006
rete	Real Estate Tax Escrow	11/1/2016	9/30/2017								Original Lease	006
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015								Original Lease	006
rete	Real Estate Tax Escrow	10/1/2017	10/31/2017								Original Lease	006
rete	Real Estate Tax Escrow	11/1/2017	11/30/2018								Original Lease	006
rete	Real Estate Tax Escrow	12/1/2018	9/30/2019								Original Lease	006
rete	Real Estate Tax Escrow	10/1/2019	12/31/2022								Original Lease	006

## Recovery

<b>Amendment Type</b>	<b>Units</b>	<b>Group</b>	<b>Exp Pool</b>	<b>Exp Pool Desc</b>	<b>Date From</b>	<b>Date To</b>	<b>EOY Month</b>	<b>Base Year</b>	<b>Base Amt</b>	<b>Ceiling</b>	<b>Mgmt fees %</b>	<b>ProRata %</b>	<b>GrossUp %</b>
Original Lease	006	control	_admin	Operational Expenses	1/1/2018	12/31/2022	12		0.00	3,109.97	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M001			5.00		0.00	GLA		GLA	
Original Lease	006	control	_bldgexp	Building Expenses	1/1/2018	12/31/2022	12		0.00	3,109.97	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M001			5.00		0.00	GLA		GLA	
Original Lease	006	control	_camextr	CAM Exterior Expenses	1/1/2018	12/31/2022	12		0.00	3,109.97	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M001			5.00		0.00	GLA		GLA	
Original Lease	006	control	_camintr	CAM Interior Expenses	1/1/2018	12/31/2022	12		0.00	3,109.97	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M001			5.00		0.00	GLA		GLA	
Original Lease	006	control	_capamrt	Capital Replacement Amort	1/1/2018	12/31/2022	12		0.00	3,109.97	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M001			5.00		0.00	GLA		GLA	
Original Lease	006	control	_fire	Fire Expenses	1/1/2018	12/31/2022	12		0.00	3,109.97	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M001			5.00		0.00	GLA		GLA	
Original Lease	006	control	_mgmtfee	Management Fees	1/1/2018	12/31/2022	12		0.00	3,109.97	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M001			5.00		0.00	GLA		GLA	
Original Lease	006	control	_camext2	CAM Exterior Expenses - Spl Allocation	1/1/2018	12/31/2022	12		0.00	3,109.97	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M001			5.00		0.00	GLA		GLA	

N Y M001 5.00 0.00 GLA 63496.0000

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	006	control	_utility	Utility Expenses	1/1/2018	12/31/2022	12		0.00	3,109.97	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M001		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 %
Original Lease	006	control	_security	Security Expenses	1/1/2018	12/31/2022	12		0.00	3,109.97	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M001		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 %
Original Lease	006	operexp	_insur	Insurance Expenses	1/1/2018	12/31/2022	12		0.00	403.61	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M001		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 %
Original Lease	006	operexp	_snow	Snow Expenses	1/1/2018	12/31/2022	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	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 %
Original Lease	006	retax	_retaxes	Real Estate Tax Expenses	2/12/2005	12/31/2022	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	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
Original Lease	Original Lease	Activated	215	2/12/2005	12/31/2022	006

**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
	Exclusivities-X	Cl. Exclusive Uses (Section 2.5(a)): For the primary use as childrens hair cutting services, subject to the terms and conditions of this Lease. Landlord shall not lease space to a discount haircutter located within 200 feet of the Premises. Section 2.5 (a). Tenants Exclusive: So long as Tenant is open and operating its business as provided for in this Lease (condemnation and casualty excepted) and is not otherwise in default under this Lease (after the expiration of any applicable cure periods), then Landlord covenants and agrees that during the Term hereof, no space in the Shopping Center will be leased or allowed to be leased for the primary use of childrens hair cutting services. The foregoing restriction shall not apply to (i) Anchor Tenants, (ii) any tenant, its successors, assigns or replacements, leasing space in the Shopping Center as of the date of this Lease, (iii) any property not owned by Landlord, (iv) beauty supply retailers (i.e. Sally Beauty), or (v) incidental childrens hair cutting service. Tenant agrees to indemnify, defend and hold Landlord harmless with respect to any third party claims that the provisions of this paragraph constitute a restraint of trade under antitrust laws.	Original Lease
	Restrictions-X	P. Radius Restriction (Section 8.7): 1 mile from any exterior boundary of the Shopping Center.	Original Lease
	Abatement	Minimum Monthly Rent shall be abated for the month of March, 2011 (the "Abatement Month"). The entire Minimum Monthly Rent otherwise due and payable during the Abatement Month shall become immediately due and payable upon the occurrence of an event of default by T under the Lease. (1st Amend, Sec. 5, Pg. 2)	Original Lease
	Access	LL, its agents and employees, shall have the right to enter the Premises from time to time at reasonable times, upon reasonable prior notice (except in the event of an emergency, in which event no notice shall be required) to examine the same, show them to prospective purchasers and other persons, and make such repairs, alterations, improvements or additions as LL deems desirable. (Lease, Sec. 20.1, Pg. 28)	Original Lease
	Assignment/Sublease	Consent: T shall not voluntarily or by operation of law transfer, assign, sublet w/out LL's prior written consent. Profit Sharing: 100%. Assignment Fee: \$2000.00 Permitted Assignment: T may assign the Lease or sublet the Premises to the holding company or the subsidiary company of the T or an associated or affiliated company of the T, a franchisee, the acquirer of a majority of the T's other locations or a lending institution in connection w/ a financing of T's business or the business operations of the T's franchisee w/out the prior consent of the LL. Recapture Rights: LL shall have the option, by giving notice to T w/in 30 days after receipt of T's notice of any proposed Transfer, to recapture the Premises. Such recapture notice shall cancel and terminate the Lease as of the date stated in LL's notice, unless T revokes T's notice of proposed Transfer by notice to LL w/in ten (10) days after LL's notice of recapture. (1st Amend, Sec. 11, Pg. 2-3; Lease, Sec. 8, Pg. 21-22)	Original Lease
	Base Rent	Rent Changeover Day: in advance upon the first day of each and every month, commencing upon the CD. Proration: If the CD is other than the first day of a month, T shall also pay on the CD a prorated partial Minimum Monthly Rent for the period prior to the first day of the next calendar month. Lease Year: The term "Lease Year" means a period of 12 consecutive calendar months, the first full Lease Year commencing on the first day of January following the CD of the Term, and each succeeding Lease Year shall commence upon the anniversary date of the first Lease Year. Any portion of the Term of the Lease commencing prior to the first full Lease Year shall be deemed a "Partial Lease Year". Prepaid Rent: No Lease Provision. (Lease, Sec. 2.4, 4.1, Pg. 4, 9)	Original Lease
	Brokers	Mid-Northern Equities, Ltd. Each party represents and warrants that it has caused or incurred no claims for brokerage commissions or finder's fees in connection w/ the execution of the Lease except as designated. (Lease, Sec. BLP, 1.1(L), 23.14, Pg. 2, 32)	Original Lease
	CAM Notes	PRS: Fraction, the numerator of which shall be the SF of the Premises and the Denom of which shall be the constructed floor area leased in the S/C. In no event, however, will T's PRS be calculated on the basis of less than 80% of the constructed leasable area of the S/C. Denominator Exclusions: shall exclude any area in the S/C or portion thereof which is either: (i) leased to Anchor T's or is w/in an outlet of the S/C (as shown on the Plot Plan); or (ii) is not owned by LL. Said percentage shall hereinafter be referred to as T's "PRS". Estimates and its frequency: \$ 1.70 per SF/annum. T's PRS of LL's Common Area Costs shall be paid in monthly installment. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: 15% of all of LL's Common Area Costs. CAP and its exclusions: (a) in no event shall T's PRS of Common Area Costs for the first Lease Year of the Term exceed \$2.20 per SF of Premises; and (b) in no Lease Year thereafter shall T's PRS of Common Area Costs increase by more than five percent (5%), exclusive of costs for snow removal. Capital Expense: No Lease Provision. Exclusion: Standard exclusions Reconciliation Deadline: After the end of each calendar year, the total LL's Common Area Costs for such year (and, at the end of the Lease Term, the total LL's Common Area Costs for the period since the end of the immediately next preceding calendar year) shall be determined by LL. Audit Right: LL's records of LL's Common Area Costs for a period shall be available for inspection by T at LL's Notice Address for three (3) months after LL notifies T of T's share of LL's Common Area Costs for such period. (Lease, Sec. BLP, 1.1(M), 2.8, 6.1, 6.2, Pg. 2, 6, 12, 13)	Original Lease
	Co-Tenancy	No Lease Provision	Original Lease
	Default	Monetary: T fails to pay Rent or any other monies required to be paid by T under the Lease on or before the date when due and such failure continues for a period of ten (10) days after written notice thereof to T. Non-Monetary: T fails to cure such default w/in 30 days after written notice of such default shall have been given to T, provided, however, that if such failure cannot reasonably be cured. (Lease, Sec. 17.1, Pg. 25)	Original Lease
	Estoppel	W/in ten (10) days after LL's request, or in the event that upon any sale, assignment or hypothecation of the Premises and/or the land thereunder by LL. (Lease, Sec. 12.1, Pg. 20)	Original Lease

Go Dark Right	No failure by T to so continuously operate its business shall relieve T of its obligations hereunder, including, w/out limitation, those relating to Minimum Annual Rent and Additional Rent as set forth in the Lease. In the event T fails to comply w/ the covenants or agreements in the Lease, or if T fails to comply w/ the rules and regulations pertaining to the appearance, maintenance, repair, operation or safety of the Premises or the S/C, and T receives notice thereof then, whether or not T shall have timely cured such default, if such default re-occurs or a substantially similar default occurs, w/in a 12 month period, the Minimum Annual Rent (prorated on a daily basis) shall be increased by 50% each day such Repeated Default occurs or continues. This increase in Minimum Annual Rent shall be an addition to and not a substitution or a diminution of other rights or remedies under the Lease or pursuant to statute, law or in equity to which LL may be entitled. This increase in Minimum Annual Rent shall be treated as minimum damages and not as penalty. T hereby acknowledges that the breach of the covenants and agreements referred to above in this section will adversely affect the reputation of the S/C, which injures LL's interest in the S/C and all of the tenants in the S/C. T further acknowledges the reasonableness of the additional deterrent to Repeated Default. In the event T closes for business for more than 60 consecutive days at any time during the Lease Term, but continues to pay Minimum Annual Rent and other sums due hereunder, LL, as its sole remedy for such cessation of business, shall have the right to recapture the Premises and terminate the Lease upon 10 days' written notice; provided, further, that if such cessation of business and termination of the Lease occurs in first three Lease Years, T shall repay LL the total amount of LL's Contribution, w/in 14 days after demand. (Lease, Sec. 8.1, Pg. 14)	Original Lease
Guar/L.C./Indem. Holdover	No Lease Provision If T holds over or occupies the Premises beyond the Lease Term (it being agreed there shall be no such holding over or occupancy w/out LL's written consent), T shall pay LL for each day of such holding over a sum = 150% of the Minimum Monthly Rent prorated for the number of days of such holding over, plus a proportionate portion of all other amounts. (Lease, Sec. 21.1, Pg. 28-29)	Original Lease Original Lease
Insurance	PRS: PRS of the S/C shall be the percentage = a fraction, the numerator of which shall be the SF of the Premises and the Denom of which shall be the constructed floor area leased in the S/C. In no event, however, will T's PRS be calculated on the basis of less than 80% of the constructed leasable area of the S/C. Denominator Exclusions: shall exclude any area in the S/C or portion thereof which is either: (i) leased to Anchor T's or is w/in an outlet of the S/C (as shown on the Plot Plan); or (ii) is not owned by LL. Said percentage shall hereinafter be referred to as T's "PRS". Estimates and its frequency: \$0.21 per SF/annum. T agrees to pay LL as Additional Rent hereunder T's PRS of the cost of the premium for such insurance in equal installments on the first day of every calendar month during the Lease Term. Base Year: No Lease Provision. Admin Fee: Not to exceed 15%. CAP: In no event shall T's PRS of the insurance premiums for the first Lease Year exceed \$.71 per SF in the Premises; and (b) in no Lease Year thereafter shall T's PRS of the insurance premiums increase by more than 5%. Exclusion: Standard exclusions. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease Provision. (Lease, Sec. BLP, 1.1(O), 2.8, 11.1, Pg. 2, 6, 18)	Original Lease
Landlord Work	LL shall, at its expense, construct the Premises in substantial accordance w/ plans and specifications prepared by LL's architect, incorporating in such construction all work described in Exhibit C attached hereto as being required of LL (herein called "LL's Work"). LL's Work shall be performed in a good and workmanlike manner in full compliance w/ all applicable laws, codes and bldg requirements of local authorities. LL shall, at its sole cost and expense, perform the Work as set forth in this Exhibit "C" ("Work"), including all demolition, materials, labor, permit fees and utility meter installation fees and assessments. For the purposes of this Exhibit "C", the term "Codes" shall be defined as and shall mean all federal laws, rules and regulations, (including the Americans w/ Disabilities Act of 1990 as amended), and all state, county and municipal or other local codes, regulations, requirements and ordinances applicable to the Premises, including any requirements of the local fire marshall and/or bldg inspector. All Work shall be done using new materials and equipment, and shall be performed in a first-class workmanlike manner and shall be in a good and usable condition. (Lease, Sec. 3.1, Pg. 6; Exhibit - C, Pg. 1-3)	Original Lease
Late Fee	Late Charge: No Lease Provision. Interest: at the rate = the rate of 18% /annum. NSF Fee: No Lease Provision. (Lease, Sec. 4.2, Pg. 9)	Original Lease
List of Documents	1. Lease Agreement dated on 09/20/2004. 2. First Extension Agreement dated on 03/23/2011. 3. Letter dated 06/25/2012. 4. Second Extension Agreement dated on 08/29/2017	Original Lease
LL Maintenance	LL shall keep or cause to be kept the foundations, roof and structural portions of the walls of the Premises in good order, repair and condition except for damage thereto due to the act or omissions of T, its employees, agents, contractors or invitees. LL shall commence required repairs as soon as reasonably practicable after receiving written notice from T thereof. This paragraph shall not apply in case of damage or destruction by fire or other casualty or condemnation or eminent domain, LL shall not be obligated to make repairs, replacements or improvements of any kind upon the Premises, or to any equipment, merchandise, stock in trade, facilities or fixtures therein, all of which shall be T's responsibility, but T shall give LL prompt written notice of any accident, casualty, damage or other similar occurrence in or to the Premises or the Common Areas of which T has knowledge. (Lease, Sec. 9.1, Pg. 16)	Original Lease

Miscellaneous	Satellite Dish/Antenna Information: At any time during the Term, T shall have the right to install a satellite communications dish and related equipment ("Communication Equipment"). In the event T elects to install Communication Equipment: (a) the location for the Communication Equipment and the method of installation shall be subject to LL's prior written consent, which consent shall not be unreasonably withheld; (b) in no event shall the Communication Equipment be visible from adjacent sidewalks or the parking areas; (c) if any penetration of the roof is required for installation or maintenance of the Communication Equipment, T shall use LL roofing contractor to perform the work; (d) all costs of installing, maintaining and repairing the Communication Equipment shall be paid for by T; (e) the installation and maintenance of the Communication Equipment shall be in accordance w/ all applicable laws, rules and regulations, and T shall obtain all necessary permits to install and maintain the equipment; (f) if the installation of the Communication Equipment causes interference w/ Communication Equipment already existing and located at the Center, T shall be required to either eliminate the interference problem, at T's cost and expense, or remove T's Communication Equipment; and (g) the expiration or earlier termination of the Lease, the Communication Equipment shall remain the property of T and shall be removed by T, at its cost and expense; and T shall also repair (at T's cost and expense) any and all damage caused by such removal. T shall indemnify, defend and hold LL harmless from and against any and all claims, costs or expenses incurred as a result of the installation, maintenance or repair of the Communication Equipment. ATM: No Lease Provision. Patio Area: No Lease Provision. Sprinkler, Trash Charges: No Lease Provision. (Lease, Sec. 23.22, Pg. 33)	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 business invitees, employees and customers shall have the nonexclusive right, in common w/ LL and all others to whom LL has granted or may hereafter grant rights, to use the Common Areas subject to such reasonable regulations as LL may from time to time impose and the rights of others to whom LL has or may hereafter grant such rights. T agrees to participate in any parking validation program initiated by LL. (Lease, Sec. 5.2, Pg. 12)	Original Lease
Penalty for Violating Exclusive	In the event LL fails to proceed w/ all diligence to remedy such violation, then, upon the expiration of 30 days from the date of T's notice, T shall have, as its sole and exclusive remedy under the Lease, the right to either (i) pay the lesser of (a) Minimum Annual Rent plus all Additional Rent or (b) three percent (3%) of Gross Sales (as hereinafter defined), payable monthly in arrears w/in 20 days after the end of each month, in lieu of all Minimum Annual Rent and Additional Rent, during the period such store (the "Competing Store") is open and operating, or (ii) terminate the Lease, which right T shall elect by delivering to LL further written notice of its intention. If T elects (ii) above, then the Lease shall terminate as of the 90th day after T's election, LL shall Pay to T on demand the unamortized cost of the T's leasehold improvements to the Premises, amortized on a straight-line basis over the initial Lease Term, and thereafter neither T nor LL shall have any further obligation under the Lease. If T elects (i) above, then T shall resume paying Minimum Annual Rent and Additional Charges on the date such Competing Store ceases violating the restriction. (Lease, Sec. 2.6, Pg. 5)	Original Lease
Percentage Rent Information	Percentage Rent rate: No Lease Provision. Breakpoint Type: No Lease Provision. Sales Report Frequency: W/in 60 days after the end of each Lease Year, T shall deliver to LL an annual statement, certified by a financial officer, director, owner or partner of T, of the Gross Sales for said year. Payment Frequency: No Lease Provision. Sales Exclusions: (i) exchanges of merchandise between T's stores made only for the convenient operation of T's business and not to consummate a sale made in, at or from the Premises; (ii) returns to manufacturers; (iii) refunds to customers on transactions otherwise included in Gross Sales; (iv) sales of fixtures, machinery and equipment after use in T's business in the Premises; (v) sales, excise or similar tax imposed by governmental authority and collected from customers and paid out by T. No other taxes shall be deducted from Gross Sales. Recapture Rights: No Lease Provision. Audit Right: No Lease Provision. (Lease, Sec. 4.3, 4.4, Pg. 9-10)	Original Lease
Permitted Use	Children's hair cutting services and sale of other products or services incidental or related to children or the care of children's hair. (Lease, BLP, 1.1(C), 2.5, Pg. 1, 5)	Original Lease
Premises Notes	Premises: Store Number 15230 , containing approximately 1,333 RSF in Ravinia Plaza, as shown on Exhibit B having an address of 15230 South La Grange Road, Orland Park, Illinois. (Lease, Sec. BLP, 1.1(A), Pg. 1)	Original Lease
Prohibited Use	No Lease Provision	Original Lease
Promotion Fund	No Lease Provision	Original Lease
Radius Restrictions	1 mile from any exterior boundary of the S/C. (Lease, Sec. BLP, 1.1(P), Pg. 2)	Original Lease
REA Notes	No Lease Provision	Original Lease
Real estate Tax	PRS: PRS of the S/C shall be the percentage = a fraction, the numerator of which shall be the SF of the Premises and the Denom of which shall be the constructed floor area leased in the S/C. In no event, however, will T's PRS be calculated on the basis of less than 80% of the constructed leasable area of the S/C. Denominator Exclusions: shall exclude any area in the S/C or portion thereof which is either: (i) leased to Anchor T's or is w/in an outlet of the S/C (as shown on the Plot Plan); or (ii) is not owned by LL. Said percentage shall hereinafter be referred to as T's "PRS". Estimates and its frequency: \$6.45 per SF/annum. T shall pay to LL monthly, in advance, on the first day of each month, as Additional Rent, an amount = one-twelfth (1/12th) the estimated Taxes. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: Standard exclusions. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease Provision. (Lease, Sec. BLP, 1.1(N), 4.6(A), Pg. 2, 6, 10-11)	Original Lease
Sales Kickout	No Lease Provision	Original Lease

Security Deposit	ICPM agrees that it shall apply T's Security Deposit in the amount of \$1,943.96 towards T's Minimum Monthly Rent obligations for the month of April, 2011. Thereafter, T shall not be required to submit any additional Security Deposit. (1st Amend, Sec. 12, Pg. 3; Lease, Sec. BLP, 1.1(H), 14.1, Pg. 1, 23)	Original Lease
Signage	Consent: T will not place or permit on any exterior door or window or any wall of the Premises, any sign, awning, canopy, advertising matter, decoration, lettering or other thing of any kind which does not comply w/ Exhibit E. All signs must be approved by LL. Signage Rights: T installs any signage in violation, (i) LL shall have the right to remove the same after the giving of five (5) days prior written notice, and (ii) if LL does not elect to remove such signage, T shall pay LL an amount = \$50.00 /day for each day T fails to remove such violating signage. The foregoing shall be in addition to all rights and remedies contained in the Lease. Pylon Sign: No Lease Provision. (Lease, Sec. 10.4, Pg. 18)	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 liens of any mortgages or any lien resulting, from any method of financing or refinancing (hereinafter collectively referred to as "Mortgage") now or hereafter existing against all or any part of the S/C owned by the LL. (Lease, Sec. 12.3, Pg. 21)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	Allowance Amount: \$5.00 per SF in the Premises and \$6,665.00. Unused Portion Rent Credit: No Lease Provision. Payment Descriptions: W/in 30 days of the T's Work shall have been completed in all respects and in accordance w/ the provisions of the Lease, all Exhibits thereto and T's plans and specifications, See Lease for complete details. Supervision/Management Fee: No Lease Provision. (Lease, BLP, Sec. 1.1 (K), 3.7, Pg. 2, 8)	Original Lease
Tenant Restrictions	T Restrictions: T covenants and agrees that it will: not place or maintain any merchandise, vending machines or other articles in any vestibule or entry of the Premises or outside the Premises; store garbage, trash, rubbish and other refuse in rat-proof and insect-proof containers inside the Premises, and remove the same frequently and regularly and, if directed by LL, by such means and methods and at such times and intervals as are designated by LL, all at T's cost: not use any advertising medium that might constitute a nuisance, such as loudspeakers, sound amplifiers, phonographs or radios, or television broadcasts in a manner which can be heard outside of the Premises of the T; keep all mechanical equipment free of vibration and noise and in good working order and condition; not commit or permit waste or a nuisance upon the Premises; not permit or cause odors to emanate or be dispelled from the Premises; not solicit business in the Common Area of the S/C; comply w/ all laws, recommendations, ordinances, rules and regulations of governmental, public, private and other authorities and agencies, including specifically, but not by way of limitation, those which relate to environment, insurance, rates and/or the Williams-Steiger Occupational Safety and Health Act; light the show windows of the Premises and all signs each night of the year and keep same lit for not less than one (1) hour after the Premises is permitted to be closed: not permit any noxious, toxic or corrosive fuel or gas, dust or dirt on the Premises; not place a load on any floor in the S/C which exceeds the floor load per SF which such floor was designed to carry, not serve, dispense or otherwise permit the use of alcoholic, beverages from the Premises, unless such service or dispensation has been expressly permitted. (Lease, Sec. 8.3, Pg. 15)	Original Lease
Tenant's Insurance Requirement	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 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 (if necessary) 6. Umbrella (Excess) Insurance minimum of: \$5,000,000 7. Worker's Compensation must have WC Statutory Limits 8. Employers Liability policy limits minimum of: \$1,000,000 for each accident. 9. Employers Liability policy limits minimum of: \$1,000,000 for each disease - employee, 10. Employers Liability policy limits minimum of: \$1,000,000 for each disease - policy limit. Additional Insured endorsement of: 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 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 Notwithstanding the foregoing and anything to the contrary contained in the Lease, (a) T may self-insure for any loss or damage of the type covered by a standard "All-Risk" policy w/ respect to T's property. Additional Insured endorsement of: IRC Retail Centers LLC and IRC Ravinia Plaza, L.L.C., a Delaware limited liability company, shall be endorsed as additional insured on liability policies and such insurance is primary non-contributory w/ any other insurance available to owner and properly manager. Any and all references in the Lease to "LL" are hereby deemed to mean IRC Ravinia Plaza, L.L.C. and IRC Retail Centers LLC, and each of their respective affiliated successor and assigns. (2nd Amend, Sec. 4, Pg. 2)	Original Lease
Term Notes	Lease Commencement date: The Lease Commencement date is contingent. Commencing on the earlier of (i) the date T opens for business or (ii) 60 days after expiration of the T's Construction Period. Hence, Abstract assumes to reflect the Commencement date as 02/12/2005. Rent Commencement date: 02/12/2005. Lease Expiration date: 12/31/2022. (2nd Amend, Sec. 1, Pg. 1; Lease, Sec. 1.1(B), BLP, Pg. 1)	Original Lease



TT Maintenance

T shall at all times keep the Premises (including all entrances and vestibules) and all partitions, windows and window frames and moldings, signs, glass, doors, door openers, fixtures, equipment and appurtenances thereof (including lighting, heating, electrical, plumbing, ventilating and air conditioning fixtures and systems and other mechanical equipment and appurtenances) and all parts of the Premises not required herein to be maintained by LL, in good order, condition and repair, and clean (including redecorating), orderly, sanitary and safe, damage by unavoidable casualty excepted (including, but not limited to, doing such things, at T's sole cost and expense, as are necessary to cause the Premises to comply w/ applicable laws, ordinances, rules, regulations, directions, requirements and orders of governmental and public bodies and agencies which are now in force or which may hereafter be in force, which shall impose any duty upon LL or T w/ respect to the use, occupation or alteration of the Premises, such as, but not limited to, the Williams-Steiger Occupational Safety and Health Act and the Americans w/ Disabilities Act. If replacement of equipment, fixtures, units, systems and appurtenances thereto are necessary, T shall replace the same w/ equipment, fixtures, units, systems and appurtenances of the same quality, and repair all damages done in or by such replacement. T shall be obligated to pay its PRS of the cost of replacing or altering the HVAC system for the Premises which occurs as a result of any governmental mandatory regulation, law or the like, related to the elimination of chlorofluorocarbons in the HVAC system. (Lease, Sec. 16-17)

Original Lease

Utilities

Premises: LL, T shall be solely responsible for and promptly pay all charges for use or consumption of sewer, gas, electricity, water, scavenger and all other utility services (the "Utilities") w/ respect to the Premises. Separately Metered/Non Separately Metered: L shall have the right, but not the obligation, to furnish, and in such event T shall purchase from LL, any such utility services as LL desires. If LL elects to supply or contract w/ any other party to supply any such utility services, T shall purchase and pay for the same as Additional Rent at a rate determined and published by LL from time to time. Said rate shall be reasonably competitive w/ rates which T would be charged by the utility company which would otherwise furnish such service to the Premises. (Lease, Sec. 7.1, Pg. 13)

Original Lease

**Contacts**

Role	Company	Name	Address	Phone	Email
Billing	Re: Cool Cuts for Kids 66037	Regis Corporation	7201 Metro Blvd,Minneapolis,MN 55439		rent@regiscorp.com
CAM	Re: Cool Cuts for Kids 66037	Regis Corporation	7201 Metro Blvd,Minneapolis,MN 55439		
Commercial Cafe Contact		Regis Corporation	No address Listed		
Emergency Contact Name		Julie Feigel	No address Listed	(708) 269-5946 x (Office)	
Emergency Contact Name		Lisa Casner - District Mgr.	No address Listed	(708) 439-9099 x (Office)	
Gross Sales		Regis Corporation-CCK 66037	7201 Metro Blvd,Minneapolis,MN 55439		
Insurance		Samantha Dixon	No address Listed	(817) 571-6089 x (Office)	
Notice1		Regis Corp	7201 Metro Blvd,Minneapolis,MN 55439		
Other		Cool Cuts 4 Kids	1701 W Eulesse Blvd Ste 200,Eulesse,TX 76040	(817) 571-6089 x (Office)	
Store Contact		Cool Cuts For Kids	15230 S Lagrange Rd,Orland Park,IL 60462	(708) 226-9871 x (Office)(708) 226-9873 x (Other 1)	
Store Contact		Samatha (Sam) Friedl	No address Listed	(708) 226-9871 x (Office)	srfri4@regisconnect.com
Store Contact		Vicki Madritsch - Mgr.	No address Listed	(708) 226-9871 x (Office)	
Taxes	Re: Cool Cuts for Kids 66037	Regis Corporation	7201 Metro Blvd,Minneapolis,MN 55439		rent@regiscorp.com

Lease : Sun Achievement Corp. (t0002595)

## Lease Information

<b>Name</b>	Sun Achievement Corp.	<b>Status</b>	Current
<b>DBA</b>	Huntington Learning Center #XS1	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	EDUCATIONAL/ENVIRONMENT
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	1,920.00 (GLA)
<b>Customer</b>	Huntington Learning Center	<b>Area</b>	1,920.00 (GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	usd 37,449.60
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	usd 19.51
		<b>Deposit</b>	3,238.20
		<b>Lease Term</b>	From 2/1/1998 To 7/31/2022
<b>Primary Contact</b>			
<b>Name</b>	Sun Achievement Corp.		
<b>Office Phone</b>	(708) 226-0422 x		
<b>Cell Phone</b>			
<b>E-Mail</b>	niranjansundaram@gmail.com		

## Space

Unit	Building	Floor	Area	Amendment Type
007		1	1,920.00	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	2/1/1998	1/31/1999	2,080.00	Monthly	Monthly	Flat Amt	usd		1,920.00	1.08 / Mo	0.00	Original Lease	007
prev	Base Rent - Previous Owner	2/1/1999	1/31/2001	2,160.00	Monthly	Monthly	Flat Amt	usd		1,920.00	1.13 / Mo	0.00	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2001	1/31/2002	2,224.80	Monthly	Monthly	Flat Amt	usd		1,920.00	1.16 / Mo	0.00	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2002	1/31/2003	2,291.54	Monthly	Monthly	Flat Amt	usd		1,920.00	1.19 / Mo	0.00	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2003	1/31/2004	2,360.29	Monthly	Monthly	Flat Amt	usd		1,920.00	1.23 / Mo	0.00	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2004	1/31/2005	2,431.10	Monthly	Monthly	Flat Amt	usd		1,920.00	1.27 / Mo	0.00	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2005	1/31/2006	2,504.03	Monthly	Monthly	Flat Amt	usd		1,920.00	1.30 / Mo	0.00	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2006	10/25/2006	2,579.15	Monthly	Monthly	Flat Amt	usd		1,920.00	1.34 / Mo	0.00	Original Lease	007
prev	Base Rent - Previous Owner	10/26/2006	1/31/2007	2,579.15	Monthly	Monthly	Flat Amt	usd		1,920.00	1.34 / Mo	0.00	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2007	1/31/2008	2,680.00	Monthly	Monthly	Flat Amt	usd		1,920.00	1.40 / Mo	0.00	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2008	1/31/2009	2,774.40	Monthly	Monthly	Flat Amt	usd		1,920.00	1.45 / Mo	0.00	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2009	1/31/2010	2,870.40	Monthly	Monthly	Flat Amt	usd		1,920.00	1.50 / Mo	0.00	Original Lease	007

prev	Base Rent - Previous Owner	2/1/2010	1/31/2011	2,971.20	Monthly	Monthly	Flat Amt	usd	1,920.00	1.55 / Mo	0.00	Original Lease	007	
prev	Base Rent - Previous Owner	2/1/2011	7/31/2011	3,075.20	Monthly	Monthly	Flat Amt	usd	1,920.00	1.60 / Mo	0.00	Original Lease	007	
prev	Base Rent - Previous Owner	8/1/2011	1/31/2012	2,560.00	Monthly	Monthly	Flat Amt	usd	1,920.00	1.33 / Mo	0.00	Original Lease	007	
prev	Base Rent - Previous Owner	2/1/2012	7/31/2012	2,560.00	Monthly	Monthly	Flat Amt	usd	1,920.00	1.33 / Mo	0.00	Original Lease	007	
prev	Base Rent - Previous Owner	8/1/2012	5/31/2013	2,611.20	Monthly	Monthly	Flat Amt	usd	1,920.00	1.36 / Mo	0.00	Original Lease	007	
brre	Base Rent - Retail	6/1/2013	7/31/2013	2,611.20	Monthly	Monthly	Flat Amt	usd	1,920.00	1.36 / Mo	0.00	Original Lease	007	
brre	Base Rent - Retail	8/1/2013	7/31/2014	2,664.00	Monthly	Monthly	Flat Amt	usd	1,920.00	1.39 / Mo	0.00	Original Lease	007	
brre	Base Rent - Retail	8/1/2014	7/31/2015	2,716.80	Monthly	Monthly	Flat Amt	usd	1,920.00	1.42 / Mo	0.00	Original Lease	007	
brre	Base Rent - Retail	8/1/2015	7/31/2016	2,771.20	Monthly	Monthly	Flat Amt	usd	1,920.00	1.44 / Mo	0.00	Original Lease	007	
brre	Base Rent - Retail	8/1/2016	7/31/2017	2,827.20	Monthly	Monthly	Flat Amt	usd	1,920.00	1.47 / Mo	0.00	Original Lease	007	
brre	Base Rent - Retail	8/1/2017	7/31/2018	2,883.20	Monthly	Monthly	Flat Amt	usd	0.00	1,920.00	1.50 / Mo	0.00	Original Lease	007
brre	Base Rent - Retail	8/1/2018	7/31/2019	2,940.80	Monthly	Monthly	Flat Amt	usd	0.00	1,920.00	1.53 / Mo	0.00	Original Lease	007
brre	Base Rent - Retail	8/1/2019	7/31/2020	2,999.62	Monthly	Monthly	Flat Amt	usd	0.00	1,920.00	1.56 / Mo	0.00	Original Lease	007
brre	Base Rent - Retail	8/1/2020	7/31/2021	3,059.61	Monthly	Monthly	Flat Amt	usd	0.00	1,920.00	1.59 / Mo	0.00	Original Lease	007
brre	Base Rent - Retail	8/1/2021	7/31/2022	3,120.80	Monthly	Monthly	Flat Amt	usd	0.00	1,920.00	1.63 / Mo	0.00	Original Lease	007
came	CAM Estimated Escrow	6/1/2013	3/31/2015	440.59	Monthly	Monthly	Flat Amt	usd	1,920.00	0.23 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	4/1/2015	2/28/2017	486.24	Monthly	Monthly	Flat Amt	usd	1,920.00	0.25 / Mo	0.00	Original Lease	007	
came	CAM Estimated Escrow	3/1/2017	7/31/2017	486.24	Monthly	Monthly	Flat Amt	usd	0.00	1,920.00	0.25 / Mo	0.00	Original Lease	007
came	CAM Estimated Escrow	8/1/2017	7/31/2022	541.08	Monthly	Monthly	Flat Amt	usd	0.00	1,920.00	0.28 / Mo	0.00	Original Lease	007
rete	Real Estate Tax Escrow	6/1/2013	10/31/2013	1,201.35	Monthly	Monthly	Flat Amt	usd	1,920.00	0.63 / Mo	0.00	Original Lease	007	
rete	Real Estate Tax Escrow	11/1/2013	8/31/2014	935.10	Monthly	Monthly	Flat Amt	usd	1,920.00	0.49 / Mo	0.00	Original Lease	007	
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	1,200.77	Monthly	Monthly	Flat Amt	usd	1,920.00	0.63 / Mo	0.00	Original Lease	007	
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	1,012.89	Monthly	Monthly	Flat Amt	usd	1,920.00	0.53 / Mo	0.00	Original Lease	007	
rete	Real Estate Tax Escrow	11/1/2016	2/28/2017	1,125.44	Monthly	Monthly	Flat Amt	usd	1,920.00	0.59 / Mo	0.00	Original Lease	007	
rete	Real Estate Tax Escrow	3/1/2017	10/31/2017	1,125.44	Monthly	Monthly	Flat Amt	usd	0.00	1,920.00	0.59 / Mo	0.00	Original Lease	007
rete	Real Estate Tax Escrow	11/1/2017	11/30/2018	1,136.36	Monthly	Monthly	Flat Amt	usd	0.00	1,920.00	0.59 / Mo	0.00	Original Lease	007
rete	Real Estate Tax Escrow	12/1/2018	9/30/2019	1,122.33	Monthly	Monthly	Flat Amt	usd	0.00	1,920.00	0.58 / Mo	0.00	Original Lease	007
rete	Real Estate Tax Escrow	10/1/2019	7/31/2022	1,148.27	Monthly	Monthly	Flat Amt	usd	0.00	1,920.00	0.60 / 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	6/1/2013	7/31/2013								Original Lease	007
brre	Base Rent - Retail	8/1/2013	7/31/2014								Original Lease	007
brre	Base Rent - Retail	8/1/2014	7/31/2015								Original Lease	007
brre	Base Rent - Retail	8/1/2015	7/31/2016								Original Lease	007
brre	Base Rent - Retail	8/1/2016	7/31/2017								Original Lease	007

brre	Base Rent - Retail	8/1/2017	7/31/2018	Original Lease	007
brre	Base Rent - Retail	8/1/2018	7/31/2019	Original Lease	007
brre	Base Rent - Retail	8/1/2019	7/31/2020	Original Lease	007
brre	Base Rent - Retail	8/1/2020	7/31/2021	Original Lease	007
brre	Base Rent - Retail	8/1/2021	7/31/2022	Original Lease	007
came	CAM Estimated Escrow	3/1/2017	7/31/2017	Original Lease	007
came	CAM Estimated Escrow	8/1/2017	7/31/2022	Original Lease	007
came	CAM Estimated Escrow	4/1/2015	2/28/2017	Original Lease	007
came	CAM Estimated Escrow	6/1/2013	3/31/2015	Original Lease	007
prev	Base Rent - Previous Owner	2/1/1998	1/31/1999	Original Lease	007
prev	Base Rent - Previous Owner	2/1/1999	1/31/2001	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2001	1/31/2002	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2002	1/31/2003	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2003	1/31/2004	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2004	1/31/2005	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2005	1/31/2006	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2006	10/25/2006	Original Lease	007
prev	Base Rent - Previous Owner	10/26/2006	1/31/2007	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2007	1/31/2008	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2008	1/31/2009	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2009	1/31/2010	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2010	1/31/2011	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2011	7/31/2011	Original Lease	007
prev	Base Rent - Previous Owner	8/1/2011	1/31/2012	Original Lease	007
prev	Base Rent - Previous Owner	2/1/2012	7/31/2012	Original Lease	007
prev	Base Rent - Previous Owner	8/1/2012	5/31/2013	Original Lease	007

rete	Real Estate Tax Escrow	6/1/2013	10/31/2013								Original Lease	007
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016								Original Lease	007
rete	Real Estate Tax Escrow	11/1/2016	2/28/2017								Original Lease	007
rete	Real Estate Tax Escrow	11/1/2013	8/31/2014								Original Lease	007
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015								Original Lease	007
rete	Real Estate Tax Escrow	11/1/2017	11/30/2018								Original Lease	007
rete	Real Estate Tax Escrow	12/1/2018	9/30/2019								Original Lease	007
rete	Real Estate Tax Escrow	10/1/2019	7/31/2022								Original Lease	007
rete	Real Estate Tax Escrow	3/1/2017	10/31/2017								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	operexp	_snow	Snow Expenses	1/1/2018	7/31/2022	12		0.00	6,311.04	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					4.00		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	007	operexp	_utility	Utility Expenses	1/1/2018	7/31/2022	12		0.00	6,311.04	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					4.00		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	007	operexp	_camext2	CAM Exterior Expenses - Spl Allocation	1/1/2018	7/31/2022	12		0.00	6,311.04	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					4.00		0.00	GLA		94255.0000	

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	retax	_retaxes	Real Estate Tax Expenses	2/1/1998	7/31/2022	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	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 %
Original Lease	007	operexp	_camintr	CAM Interior Expenses	1/1/2018	7/31/2022	12		0.00	6,311.04	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					4.00		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	007	operexp	_capamrt	Capital Replacement Amort	1/1/2018	7/31/2022	12		0.00	6,311.04	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					4.00		0.00	GLA		GLA	
Original Lease	007	operexp	_fire	Fire Expenses	1/1/2018	7/31/2022	12		0.00	6,311.04	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					4.00		0.00	GLA		GLA	
Original Lease	007	operexp	_insur	Insurance Expenses	1/1/2018	7/31/2022	12		0.00	6,311.04	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					4.00		0.00	GLA		GLA	
Original Lease	007	operexp	_mgmtfee	Management Fees	1/1/2018	7/31/2022	12		0.00	6,311.04	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					4.00		0.00	GLA		GLA	
Original Lease	007	operexp	_security	Security Expenses	1/1/2018	7/31/2022	12		0.00	6,311.04	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					4.00		0.00	GLA		GLA	
Original Lease	007	operexp	_admin	Operational Expenses	1/1/2018	7/31/2022	12		0.00	6,311.04	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					4.00		0.00	GLA		GLA	
Original Lease	007	operexp	_bldgexp	Building Expenses	1/1/2018	7/31/2022	12		0.00	6,311.04	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					4.00		0.00	GLA		GLA	
Original Lease	007	operexp	_camextr	CAM Exterior Expenses	1/1/2018	7/31/2022	12		0.00	6,311.04	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					4.00		0.00	GLA		GLA	

N N 4.00 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
Original Lease	Original Lease	Activated	294	2/1/1998	7/31/2022	007

**Options**

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Renewal	Active		7/31/2022	2/1/2022	Renewal Option	Original Lease

**Other Lease Provisions / Clauses**

Reference	Name	Description	Amendment Type
	Exclusivities-X	LEASE RIDER II: Landlord agrees that provided Tenant is not in default of this Lease, Landlord shall not lease any additional space within the Shopping Center (as shown on Exhibit A) to a Tenant like Sylvan Learning Center, Learning Techniques, or Kaplin whose primary use is in SAT or ACT test preparedness and teaching fundamental reading, writing and math skills. In the event Landlord shall lease space in the Shopping Center to a Tenant who violates the above exclusive and Tenant is not in default, Tenant shall have the option to terminate this Lease, which option shall be exercisable upon ninety (90) days written notice to Landlord within thirty (30) days after the opening for business of such other store in the Shopping Center. It is expressly acknowledged and agreed that in no event does this clause apply to Borders Books and Tapes, land and building thereon not owned by Landlord or presently executed leases. Additionally, in no way does this exclusive apply to learning centers whose primary business is the teaching of computer or computer related skills. Tenant hereby agrees to indemnify Landlord, its officers, directors, partners, employees and agents and any mortgage or master Landlord of the Shopping Center from and against any and all third party claims, actions, damages, liability, cost and expense, including attorneys fees, that arise from or out of the foregoing covenant. Landlord agrees that if Tenant shall perform all of the covenants and agreements herein required to be performed by Tenant, Tenant shall, subject to the terms of this Lease, at all times during the continuance of this Lease have the peaceable and quiet enjoyment and possession of the Leased premises. Exclusive Uses: 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 existing tenants in the Shopping Center, 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: an educational learning center for Kindergarten through 12th grade, providing services that include instruction in reading, math, science, study skills, exam prep for the ACT and SAT exams, and related academic areas. i. Tenants Exclusive Right is subject to the following express limitations: Tenant acknowledges that the use clauses in the existing tenants leases do not violate Tenants Exclusive Right; 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; Tenants Exclusive Right shall only be effective so long as Tenant continuously operates its exclusive business in the entire Premises; Tenants Exclusive Right shall automatically terminate and be of no further force or effect upon the 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: 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 Tenants Exclusive Use; and Landlord provides notice of the lease or license agreement violation to such other tenant or occupant; and 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.	Original Lease
	Tenant Restrictions	No Lease Provision	Original Lease
	Abatement	No Lease Provision	Original Lease

Access	LL shall have the right to enter upon the Premises at any reasonable time for the purpose of inspecting the same, or of making repairs to the Premises, or of making repairs, alterations or Additions to adjacent premises, or of showing the Premises to prospective purchasers, tenants or lenders. During the period that is six months prior to the end of the Lease Term and at any time T is in default hereunder and such default has remained uncured for at least thirty days, LL shall have the right to erect on the Premises suitable signs indicating that the Premises are available for lease. use of the roof above the Premises Is reserved to LL. (Lease, Sec. 10, Pg. 6)	Original Lease
Assignment/Sublease	Consent: T shall not assign or in any manner transfer the Lease or any estate or interest therein, or sublet the Premises or any part thereof or grant any license, concession or other right to occupy any portion of the Premises w/out the prior written consent of LL. Profit Sharing: 100%. Assignment Fee: \$2,000.00. Permitted Assignment: No Lease Provision. Recapture Rights: LL shall have the option, in its sole discretion, in the event of any proposed subletting or assignment submitted to LL, to terminate the Lease, or in the case of a proposed subletting of less than the entire Premises, to recapture the portion of the Premises to be sublet, as of the date the subletting or assignment is to be effective. The option shall be exercised by LL giving T written notice thereof w/in 60 days following LL's receipt of T's written notice. (Assignment and Amendment, Sec. 8 (c), Pg. 3; 2nd Amend, Sec. 15(f), Pg. 5; Lease, Sec. 17.3, Pg. 9)	Original Lease
Base Rent	Rent Changeover Day: On or before the first day of each month. Proration: If the CD is other than the first day of the calendar month, there shall be due and payable on or before such date as that proportion of the Monthly Payment specified for the first full calendar month as herein provided, which the number of days from the CD shall fall bears to the total number of days in such month. Lease Year: No Lease provision. Prepaid Rent: No Lease provision. (Lease, Sec. 4.2, Pg. 2-3)	Original Lease
Brokers	LL and T Broker: CB Commercial and Winner's Edge Realty. Commission: Other than any broker, T shall be responsible for payment and holds LL harmless from such claim for commission or fees. (Lease, Sec. 27.7, Pg. 15)	Original Lease
CAM Notes	PRS: The cost of operation and maintenance of the Common Area shall be computed on the ratio that the total area of the Premises bears to the number of SF of leasable space w/in the S/C. Denominator Exclusions: No Lease Provision. Estimates and its frequency: \$158.40/month. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: 15%. CAP and its exclusions: 4% over the prior year's reconciliation amounts. Capital Expense: Reasonably amortized by the LL, w/ Interest at the LL of 18% /annum or the highest rate permitted by law on the unamortized amount, of any capital improvement which is reasonably calculated to reduce operating expenses or which is required under any governmental laws. Exclusion: No Lease Provision. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease Provision. (2nd Amend, Sec. 15(b), Pg. 4; Lease, Sec. 1(m), 6, Pg. 1, 3-4)	Original Lease
Co-Tenancy	No Lease Provision	Original Lease
Default	Monetary: When due, continue for a period of 10 days of notice from LL. Non-Monetary: W/in 10 days of notice from LL. (Lease, Sec. 19.1, Pg. 10)	Original Lease
Estoppel	T agrees that it will from time to time, upon request by LL, execute and delivery to LL within 5 days after demand therefore an Estoppel Certificate. (Lease, Sec. 27.8, Pg. 15)	Original Lease
Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	Guarantor Name: Niranjan Sundaram and Laurie Sundaram. 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 and any other sums payable by T under the Lease. (Assignment and Amendment, Exhibit E, Pg. 8-9)	Original Lease
Holdover	MTM tenancy, 200% of Rent and 100% of additional rent of the Lease. (Lease, Sec. 21.1, Pg. 13)	Original Lease
Insurance	PRS: Fraction, the numerator of which shall be the number of leasable SF of floor space in the Premises and the Denom of which shall be the number of SF of all stores in the S/C. Denominator Exclusions: No Lease Provision. Estimates and its frequency: Initially, \$8.00/month and pay monthly. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: The Insurance Escrow payment account of T shall be reconciled annually. Audit Right: No Lease Provision. (Lease, Sec. 1(n), 13.4 Pg. 1, 7)	Original Lease
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Work	No Lease Provision	Original Lease
Late Fee	Late Charge: If Tenant should fail to pay to Landlord when due any installment of rental or other sum to be paid, Tenant will pay Landlord on demand a late charge of 5% of such installment or other sun overdue in any month (with a minimum charge of \$50.00 In any one month) and 5% each month thereafter until paid in full. Interest: No Lease Provision. NSF Fee: No Lease Provision. (Lease, Sec. 25.1, Pg. 14)	Original Lease
List of Documents	1) Shopping Center Lease dated 10/29/1997. 2) Amendment to Lease dated 01/26/2006. 3) Second Lease Amendment dated 08/08/2011. 4) Assignment and Assumption of Lease and Amendment dated 12/31/2012. 5) Option Notice Letter dated 01/25/2017 (Ltr1)	Original Lease



LL Maintenance	LL shall, at its expense, keep the foundation, the structural soundness of the exterior walls in good repair and replace when necessary the roof of the Premises, except that LL shall not be required to pay for any repairs occasioned by the act or negligence of T, its agents, employees, subtenants, tenants and concessionaires, which repairing shall be paid for by T, including the amount of any insurance deductible required to be paid under any insurance policy. T shall not be permitted to enter upon the roof of any bldg w/out LL prior consent, for any repairs to any roof necessary, tenant shall immediately give written notice thereof to LL and LL shall not be responsible in any way for failure to make any such repairs until a reasonable time shall have elapsed after delivery of such written notice. (Lease, Sec. 8.1, Pg. 5)	Original Lease
Miscellaneous	Trash: T will store all trash and garbage w/in the area designated by LL for such trash pick-up and removal and only in receptacles of the size, design and color from time to time prescribed by LL. Receiving and delivery of goods and merchandise and removal of garbage and trash shall be made only in the manner and areas from time to time prescribed by LL. LL may, at its sole option, arrange for collection of all trash and garbage and, should LL exercise such elections. T's PRS of the cost thereof will be part of its Common Area Maintenance Charge. T shall not operate an incinerator or burn trash or garbage w/in the S/C. Currently trash collection is part of T's common area expense. (Lease, Sec. 7.4, Pg. 5)	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 may from time to time substitute for any parking area other areas or multi-level parking facilities reasonably accessible to the tenants of the S/C. If any part of the Common Area shall be taken as aforesaid, the Lease shall not terminate, nor shall the rental payable hereunder be reduced, except that either LL or T may terminate the Lease if the area of the Common Area remaining following such taking plus any additional parking area provided by LL in reasonable proximity to the S/C shall be less than 70% of the area of the Common Area immediately prior to the taking. T and T's employees and agents shall not solicit business in the Common Area, nor shall T distribute any handbills or other advertising matter in automobiles parked in the parking area of the Common Area. (Lease, Sec. 6.2, 16.3, 27.14, Pg. 4, 9, 15)	Original Lease
Penalty for Violating Exclusive	Anything to the contrary notwithstanding, 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: 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 LL provides notice of the lease or license agreement violation to such other tenant or occupant; and LL 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, LL shall not be required to appeal any adverse decision denying Judicial Relief. Per Rider II of the Lease, if LL shall lease space in the S/C to a T who violates the above exclusive and T is not in default, T shall have the option to terminate the Lease, which option shall be exercisable upon 90 days written notice to LL w/in 30 days after the opening for business of such other store in the S/C. It is expressly acknowledged and agreed that in no event does this clause apply to Border's Books and Tapes, land and bldg thereon not owned by LL or presently executed leases. Additionally, in no way does this exclusive apply to learning centers whose primary business is the teaching of computer or computer related skills. (2nd Amend, Sec. 16(d), Pg. 6-7; Lease, Rider 2)	Original Lease
Percentage Rent Information	Percentage Rent rate: No Lease provision. Breakpoint Type: No Lease provision. Sales Report Frequency: On or before the 10th day of each calendar quarter during the term of this lease, Tenant shall prepare and deliver to Landlord at the place designated by landlord a statement of Gross Sales made quarter during the preceding calendar quarter. Payment Frequency: No Lease provision. Sales Exclusions: Gross Sales shall not include, however, any sums collected and paid out for any sales or direct excise tax Imposed by any duty constituted governmental authority, nor shall it include the exchange of merchandise between the stores of T, if any, where such exchanges are made solely for the convenient operation of the business of T and not for the purpose of consummating a sale which has theretofore been made in or from the Premises end/or for the purpose of depriving LL of the benefit of a sale which otherwise would be made 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 date when the merchandise sold, or some part thereof, is thereafter returned by purchaser and accepted by T, nor sales of T's fixtures. Recapture Rights: No Lease provision. Audit Right: All such books and records shall be retained and preserved for at least 24 months after the end of the calendar year to which they relate, and shall be subject to inspection and audit by LL and its agents at all reasonable times. (Lease, Sec. 5, Pg. 3)	Original Lease
Permitted Use	The operation of a learning and exam preparation center for children and adults specializing in reading, English, Verbal skill, math, study skills, ACT and SAT preparation and related areas. (Lease, Sec. 1(r), Pg. 1)	Original Lease
Premises Notes	Premises located at 15226 South LaGrange Road commonly known as Ravinia Plaza Shopping Center located in the Village of Orland Park, Cook County, Illinois. SF: 1,920. (Lease, Sec. 1(g), Pg. 1)	Original Lease

Prohibited Use	T acknowledges that T's permitted use does not include use of the Premises for: i) Sales of wicker and rattan furniture from an area greater than 10% of the T's sales area; ii) A store, which as its primary business, sells traditional custom upholstered furnishings; iii) A store whose primary business is the sale of window treatments and/or wall coverings. Primary business being defined for the purposes of this article as 501/a or more of the gross receipts of the store; iv. Sales and display of cosmetics and fragrances not to exceed 15% of T's sales area. v) The sale of (A) books, (B) periodicals, (C) video products (but not video hardware), (D) CD-ROM and other multi-media computer software (provided this shall not restrict other Ts' ability to sell so-called "productivity" or "application" software products such as word processing, spreadsheet and similar software products), and/or (D) music products (but not music hardware), in any current or future format of such enumerated items, unless the subject matter of such items is directly related and ancillary to the primary use of such other T's premises and not more than 150 SF of surface display area is devoted to the retail display of such related items. See Lease for Complete Details. (Lease Rider 1, Pg. 1)	Original Lease
Promotion Fund	In the event that LL shall organize a merchants Association com-posed of tenants in the S/C, T agrees that it will join, actively participate, and maintain current membership in such association, will pay such ales and assessments as may be fixed and determined from time to time by the association and sill comply w/ such group advertising, reasonable bylaws, rules and regulations an may be adopted from time to time by the association. (Lease, Sec. 23.1, Pg. 14)	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 Taxes on the S/C shall be computed by multiplying the Tares by a fraction, the numerator of which shall be the number of SF of floor space in the Premises and the Denom of which shall be the number of SF of all stores in the S/C. However, LL shall make appropriate adjustments of sold Denom In the event more space In the Shopping center is leased during the applicable year. Denominator Exclusions: No Lease Provision. Estimates and its frequency: \$916.80/month and pay monthly. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: Income taxes or profit taxes and will not, unless such are mad a substitute for the Real Estate Tax. Reconciliation Deadline: The Insurance Escrow payment account of T shall be reconciled annually. Audit Right: No Lease Provision. (Lease, Sec. 1(o), 18.2, Pg. 1, 10)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	Amount: \$3,238.20. Return and Interest: W/out interest, The security deposit shall be returned in full to T at the end of the term of the lease, or upon the earlier termination of the Lease. Reduction/Increase: No Lease Provision. (Lease, Sec. 1(p), 27.12 Pg. 1, 15)	Original Lease
Signage	Consent: T shall not, w/out LL's prior written consent (a) make any changes to or paint the Store front or (b) install any exterior lighting, decorations or paintings; or (c) erect or install any Signs, window or door lettering, placards, decorations or advertising media of any type which can be viewed from the exterior of the Premises, excepting only dignified displays of customary type for its display windows. Signage Rights: All signs shall be kept in good condition and in proper operating order at all times. LL reserves the right to designate a uniform type of sign for the S/C to be installed and paid for by T. Pylon Sign: T shall retain its signage on the pylon sign located along South LaGrange Road for the duration of the Lease and any exercised option terms, w/ the exception of any removal which may be required by the Village of Orland Park or other governmental body. (2nd Amend, Sec. 5(e), Pg. 5; Lease, Sec. 11, Pg. 6)	Original Lease
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease
Subordination	T accepts the Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter created upon the Premises or the S/C, and to any renewals and extensions thereof, but T agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this tease. LL is hereby irrevocably vested w/ full power and authority to subordinate the Lease to any mortgage, deed of trust or other lien hereafter placed upon the Premises or the S/C, and T agrees upon demand to execute such further instruments subordinating the Lease as LL may request. (Lease, Sec. 22.1, Pg. 13)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	Allowance Amount: \$9,600.00. Unused Portion Rent Credit: No Lease Provision. Payment Descriptions: LL receives all final lien waivers and a Certificate of Occupancy, then LL pay to T. Supervision/Management Fee: No Lease Provision. (Lease, Exhibit C)	Original Lease
Tenant's Insurance Requirement	T shall procure and maintain throughout the term of the Lease a policy or policies of insurance, at its sole cost and expense, Insuring both LL and T against all claims, demands or actions arising out of or in connection w/ T's use or occupancy of the Premises, or by the condition of the Premises, the limits of such policy or policies to be in an amount not less than \$1,000,000 in respect of injuries to or death of any one per-son, and in an amount not less than \$1,000,000 in respect of any one accident or disaster, and in an amount not less than \$250,000 in respect of property damaged or destroyed, and to be written by insurance companies satisfactory lo LL. (Lease, Sec. 13.2, Pg. 7)	Original Lease
Term Notes	LCD & RCD: 02/01/1998 (As per lease dated 10/29/1997, CD and RCD has the CD of the Lease shall be 02/01/1998 or the date which T opens the Premises to the public for business, whichever shall first occur, and open date is 12/01/1997? Open date first occurred, However JDE reflects 02/01/1998 as CD and RCD, so abstract reflects as per JDE.) Expiration date: 07/31/2022 (Letter dated 01/25/2017; Lease, Sec. 3.2, Pg. 2)	Original Lease

TT Maintenance T's reimbursement to LL for said HVAC maintenance shall not exceed \$500.00 /year. T shall furnish, maintain and replace all electric light bulbs, tubes and tube casings. T shall keep the Premises in good, Clean condition and shell, at its sole cost and expense, make ell needed repairs and replacements, including replacement of cracked or broken glass, except for repairs end replacements required to be made by LL and shall keep all plumbing units. Pipes and connections free from obstruction end protected against ice end freezing. if any repairs required to be made by T hereunder are not made w/in10 days after written notice delivered to T by LL, LL may, at its option, make such repairs w/out liability shall pay to LL immediately upon demand as additional rental hereunder the cost of such repairs plus 10% of the amount thereof and failure to do so shall constitute an event of default hereunder. (2nd Amend, Sec. 15(c), Pg. 5; Lease, Sec. 8.2, 8.3, 8.4, Pg. 5-6) Original Lease

Utilities Premises: LL agrees to cause to be provided and maintained the necessary mains, conduits and other facilities necessary to supply water, electricity, telephone service and sewerage service to the Premises. T shall promptly pay all charges for electricity, water, gas, telephone service, sewerage service and other utilities furnished to the Premises and shall promptly pay any maintenance charges therefor, LL may, if it so elects, furnish one or more utility services to T, end in such event T shall purchase the use of such services as are tendered by LL, and shall pay on demand as additional rental the rates established therefor by LL which shall not exceed the rates which would be charged for the same services if furnished directly by the local public utility companies. LL may at any time discontinue furnishing any such service w/out obligation to T other than to connect the Premises to the public utility, if any, furnishing such service. Separately Metered/Non Separately Metered: No Lease Provision. (Lease, Sec. 12, Pg. 6) Original Lease

**Contacts**

Role	Company	Name	Address	Phone	Email
Billing		Sun Achievement Corp.	6N021 Oak Run Ct.,St. Charles,IL 60175	(708) 226-0422 x (Office)	niranjansundaram@gmail.com
CAM		Sun Achievement Corp.	6N021 Oak Run Ct.,St. Charles,IL 60175	(708) 226-0422 x (Office)	niranjansundaram@gmail.com
Commercial Cafe Contact		Sun Achievement Corp.	No address Listed		niranjansundaram@gmail.com
Gross Sales		Sun Achievement Corp.	6N021 Oak Run Ct.,St Charles,IL 60175	(708) 226-0422 x (Office)	
Guarantor		Niranjan & Laurie Sundaram	6N021 Oak Run Ct.,St Charles,IL 60175		
Insurance		Sun Achievement Corp.	6N021 Oak Run Ct.,St. Charles,IL 60175	(708) 226-0422 x (Office)	niranjansundaram@gmail.com
Notice1		Sun Achievement Corp	6N021 Oak Run Ct,St. Charles,IL 60175		
Store Contact		Huntington Learning Center	15226 S. LaGrange Rd,Orland Park,IL 60462	(708) 226-0148 x (Office)(708) 226-0150 x (Other 1)	
Store Contact		Niranjan Sundaram	No address Listed	(708) 226-9580 x (Office)	orlandparkil@hlcmail.com
Taxes		Sun Achievement Corp.	6N021 Oak Run Ct.,St. Charles,IL 60175	(708) 226-0422 x (Office)	niranjansundaram@gmail.com

Lease : Oph #1 (t0002598)

**Lease Information**

<b>Name</b>	Oph #1	<b>Status</b>	Current
<b>DBA</b>	The Original Pancake House #1	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	RESTAURANTS (WITHOUT LIQUOR)
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	4,265.00 (GLA)
<b>Customer</b>	The Original Pancake House	<b>Area</b>	4,265.00 (GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	usd 106,481.76
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	usd 24.97
		<b>Deposit</b>	0.00
<b>Primary Contact</b>		<b>Lease Term</b>	From 11/1/1999 To 10/31/2024
<b>Name</b>	Oph Management, LLC		
<b>Office Phone</b>	(708) 349-4121 x		
<b>Cell Phone</b>			
<b>E-Mail</b>	kphillips@ophmgmt.com		

**Space**

Unit	Building	Floor	Area	Amendment Type
019		1	4,265.00	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	11/1/1999	10/31/2003	5,508.96	Monthly	Monthly	Flat Amt	usd		4,265.00	1.29 / Mo	0.00	Original Lease	019
prev	Base Rent - Previous Owner	11/1/2003	10/25/2006	5,686.67	Monthly	Monthly	Flat Amt	usd		4,265.00	1.33 / Mo	0.00	Original Lease	019
prev	Base Rent - Previous Owner	10/26/2006	10/31/2006	5,686.67	Monthly	Monthly	Flat Amt	usd		4,265.00	1.33 / Mo	0.00	Original Lease	019
prev	Base Rent - Previous Owner	11/1/2006	10/31/2009	6,042.08	Monthly	Monthly	Flat Amt	usd		4,265.00	1.42 / Mo	0.00	Original Lease	019
prev	Base Rent - Previous Owner	11/1/2009	10/31/2010	6,223.35	Monthly	Monthly	Flat Amt	usd		4,265.00	1.46 / Mo	0.00	Original Lease	019
prev	Base Rent - Previous Owner	11/1/2010	10/31/2011	6,411.72	Monthly	Monthly	Flat Amt	usd		4,265.00	1.50 / Mo	0.00	Original Lease	019
prev	Base Rent - Previous Owner	11/1/2011	10/31/2012	6,603.64	Monthly	Monthly	Flat Amt	usd		4,265.00	1.55 / Mo	0.00	Original Lease	019
prev	Base Rent - Previous Owner	11/1/2012	5/31/2013	6,802.67	Monthly	Monthly	Flat Amt	usd		4,265.00	1.59 / Mo	0.00	Original Lease	019
brre	Base Rent - Retail	6/1/2013	10/31/2013	6,802.68	Monthly	Monthly	Flat Amt	usd		4,265.00	1.60 / Mo	0.00	Original Lease	019
brre	Base Rent - Retail	11/1/2013	10/31/2014	7,005.26	Monthly	Monthly	Flat Amt	usd		4,265.00	1.64 / Mo	0.00	Original Lease	019
brre	Base Rent - Retail	11/1/2014	10/31/2015	7,214.95	Monthly	Monthly	Flat Amt	usd		4,265.00	1.69 / Mo	0.00	Original Lease	019
brre	Base Rent - Retail	11/1/2015	10/31/2016	7,431.40	Monthly	Monthly	Flat Amt	usd		4,265.00	1.74 / Mo	0.00	Original Lease	019
brre	Base Rent - Retail	11/1/2016	10/31/2017	7,654.34	Monthly	Monthly	Flat Amt	usd		4,265.00	1.79 / Mo	0.00	Original Lease	019
brre	Base Rent - Retail	11/1/2017	10/31/2018	7,883.97	Monthly	Monthly	Flat Amt	usd	0.00	4,265.00	1.85 / Mo	0.00	Original Lease	019
brre	Base Rent - Retail	11/1/2018	10/31/2019	8,120.49	Monthly	Monthly	Flat Amt	usd	0.00	4,265.00	1.90 / Mo	0.00	Original Lease	019

brre	Base Rent - Retail	11/1/2019	10/31/2020	8,364.10	Monthly	Monthly	Flat Amt	usd	0.00	4,265.00	1.96 / Mo	0.00	Renewal	019
brre	Base Rent - Retail	11/1/2020	10/31/2021	8,615.03	Monthly	Monthly	Flat Amt	usd	0.00	4,265.00	2.02 / Mo	0.00	Renewal	019
brre	Base Rent - Retail	11/1/2021	10/31/2022	8,873.48	Monthly	Monthly	Flat Amt	usd	0.00	4,265.00	2.08 / Mo	0.00	Renewal	019
brre	Base Rent - Retail	11/1/2022	10/31/2023	9,139.68	Monthly	Monthly	Flat Amt	usd	0.00	4,265.00	2.14 / Mo	0.00	Renewal	019
brre	Base Rent - Retail	11/1/2023	10/31/2024	9,413.87	Monthly	Monthly	Flat Amt	usd	0.00	4,265.00	2.21 / Mo	0.00	Renewal	019
came	CAM Estimated Escrow	6/1/2013	9/30/2013	1,099.04	Monthly	Monthly	Flat Amt	usd		4,265.00	0.26 / Mo	0.00	Original Lease	019
came	CAM Estimated Escrow	10/1/2013	4/30/2014	1,099.04	Monthly	Monthly	Flat Amt	usd		4,265.00	0.26 / Mo	0.00	Original Lease	019
came	CAM Estimated Escrow	4/1/2014	4/30/2014	250.12	Monthly	Monthly	Flat Amt	usd		4,265.00	0.06 / Mo	0.00	Original Lease	019
came	CAM Estimated Escrow	5/1/2014	3/31/2015	1,161.57	Monthly	Monthly	Flat Amt	usd		4,265.00	0.27 / Mo	0.00	Original Lease	019
came	CAM Estimated Escrow	4/1/2015	7/31/2017	1,483.32	Monthly	Monthly	Flat Amt	usd		4,265.00	0.35 / Mo	0.00	Original Lease	019
came	CAM Estimated Escrow	8/1/2017	9/30/2018	1,783.62	Monthly	Monthly	Flat Amt	usd	0.00	4,265.00	0.42 / Mo	0.00	Original Lease	019
came	CAM Estimated Escrow	10/1/2018	9/30/2019	1,681.17	Monthly	Monthly	Flat Amt	usd	0.00	4,265.00	0.39 / Mo	0.00	Original Lease	019
came	CAM Estimated Escrow	10/1/2019	10/31/2019	1,614.50	Monthly	Monthly	Flat Amt	usd	0.00	4,265.00	0.38 / Mo	0.00	Original Lease	019
came	CAM Estimated Escrow	11/1/2019	10/31/2024	1,614.50	Monthly	Monthly	Flat Amt	usd	0.00	4,265.00	0.38 / Mo	0.00	Renewal	019
merc	Merchant Dues	6/1/2013	9/30/2013	75.00	Monthly	Monthly	Flat Amt	usd		4,265.00	0.02 / Mo	0.00	Original Lease	019
merc	Merchant Dues	10/1/2013	10/31/2019	75.00	Monthly	Monthly	Flat Amt	usd		4,265.00	0.02 / Mo	0.00	Original Lease	019
merc	Merchant Dues	11/1/2019	10/31/2024	75.00	Monthly	Monthly	Flat Amt	usd		4,265.00	0.02 / Mo	0.00	Renewal	019
rete	Real Estate Tax Escrow	6/1/2013	9/30/2013	2,668.63	Monthly	Monthly	Flat Amt	usd		4,265.00	0.63 / Mo	0.00	Original Lease	019
rete	Real Estate Tax Escrow	10/1/2013	10/31/2013	2,668.63	Monthly	Monthly	Flat Amt	usd		4,265.00	0.63 / Mo	0.00	Original Lease	019
rete	Real Estate Tax Escrow	11/1/2013	8/31/2014	2,077.15	Monthly	Monthly	Flat Amt	usd		4,265.00	0.49 / Mo	0.00	Original Lease	019
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	2,667.27	Monthly	Monthly	Flat Amt	usd		4,265.00	0.63 / Mo	0.00	Original Lease	019
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	2,249.94	Monthly	Monthly	Flat Amt	usd		4,265.00	0.53 / Mo	0.00	Original Lease	019
rete	Real Estate Tax Escrow	11/1/2016	10/31/2017	2,499.94	Monthly	Monthly	Flat Amt	usd		4,265.00	0.59 / Mo	0.00	Original Lease	019
rete	Real Estate Tax Escrow	11/1/2017	11/30/2018	2,524.19	Monthly	Monthly	Flat Amt	usd	0.00	4,265.00	0.59 / Mo	0.00	Original Lease	019
rete	Real Estate Tax Escrow	12/1/2018	9/30/2019	2,493.04	Monthly	Monthly	Flat Amt	usd	0.00	4,265.00	0.58 / Mo	0.00	Original Lease	019
rete	Real Estate Tax Escrow	10/1/2019	10/31/2019	2,550.71	Monthly	Monthly	Flat Amt	usd	0.00	4,265.00	0.60 / Mo	0.00	Original Lease	019
rete	Real Estate Tax Escrow	11/1/2019	10/31/2024	2,550.71	Monthly	Monthly	Flat Amt	usd	0.00	4,265.00	0.60 / Mo	0.00	Renewal	019

**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	11/1/2019	10/31/2020								Renewal	019
brre	Base Rent - Retail	11/1/2020	10/31/2021								Renewal	019
brre	Base Rent - Retail	11/1/2021	10/31/2022								Renewal	019
brre	Base Rent - Retail	11/1/2022	10/31/2023								Renewal	019
brre	Base Rent - Retail	11/1/2023	10/31/2024								Renewal	019
brre	Base Rent - Retail	6/1/2013	10/31/2013								Original Lease	019
brre	Base Rent - Retail	11/1/2013	10/31/2014								Original Lease	019

brre	Base Rent - Retail	11/1/2014	10/31/2015	Original Lease	019
brre	Base Rent - Retail	11/1/2015	10/31/2016	Original Lease	019
brre	Base Rent - Retail	11/1/2016	10/31/2017	Original Lease	019
brre	Base Rent - Retail	11/1/2017	10/31/2018	Original Lease	019
brre	Base Rent - Retail	11/1/2018	10/31/2019	Original Lease	019
came	CAM Estimated Escrow	8/1/2017	9/30/2018	Original Lease	019
came	CAM Estimated Escrow	10/1/2018	9/30/2019	Original Lease	019
came	CAM Estimated Escrow	10/1/2019	10/31/2019	Original Lease	019
came	CAM Estimated Escrow	5/1/2014	3/31/2015	Original Lease	019
came	CAM Estimated Escrow	4/1/2014	4/30/2014	Original Lease	019
came	CAM Estimated Escrow	4/1/2015	7/31/2017	Original Lease	019
came	CAM Estimated Escrow	10/1/2013	4/30/2014	Original Lease	019
came	CAM Estimated Escrow	6/1/2013	9/30/2013	Original Lease	019
came	CAM Estimated Escrow	11/1/2019	10/31/2024	Renewal	019
merc	Merchant Dues	6/1/2013	9/30/2013	Original Lease	019
merc	Merchant Dues	10/1/2013	10/31/2019	Original Lease	019
merc	Merchant Dues	11/1/2019	10/31/2024	Renewal	019
prev	Base Rent - Previous Owner	11/1/1999	10/31/2003	Original Lease	019
prev	Base Rent - Previous Owner	11/1/2003	10/25/2006	Original Lease	019
prev	Base Rent - Previous Owner	10/26/2006	10/31/2006	Original Lease	019
prev	Base Rent - Previous Owner	11/1/2006	10/31/2009	Original Lease	019
prev	Base Rent - Previous Owner	11/1/2009	10/31/2010	Original Lease	019
prev	Base Rent - Previous Owner	11/1/2010	10/31/2011	Original Lease	019
prev	Base Rent - Previous Owner	11/1/2011	10/31/2012	Original Lease	019
prev	Base Rent - Previous Owner	11/1/2012	5/31/2013	Original Lease	019
rete	Real Estate Tax Escrow	11/1/2017	11/30/2018	Original Lease	019
rete	Real Estate Tax Escrow	12/1/2018	9/30/2019	Original Lease	019

rete	Real Estate Tax Escrow	10/1/2019	10/31/2019								Original Lease	019
rete	Real Estate Tax Escrow	11/1/2013	8/31/2014								Original Lease	019
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016								Original Lease	019
rete	Real Estate Tax Escrow	11/1/2016	10/31/2017								Original Lease	019
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015								Original Lease	019
rete	Real Estate Tax Escrow	6/1/2013	9/30/2013								Original Lease	019
rete	Real Estate Tax Escrow	10/1/2013	10/31/2013								Original Lease	019
rete	Real Estate Tax Escrow	11/1/2019	10/31/2024								Renewal	019

**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	019	operexp	_securty	Security Expenses	11/1/2019	10/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	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	019	operexp	_snow	Snow Expenses	11/1/2019	10/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	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	019	operexp	_utility	Utility Expenses	11/1/2019	10/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	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	019	operexp	_camext2	CAM Exterior Expenses - Spl Allocation	11/1/2019	10/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	N					0.00		0.00		GLA		94255.0000

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	019	retax	_retaxes	Real Estate Tax Expenses	11/1/2019	10/31/2024	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	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	019	operexp	_camextr	CAM Exterior Expenses	11/1/2019	10/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	N					0.00		0.00		GLA		GLA
Renewal	019	operexp	_camintr	CAM Interior Expenses	11/1/2019	10/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	N					0.00		0.00		GLA		GLA
Renewal	019	operexp	_capamrt	Capital Replacement Amort	11/1/2019	10/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	N					0.00		0.00		GLA		GLA
Renewal	019	operexp	_fire	Fire Expenses	11/1/2019	10/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	N					0.00		0.00		GLA		GLA
Renewal	019	operexp	_insur	Insurance Expenses	11/1/2019	10/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	N					0.00		0.00		GLA		GLA
Renewal	019	operexp	_mgmtfee	Management Fees	11/1/2019	10/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	N					0.00		0.00		GLA		GLA
Renewal	019	operexp	_admin	Operational Expenses	11/1/2019	10/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	N					0.00		0.00		GLA		GLA
Renewal	019	operexp	_bldgexp	Building Expenses	11/1/2019	10/31/2024	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	N					0.00		0.00		GLA		GLA



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	Extension	Activated	60	11/1/2019	10/31/2024	019
Original Lease	Original Lease	Superseded	240	11/1/1999	10/31/2019	019

**Options**

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Renewal	Exercised		10/31/2019	11/1/2018	Renewal Option	Original Lease

**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 Premises at any reasonable time for the purpose of inspecting the same, or of making repairs to the Premises, or of making repairs, alterations or additions to adjacent premises, or of showing the Premises to prospective purchasers, tenants or lenders. (Lease, Sec. 10.1, Pg. 6)	Original Lease
	Assignment/Sublease	Consent: T shall not assign or in any manner transfer the Lease or any estate or interest therein, or sublet the Premises or any part thereof, or grant any license, concession or other right to occupy any portion of the Premises w/out the prior written consent of LL. Profit Sharing: 100%. Assignment Fee: No Lease Provision. Permitted Assignment: No Lease Provision. Recapture Rights: No Lease Provision. (Lease, Sec. 17, Pg. 9-10)	Original Lease
	Base Rent	Rent Changeover Day: On or before the first day of each calendar month. Proration: If the CD is a date other than the first day of a calendar month, there shall be due and payable on or before such date as that proportion of the Monthly payment specified for the first full calendar month as herein provided, which the number of days from the CD shall fall bears the total number of days in such month. Lease Year: No Lease Provision. Prepaid Rent: No Lease Provision. (Lease, Sec. 4.2, Pg. 2-3)	Original Lease
	Brokers	None. (1st Amend, Sec. 16, Pg. 4)	Original Lease
	CAM Notes	PRS: The PRS to be paid by T of the cost of operation and maintenance of the Common Ares shall be computed on the ratio that the total area of the Premises bears to the number of SF of leasable space w/in the S/C. Denominator Exclusions: No Lease Provision. Estimates and its frequency: T's initial share of Common Area Expenses shall begin at \$416.00 monthly. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: 15% of the Common Area Charges. CAP and its exclusions: No Lease Provision. Capital Expense: Included in CAM. Exclusion: No Lease Provision. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease Provision. (Lease, Sec. 1.1(m), 6.3, Pg. 1, 4)	Original Lease
	Co-Tenancy	No Lease Provision	Original Lease
	Default	Monetary: T shall fail to pay any installment of rental or any other expense due to LL and such failure shall continue for period of ten days. Non-Monetary: W/in ten days after written notice thereof to T. (Lease, Sec. 19.1, Pg. 10)	Original Lease
	Estoppel	W/in five (5) days after demand therefor an Estoppel Certificates upon request by LL. (Lease, Sec. 27.8, Pg. 15)	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	W/out the consent of LL, MTM Tenancy, at Rental = double the rental and 100% of Additional Rent. (Lease, Sec. 21.1, Pg. 13)	Original Lease

Insurance	PRS: T's PRS of the cost of Insurance on the shopping Center shall be computed by multiplying the cost of Insurance by a fraction, the numerator of which shall be the number of Leasable SF of floor space in the Premises and the Denom of which shall be the number of SF of all stores in the S/C. Denominator Exclusions: No Lease Provision. Estimates and its frequency: T's initial share of Insurance Payment shall begin at \$14.00 monthly. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: The initial monthly Insurance Escrow Payment is based upon T's PRS of the estimated Insurance on the S/C for the year in question, and the monthly Insurance Escrow payment is subject to increase or decrease as determined by LL to reflect an accurate monthly escrow of T's estimated PRS of the Insurance. The Insurance Escrow Payment account of T shall be reconciled annually. Audit Right: No Lease Provision. (Lease, Sec. 1.1(n), 13.4, Pg. 1, 7)	Original Lease
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Work	LL proceed to construct improvements upon the Premises in compliance w/ the "Description of LL's Work" w/ such minor variations as LL any deem advisable, and tender the premises to T. (Lease, Sec. 3.1, Pg. 2)	Original Lease
Late Fee	Late Charge: If T should fail to pay to LL when due any installment of rental or other sum to be paid, T will pay LL on demand a late charge of 5% of such installment or other sum overdue in any month (w/ a minimum charge of \$50.00 in any month) and 5% each month thereafter until paid in full. Interest: In addition to Late Charge, T shall pay to LL upon demand as additional rental the premium cost thereof plus interest at the rate of the lesser of 18% per annum or the highest rate permitted by law. NSF Fee: No Lease Provision. (Lease, Sec. 13.2, 25.1, Pg. 14, 7)	Original Lease
List of Documents	1) Shopping Center Lease Agreement dated 01/06/2000. 2) First Amendment Assignment and Assumption dated 01/31/2004. (1st Amend). 3) Letter Agreement dated 11/21/2008. (Ltr 1). 4) Memorandum of Lease dated 11/01/2012. 5) Option Letter dated 07/25/2013. (Ltr 2)	Original Lease
List of Documents	Option Notice Letter dated 10/11/2018. 5 Years Extension and remaining no option.	Renewal
LL Maintenance	LL shall, at its expense, keep the foundation, the structural soundness of the exterior walls (except store fronts, plate glass windows, doors, door closure devices, window and door frames, moulding, locks and hardware and painting or other treatment of interior and exterior walls) in good repair and replace when necessary the roof of the Premises, except that LL shall not be required to pay for any repairs occasioned by the act or negligence of T, its agents, employees, subtenants, tenants and concessionaires, which repairs shall be paid for by T, including the amount of any insurance deductible required to be paid under any insurance policy. T shall not be permitted to enter upon the roof of any bldg. w/out LL prior consent. (Lease, Sec. 8.1, Pg. 5)	Original Lease
Miscellaneous	Roof: Use of the roof above the Premises is reserved to LL. Patio Area: Assignee shall have the right to use the patio area for outdoor seating. All costs incurred for use of this area shall be the sole and exclusive expense of Assignee including, but not limited to: insurance, maintenance, janitorial, and landscaping, none of which costs shall be included in Common Area charges. For all purposes of the Lease the patio area shall be included in the Premises. (1st Amend, Sec. 14, Pg. 4; Lease, Sec. 10.2, Pg. 6)	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, customers, subtenants, tenants and concessionaires shall have the non-exclusive right and license to use the Common Area as constituted from time to time, such use to be in common w/ LL, other tenants of the S/C and other persons permitted by LL to use the same, and subject to such reasonable rules and regulations governing use as LL may from time to time prescribe, including the designation of specific areas w/in the S/C or in reasonable proximity thereto in which automobiles owned by T, its employees, subtenants, tenants and concessionaires shall be parked. T and T's employees and agents shall not solicit business in nor matter in the Common Area, nor shall T distribute any handbills or other advertising matter in automobiles parked in the parking area of the Common Area. (Lease, Sec. 6.1, 27.14, Pg. 4, 15)	Original Lease
Penalty for Violating Exclusive	No Lease Provision	Original Lease
Percentage Rent Information	No Lease Provision	Original Lease
Permitted Use	The operation of a full service sit down restaurant specializing in breakfast menu items consistent, w/ the majority of Pancake House franchises, and for no other purpose. (1st Amend, Sec. 8, Pg. 2)	Original Lease
Premises Notes	T Leases the Premises 4,265 SF in Building A. (Lease, Sec. 1.1(g), Pg. 1)	Original Lease

Prohibited Use	T shall not conduct w/in the Premises any fire, auction bankruptcy sales or operate w/in the Premises a "Wholesale" or "factory outlet" store, a cooperate store, a "second hand" store, a "surplus" store or a store commonly referred to as "discount house." T shall not advertise that it sells products or services at a "discount," "cut-price," or "cut-rate" prices. T shall not permit any objectionable or unpleasant odors to emanate from the Premises, nor place or permit any radio, television, loudspeaker or amplifier on the roof or outside the Premises or where the same can be seen or heard from the bldg. or in the Common Area, nor place an antenna, awning or other projection on the exterior of the Premises, nor solicit business or distribute leaflets or other advertising material in the Common Area, nor take any other action which in the exclusive judgment of LL would constitute a nuisance or would disturb or endanger other tenants of the S/C or unreasonably interfere w/ their use of their respective premises, nor do anything which would tend to injure the reputation of the S/C. T acknowledges that T's permitted use does not include use of the Premises for i. Sales of wicker and rattan furniture from an area greater than 10% of the T's sales area; ii. A store, which as its primary business, sells traditional custom upholstered furnishings; iii. A store whose primary business is the sale of window treatments and/or wall coverings. Primary business being defined for the purposes of this article as 50% or more of the gross receipts of the store. See Lease for complete details. (Lease, Sec. 7.3, Rider I, Pg. 5, R-1)	Original Lease
Promotion Fund	Marketing Contribution: \$75.00. T agrees to pay as additional rent hereunder its share of the cost of Marketing the center which estimated share shall be determined by the Merchants' Association together w/ a reasonable allowance, for LL's Direct overhead relative to the operation of said Marketing of the center. LL reserves the right to adjust the annual marketing charge but in no event shall an increase in the annual assessment exceed 6% of the previous Year's assessment. In the event that LL shall organize a merchants association composed of tenants in the S/C, T agrees that it will join, actively participate, and maintain current membership in such association and will pay such dues and assessments as may be fixed and determined from time to time by the association and will comply w/ such group advertising, reasonable bylaws, rules and regulations as may be adopted to time by the association. (Lease, Sec. 1.1(q), 6.4, 23.1, Pg. 1, 4, 14)	Original Lease
Radius Restrictions	Commercial establishments w/in "three miles" of the S/C therein contained shall apply only (1) to owning, operating, managing or having any interest in a breakfast oriented restaurant, and only (2) w/in a radius of 2 1/2 miles of the S/C. (1st Amend, Sec. 13, Pg. 4; Lease, Rider 2, Sec. 4)	Original Lease
REA Notes	No Lease Provision	Original Lease
Real estate Tax	PRS: T's PRS of the Taxes on the S/C shall be computed by multiplying the Taxes by a fraction, the numerator of which shall be the number of SF of floor space in the Premises and the Denom of which shall be the number of SF of all stores in the S/C. Denominator Exclusions: LL shall make appropriate adjustments of said Denom in the event more space in the S/C is leased during the applicable year. Estimates and its frequency: T's initial share of Real Estate Payment shall begin at \$1,962.00 monthly. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: The Initial Tax Escrow Payment is based upon T's PRS of the Center for the year in question, and the monthly Tax Escrow Payment is subject to increase or decrease so determined by LL to reflect an accurate escrow of T's estimated PRS of the Taxes. The Tax Escrow Payment account of T shall be reconciled annually. Audit Right: No Lease Provision. (Lease, Sec. 1.1(o), 18, Pg. 1, 10)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	None. (Letter Agreement dated 11/21/2008; 1st Amend, Sec. 18, Pg. 4)	Original Lease
Signage	Consent: T shall not, w/out LL's prior written Consent (a) make any changes to or paint the store front; or (b) install any exterior lighting, decorations or paintings; or (c) erect or install any signs, window or door Lettering, placards, decorations or advertising media of any type which can be viewed from the exterior of the Premises, excepting only dignified displays of customary type for its display windows. Signage Rights: All signs, decorations and advertising media shall conform in all respects to the sign criteria established by LL for the Shopping center. T agrees to have erected end/or installed end fully operative on or before the CD of the Lease all signs in accordance w/ LL's sign criteria. Pylon Sign: No Lease Provision. (Lease, Sec. 11, Pg. 6)	Original Lease
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease
Subordination	T accepts the Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter created upon the Premises or the S/C, and to any renewals and extensions thereof, but T agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to the Lease. LL is hereby Irrevocably vested w/ full power and authority to subordinate the Lease to any mortgage, deed of trust or other lien hereafter placed upon the Premises or the S/C, and T agrees upon denied to execute such further instruments subordinating the Lease as LL my request. (Lease, Sec. 22.1, Pg. 13)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	No Lease Provision	Original Lease
Tenant's Insurance Requirement	T shall procure and maintain throughout the term of the Lease a policy or policies of insurance, at its sole cost and expense, the limits of such policy or policies to be in an amount not less than \$1,000,000 in respect of injuries to or death of any one person, and in an amount not less than \$2,000,000 in respect of any one accident or disaster, and in an amount not less than \$250,000 in respect of property damaged or destroyed, and to be written by insurance companies satisfactory to LL. (Lease, Sec. 13.2, Pg. 7)	Original Lease

Term Notes	LCD: 11/01/1999; RCD: The RCD shall be CD. Hence, abstract reflects RCD as 11/01/1999; LED: 10/31/2019. (Lease, Sec. 3.2, 4.1, Pg. 2)	Original Lease
Term Notes	Renewal Start date: 11/01/2019 Renewal End date: 10/31/2024.	Renewal
TT Maintenance	T shall furnish, maintain and replace all electric light bulbs, tubes and tube casings and shall keep the Premises in good, clean condition and shall, at its sole cost and expense, make all needed repairs and replacements, including replacement of cracked or broken glass, except for repairs and replacements required to be made by LL and shall keep all plumbing units, pipes and connections free from obstruction and protected against ice and freezing. If any repairs required to be made by T are not made w/in ten days after written notice delivered to T by LL, LL may, at its option, shall pay to LL immediately upon demand as additional rental the cost of such repairs plus 10% of the amount thereof and failure to do so shall constitute an event of default. At the expiration of the Lease, T shall surrender the Premises in good condition, reasonable wear and tear and Loss by fire or other casualty excepted and shall surrender all keys for the Premises to LL and shall inform LL of all combinations on locks, safes and vaults, if any, in the Premises. HVAC: Maintenance, repair and replacement of the air conditions and heating equipment shall be T's sole responsibility throughout the entire term of the Lease. T shall, at its own cost and expense, enter into a regularly scheduled preventive maintenance/service contract w/ a maintenance contract approved by LL, for servicing all HVAC systems and equipment servicing the Premises. The service contract must include all services suggested by the equipment manufacturer in the operation/maintenance manual and must become effective w/in 30 days of CD. T will also carry Insurance covering said equipment and will provide proof of insurance satisfactory to LL on said equipment upon occupancy. (Lease, Sec. 8.2-8.4, Pg. 5-6)	Original Lease
Utilities	Premises: T shall promptly pay all charges for electricity, water, gas, telephone service, sewerage service and other utilities furnished to the Premises and shall promptly pay any maintenance charges therefor. Non Separately Metered: LL may if it so elects, furnish one or more utility services to T, and in such event T shall purchase the use of such services as are tendered by LL, and shall pay on demand as additional rental the rates established therefor by LL which shall not exceed the rates which would be charged for the same services if furnished directly by the local public utility companies. LL may at any time discontinue furnishing any such service w/out obligation to T other than to connect the Premises to the public utility, if any, furnishing such service. (Lease, Sec. 12.2, Pg. 6)	Original Lease

**Contacts**

Role	Company	Name	Address	Phone	Email
Billing		Oph Management, LLC	15256 S LaGrange Rd,Orland Park,IL 60462	(708) 349-4121 x (Office)	kphillips@ophmgmt.com
CAM		Oph Management, LLC	15256 S LaGrange Rd,Orland Park,IL 60462	(708) 349-4121 x (Office)	
Commercial Cafe Contact		Oph Management, LLC	No address Listed	(708) 349-4121 x (Office)	kphillips@ophmgmt.com
Corporate		Matt Reid & Florence Ryan	15256 S Lagrange Road,Orland Park,IL 60462	(708) 349-0600 x (Office)(708) 349-3341 x (Other 1)	OPHMGMT.COM
Emergency Contact Name		Steve Sczurek	No address Listed	(708) 828-2253 x (Office)	
Gross Sales		Oph 1	15256 S. Lagrange Road,Orland Park,IL 60462	(708) 349-4121 x (Office)	
Insurance		Lisa Sczurek	No address Listed	(708) 349-4121 x (Office)	
Notice1	Re: The Original Pancake House	Oph 1	15256 S LaGrange Rd,Orland Park,IL 60462		
Store Contact		Arnie Morales	15256 S. La Grange Rd,Orland Park,IL 60462	(708) 349-0600 x (Office)	cbyrne@ophmgmt.com
Store Contact		Oph 1	15256 S. La Grange Rd,Orland Park,IL 60462	(708) 349-0600 x (Office)(708) 343-341 (Other 1)	ssczurek@ophmgmet.com
Store Contact		Steve Sczurek	No address Listed	(708) 349-0600 x (Office)	ssczurek@ophmgmt.com
Store Contact		The Original Pancake House	15256 S. La Grange Rd,Orland Park,IL 60462	(708) 349-0600 x (Office)(708) 349-3341 x (Other 1)	cbyrne@ophmgmt.com
Taxes		Oph Management, LLC	15256 S LaGrange Rd,Orland Park,IL 60462	(708) 349-4121 x (Office)	

Lease : H&R Block Enterprises, LLC (t0002636)

**Lease Information**

<b>Name</b>	H&R Block Enterprises, LLC	<b>Status</b>	Current
<b>DBA</b>	H & R Block #29115	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	FINANCIAL
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	1,925.00 (GLA)
<b>Customer</b>	H & R Block	<b>Area</b>	1,925.00 (GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	usd 46,584.96
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	usd 24.20
		<b>Deposit</b>	0.00
<b>Primary Contact</b>		<b>Lease Term</b>	From 8/21/2013 To 4/30/2023
<b>Name</b>	H&R Block 29115		
<b>Office Phone</b>			
<b>Cell Phone</b>			
<b>E-Mail</b>	hrleaseadmin.mo.amer@cushwake.com		

**Space**

Unit	Building	Floor	Area	Amendment Type
021		1	1,925.00	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	8/21/2013	12/18/2013	0.00	Monthly	Monthly	Flat Amt	usd		1,925.00	0.00 / Mo	0.00	Original Lease	021
brre	Base Rent - Retail	12/19/2013	12/31/2013	3,368.75	Monthly	Monthly	Flat Amt	usd		1,925.00	1.75 / Mo	0.00	Original Lease	021
brre	Base Rent - Retail	1/1/2014	4/30/2018	3,368.75	Monthly	Monthly	Flat Amt	usd		1,925.00	1.75 / Mo	0.00	Original Lease	021
brre	Base Rent - Retail	5/1/2018	4/30/2021	3,882.08	Monthly	Monthly	Flat Amt	usd	0.00	1,925.00	2.02 / Mo	0.00	Original Lease	021
brre	Base Rent - Retail	5/1/2021	4/30/2023	3,882.08	Monthly	Monthly	Flat Amt	usd	0.00	1,925.00	2.02 / Mo	0.00	Renewal	021
came	CAM Estimated Escrow	12/19/2013	4/30/2014	409.06	Monthly	Monthly	Flat Amt	usd		1,925.00	0.21 / Mo	0.00	Original Lease	021
came	CAM Estimated Escrow	4/1/2014	4/30/2014	163.40	Monthly	Monthly	Flat Amt	usd		1,925.00	0.08 / Mo	0.00	Original Lease	021
came	CAM Estimated Escrow	5/1/2014	3/31/2015	449.91	Monthly	Monthly	Flat Amt	usd		1,925.00	0.23 / Mo	0.00	Original Lease	021
came	CAM Estimated Escrow	4/1/2015	9/30/2015	601.60	Monthly	Monthly	Flat Amt	usd		1,925.00	0.31 / Mo	0.00	Original Lease	021
came	CAM Estimated Escrow	10/1/2015	7/31/2017	601.60	Monthly	Monthly	Flat Amt	usd		1,925.00	0.31 / Mo	0.00	Original Lease	021
came	CAM Estimated Escrow	8/1/2017	9/30/2019	1,281.89	Monthly	Monthly	Flat Amt	usd	0.00	1,925.00	0.67 / Mo	0.00	Original Lease	021
came	CAM Estimated Escrow	10/1/2019	4/30/2021	1,187.17	Monthly	Monthly	Flat Amt	usd	0.00	1,925.00	0.62 / Mo	0.00	Original Lease	021
came	CAM Estimated Escrow	5/1/2021	4/30/2023	1,187.17	Monthly	Monthly	Flat Amt	usd	0.00	1,925.00	0.62 / Mo	0.00	Renewal	021
rete	Real Estate Tax Escrow	12/19/2013	8/31/2014	1,204.73	Monthly	Monthly	Flat Amt	usd		1,925.00	0.63 / Mo	0.00	Original Lease	021
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	1,384.46	Monthly	Monthly	Flat Amt	usd		1,925.00	0.72 / Mo	0.00	Original Lease	021
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	1,167.84	Monthly	Monthly	Flat Amt	usd		1,925.00	0.61 / Mo	0.00	Original Lease	021
rete	Real Estate Tax Escrow	11/1/2016	11/30/2018	1,297.61	Monthly	Monthly	Flat Amt	usd		1,925.00	0.67 / Mo	0.00	Original Lease	021
rete	Real Estate Tax Escrow	12/1/2018	4/30/2021	1,536.00	Monthly	Monthly	Flat Amt	usd	0.00	1,925.00	0.80 / Mo	0.00	Original Lease	021
rete	Real Estate Tax Escrow	5/1/2021	4/30/2023	1,536.00	Monthly	Monthly	Flat Amt	usd	0.00	1,925.00	0.80 / Mo	0.00	Renewal	021
rcbo	Rental Conc - Buildout	8/21/2013	12/18/2013	0.00	Monthly	Monthly	Flat Amt	usd		1,925.00	0.00 / Mo	0.00	Original Lease	021
rcra	Rental Conc - Rent Abatements	4/1/2022	4/30/2022	-3,882.08	Monthly	Monthly	Flat Amt	usd	0.00	1,925.00	-2.02 / Mo	0.00	Renewal	021
rcra	Rental Conc - Rent Abatements	4/1/2023	4/30/2023	-3,882.08	Monthly	Monthly	Flat Amt	usd	0.00	1,925.00	-2.02 / Mo	0.00	Renewal	021

## 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	5/1/2021	4/30/2023								Renewal	021
brre	Base Rent - Retail	8/21/2013	12/18/2013								Original Lease	021
brre	Base Rent - Retail	12/19/2013	12/31/2013								Original Lease	021
brre	Base Rent - Retail	1/1/2014	4/30/2018								Original Lease	021
brre	Base Rent - Retail	5/1/2018	4/30/2021								Original Lease	021
came	CAM Estimated Escrow	4/1/2015	9/30/2015								Original Lease	021
came	CAM Estimated Escrow	10/1/2015	7/31/2017								Original Lease	021
came	CAM Estimated Escrow	8/1/2017	9/30/2019								Original Lease	021
came	CAM Estimated Escrow	10/1/2019	4/30/2021								Original Lease	021
came	CAM Estimated Escrow	12/19/2013	4/30/2014								Original Lease	021
came	CAM Estimated Escrow	5/1/2014	3/31/2015								Original Lease	021
came	CAM Estimated Escrow	4/1/2014	4/30/2014								Original Lease	021
came	CAM Estimated Escrow	5/1/2021	4/30/2023								Renewal	021
rcbo	Rental Conc - Buildout	8/21/2013	12/18/2013								Original Lease	021
rcra	Rental Conc - Rent Abatements	4/1/2022	4/30/2022								Renewal	021
rcra	Rental Conc - Rent Abatements	4/1/2023	4/30/2023								Renewal	021
rete	Real Estate Tax Escrow	5/1/2021	4/30/2023								Renewal	021
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015								Original Lease	021
rete	Real Estate Tax Escrow	12/19/2013	8/31/2014								Original Lease	021
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016								Original Lease	021
rete	Real Estate Tax Escrow	11/1/2016	11/30/2018								Original Lease	021
rete	Real Estate Tax Escrow	12/1/2018	4/30/2021								Original Lease	021

## 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	021	retax	_retaxes	Real Estate Tax Expenses	5/1/2021	4/30/2023	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		d001			0.00		0.00	GLA		GLA	
Renewal	021	operexp	_security	Security Expenses	5/1/2021	4/30/2023	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			0.00		0.00	GLA		GLA	
Renewal	021	operexp	_snow	Snow Expenses	5/1/2021	4/30/2023	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			0.00		0.00	GLA		GLA	
Renewal	021	operexp	_utility	Utility Expenses	5/1/2021	4/30/2023	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			0.00		0.00	GLA		GLA	
Renewal	021	noncontr	_camext2	CAM Exterior Expenses - Spl Allocation	5/1/2021	4/30/2023	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			0.00		0.00	GLA		36566.0000	
Renewal	021	operexp	_camextr	CAM Exterior Expenses	5/1/2021	4/30/2023	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			0.00		0.00	GLA		GLA	
Renewal	021	operexp	_camintr	CAM Interior Expenses	5/1/2021	4/30/2023	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			0.00		0.00	GLA		GLA	
Renewal	021	operexp	_capamrt	Capital Replacement Amort	5/1/2021	4/30/2023	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			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	021	operexp	_fire	Fire Expenses	5/1/2021	4/30/2023	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		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	021	operexp	_insur	Insurance Expenses	5/1/2021	4/30/2023	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		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	021	operexp	_mgmtfee	Management Fees	5/1/2021	4/30/2023	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		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	021	operexp	_admin	Operational Expenses	5/1/2021	4/30/2023	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		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	021	operexp	_bldgexp	Building Expenses	5/1/2021	4/30/2023	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		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	1st Amendment	Activated	24	5/1/2021	4/30/2023	021
Original Lease	Original Lease	Superseded	93	8/21/2013	4/30/2021	021

**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
	Exclusivities-X	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 E 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: tax preparation services.	Original Lease
	Exclusivities-X	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 E 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: tax preparation services.	Renewal
	Restrictions-X	Exhibit E 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
	Restrictions-X	Exhibit E 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.	Renewal
	Abatement	No Lease Provision	Original Lease

Abatement	No Lease Provision	Renewal
Access	During normal business hours, w/ 24 hours notice to T (except in cases of emergency), LL shall have the right to enter the Premises for maintaining or making such repairs or improvements as LL may be required to make hereunder, so long as the same shall not unreasonably interfere w/ T's use and occupancy of the Premises. Due to the confidential nature of T's business, LL shall not have keys to the Premises. (Lease, Sec. 29, Pg. 20)	Original Lease
Access	During normal business hours, w/ 24 hours notice to T (except in cases of emergency), LL shall have the right to enter the Premises for maintaining or making such repairs or improvements as LL may be required to make hereunder, so long as the same shall not unreasonably interfere w/ T's use and occupancy of the Premises. Due to the confidential nature of T's business, LL shall not have keys to the Premises. (Lease, Sec. 29, Pg. 20)	Renewal
Assignment/Sublease	Consent: T shall not assign any rights or duties under the Lease w/out the prior express written consent of LL. Profit Sharing: No Lease Provision. Assignment Fee: No Lease Provision. Permitted Assignment: T shall be allowed to assign the Lease to T's parent company w/out the consent of LL, provided such parent company has a net worth = or greater than T's net worth as of the date of full execution of the Lease. T shall have the right to sublet the Premises or any part of the Premises or to allow any other party to occupy or use the Premises during the term hereof and any extension or renewal thereof for any use (the Sublease Use), provided such subtenant has a net worth = or greater than T's net worth as of the date of full execution of the Lease. Recapture Rights: No Lease Provision. (Lease, Sec. 30,31, Pg. 20)	Original Lease
Assignment/Sublease	Consent: T shall not assign any rights or duties under the Lease w/out the prior express written consent of LL. Profit Sharing: No Lease Provision. Assignment Fee: No Lease Provision. Permitted Assignment: T shall be allowed to assign the Lease to T's parent company w/out the consent of LL, provided such parent company has a net worth = or greater than T's net worth as of the date of full execution of the Lease. T shall have the right to sublet the Premises or any part of the Premises or to allow any other party to occupy or use the Premises during the term hereof and any extension or renewal thereof for any use (the Sublease Use), provided such subtenant has a net worth = or greater than T's net worth as of the date of full execution of the Lease. Recapture Rights: No Lease Provision. (Lease, Sec. 30,31, Pg. 20)	Renewal
Base Rent	Rent Changeover Day: In advance, by the 1st day of each Month. Proration: Should the Rental Commencement be on a day other than the 1st day of a calendar month, T's rent for that fractional month shall be calculated on a per diem basis using a 30-day month. Lease Year: No Lease Provision. Prepaid Rent: Rent for the 1st month in the amount of \$4,982.54 shall be paid to LL w/in 15 days of the full execution of the Lease. The Initial Rent shall be applied toward the 1st month that Rent is due. (Lease, Sec. 5, Pg. 2)	Original Lease
Base Rent	Rent Changeover Day: In advance, by the 1st day of each Month. Proration: Should the Rental Commencement be on a day other than the 1st day of a calendar month, T's rent for that fractional month shall be calculated on a per diem basis using a 30-day month. Lease Year: No Lease Provision. Prepaid Rent: Rent for the 1st month in the amount of \$4,982.54 shall be paid to LL w/in 15 days of the full execution of the Lease. The Initial Rent shall be applied toward the 1st month that Rent is due. (Lease, Sec. 5, Pg. 2)	Renewal
Brokers	No Lease Provision	Original Lease
Brokers	No Lease Provision	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. Denominator Exclusions: LL may exclude from such rentable floor space in 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 >10 %) of the S/C), theaters, restaurants, storage areas, or premises separate bldgs., where such parties are not required to pay a full PRS of CAM Expenses, Insurance or RET, pursuant to a lease or other agreement w/ LL, and (iii) w/ respect to RET, 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: T shall pay to LL on a monthly installment of T's PRS of Common Area Expenses. Initial Estimates (Including Insurance): \$409.06 /Month. Base Year: No Lease provision. Gross Up: No Lease provision. Management Fee: Included in CAM. Admin Fee: Not to exceed 15% of CAM, RET & Ins. CAP: No Lease Provision. Capital Expense: CAM excludes costs of capital improvements and any other expenditure that, under GAAP, should be capitalized, except that Common area expenses shall include cost during the Term, as reasonably amortized by LL in accordance w/ GAAP, of any capital improvement. Exclusion: Standard Exclusions, RET. Reconciliation Deadline: After the end of each CY, and following receipt of billings for RET 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: 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, Sec. 5, 8(A)(B)(1,2,5) (C-D), Pg. 2, 4-6)	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. Denominator Exclusions: LL may exclude from such rentable floor space in 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 >10 %) of the S/C), theaters, restaurants, storage areas, or premises separate bldgs., where such parties are not required to pay a full PRS of CAM Expenses, Insurance or RET, pursuant to a lease or other agreement w/ LL, and (iii) w/ respect to RET, 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: T shall pay to LL on a monthly installment of T's PRS of Common Area Expenses. Initial Estimates (Including Insurance): \$409.06 /Month. Base Year: No Lease provision. Gross Up: No Lease provision. Management Fee: Included in CAM. Admin Fee: Not to exceed 15% of CAM, RET & Ins. CAP: No Lease Provision. Capital Expense: CAM excludes costs of capital improvements and any other expenditure that, under GAAP, should be capitalized, except that Common area expenses shall include cost during the Term, as reasonably amortized by LL in accordance w/ GAAP, of any capital improvement. Exclusion: Standard Exclusions, RET. Reconciliation Deadline: After the end of each CY, and following receipt of billings for RET 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: 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, Sec. 5, 8(A)(B)(1,2,5) (C-D), Pg. 2, 4-6)	Renewal
Co-Tenancy	No Lease Provision	Original Lease
Co-Tenancy	No Lease Provision	Renewal
Default	Monetary: Five (5) days after such installment is due. Non-Monetary: W/in 30 days after written notice from LL. (Lease, Sec. 24, Pg. 15)	Original Lease
Default	Monetary: Five (5) days after such installment is due. Non-Monetary: W/in 30 days after written notice from LL. (Lease, Sec. 24, Pg. 15)	Renewal
Estoppel	W/in 15 days after LL's request. (Lease, Sec. 33, Pg. 20)	Original Lease
Estoppel	W/in 15 days after LL's request. (Lease, Sec. 33, Pg. 20)	Renewal
Go Dark Right	No Lease Provision	Original Lease
Go Dark Right	No Lease Provision	Renewal
Guar/L.C./Indem.	No Lease Provision	Original Lease
Guar/L.C./Indem.	No Lease Provision	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.9, Pg. 6)	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.9, Pg. 6)	Renewal
Insurance	PRS: A percentage = 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: 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 >10 %) of the S/C), theaters, restaurants, storage areas, or premises separate bldgs., where such parties are not required to pay a full PRS of CAM Expenses, Insurance or RET, pursuant to a lease or other agreement w/ LL, and (iii) w/ respect to RET, 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: T shall pay to LL on a monthly installment of T's PRS of Insurance. (Included In CAM). Base Year: No Lease Provision. Admin Fee: Not to exceed 15% of CAM, RET & Ins. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: After the end of each CY, and following receipt of billings for RET 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: 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, Sec. 5, 8(A)(B) (1,4,5) (C-D), Pg. 2,4-6)	Original Lease
Insurance	PRS: A percentage = 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: 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 >10 %) of the S/C), theaters, restaurants, storage areas, or premises separate bldgs., where such parties are not required to pay a full PRS of CAM Expenses, Insurance or RET, pursuant to a lease or other agreement w/ LL, and (iii) w/ respect to RET, 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: T shall pay to LL on a monthly installment of T's PRS of Insurance. (Included In CAM). Base Year: No Lease Provision. Admin Fee: Not to exceed 15% of CAM, RET & Ins. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: After the end of each CY, and following receipt of billings for RET 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: 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, Sec. 5, 8(A)(B) (1,4,5) (C-D), Pg. 2,4-6)	Renewal
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Restrictions	No Lease Provision	Renewal

Landlord Work	LL shall deliver the Premises to T in "as-is" condition on or before the Delivery Date. LL has made no representations or warranties as to the condition of the Premises. (Lease, Sec. 10, Pg. 7)	Original Lease
Landlord Work	LL shall deliver the Premises to T in "as-is" condition on or before the Delivery Date. LL has made no representations or warranties as to the condition of the Premises. (Lease, Sec. 10, Pg. 7)	Renewal
Late Fee	No Lease Provision	Original Lease
Late Fee	No Lease Provision	Renewal
List of Documents	1. Lese dated 08/05/2013. 2. Possession Letter dated 08/21/2013. 3. Start Date Agreement dated 10/31/2013. 4. Option Exercise dated 08/04/2015. 5. Email dated 04/27/2018, notice address update.	Original Lease
List of Documents	Lease dated 08/05/2013. Possession Letter dated 08/21/2013. Start Date Agreement dated 10/31/2013. Option Exercise dated 08/04/2015. Email dated 04/27/2018, notice address update. 1st Amendment dated 3/25/2021	Renewal
LL Maintenance	LL shall, subject to T's reimbursement, maintain in good repair the exterior walls, structural portions, foundation and roof of the bldg. in which the Premises is located, and sidewalks located in the Common Areas. 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. 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. 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. (Lease, Sec. 15(I), Pg. 10)	Original Lease
LL Maintenance	LL shall, subject to T's reimbursement, maintain in good repair the exterior walls, structural portions, foundation and roof of the bldg. in which the Premises is located, and sidewalks located in the Common Areas. 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. 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. 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. (Lease, Sec. 15(I), Pg. 10)	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	The parking area shall be limited to parking for customers and employees of tenants of the S/C, LL and 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, Pg. 3)	Original Lease
Parking	The parking area shall be limited to parking for customers and employees of tenants of the S/C, LL and 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, Pg. 3)	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 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 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. (Lease, Sec. 36, Pg. 21-22)	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 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 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. (Lease, Sec. 36, Pg. 21-22)	Renewal
Percentage Rent Information	No Lease Provision	Original Lease
Percentage Rent Information	No Lease Provision	Renewal

Permitted Use	T shall use the Premises for conducting a financial services business, including, but not limited to, tax preparation, electronic tax filing and refund anticipation loans, and for selling such other products and services as are offered in any &R Block office. T shall have the right, but shall not be obligated, to install a check cashing machine on the Premises to cash checks issued to T's clients. (Lease, Sec. 2, 7, Pg. 1, 3)	Original Lease
Permitted Use	T shall use the Premises for conducting a financial services business, including, but not limited to, tax preparation, electronic tax filing and refund anticipation loans, and for selling such other products and services as are offered in any &R Block office. T shall have the right, but shall not be obligated, to install a check cashing machine on the Premises to cash checks issued to T's clients. (Lease, Sec. 2, 7, Pg. 1, 3)	Renewal
Premises Notes	LL Leases to T, 1,925 USF of floor space having a street address of 15218 S. LaGrange Road, Orland Park, IL 60462. (Lease, Pg. 1)	Original Lease
Premises Notes	LL Leases to T, 1,925 USF of floor space having a street address of 15218 S. LaGrange Road, Orland Park, IL 60462. (Lease, Pg. 1)	Renewal
Prohibited Use	(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. See Lease for complete details. (Lease, Ex E, Pg. 43)	Original Lease
Prohibited Use	(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. See Lease for complete details. (Lease, Ex E, Pg. 43)	Renewal
Promotion Fund	No Lease Provision	Original Lease
Promotion Fund	No Lease Provision	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: A percentage = 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: 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 >10 %) of the S/C), theaters, restaurants, storage areas, or premises separate bldgs., where such parties are not required to pay a full PRS of CAM Expenses, Insurance or RET, pursuant to a lease or other agreement w/ LL, and (iii) w/ respect to RET, 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: T shall pay to LL on a monthly installment of T's PRS of Real Estate Taxes. Initial Estimates: \$1,204.73 /Monthly. Base Year: No Lease Provision. Admin Fee: Not to exceed 15% of CAM, RET & Ins. CAP: No Lease Provision. Exclusion: Standard. Reconciliation Deadline: After the end of each CY, and following receipt of billings for RET 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. Audit Right: 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, Sec. 5, 8(A)(B) (1,3,5) (C-D), Pg. 2,4-6)	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. Denominator exclusions: LL may exclude from such rentable floor space in 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 >10 %) of the S/C), theaters, restaurants, storage areas, or premises separate bldgs., where such parties are not required to pay a full PRS of CAM Expenses, Insurance or RET, pursuant to a lease or other agreement w/ LL, and (iii) w/ respect to RET, 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: T shall pay to LL on a monthly installment of T's PRS of Real Estate Taxes. Initial Estimates: \$1,204.73 /Monthly. Base Year: No Lease Provision. Admin Fee: Not to exceed 15% of CAM, RET & Ins. CAP: No Lease Provision. Exclusion: Standard. Reconciliation Deadline: After the end of each CY, and following receipt of billings for RET 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. Audit Right: 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, Sec. 5, 8(A)(B) (1,3,5) (C-D), Pg. 2,4-6)	Renewal
Sales Kickout	No Lease Provision	Original Lease
Sales Kickout	No Lease Provision	Renewal
Security Deposit	No Lease Provision	Original Lease
Security Deposit	No Lease Provision	Renewal

Signage	Consent: W/ LL's prior written approval, T shall have the exclusive right to erect in, on or about the exterior and interior of the Premises, at its own expense, all signs (electrical, illuminated, or otherwise) necessary or appropriate to the conduct of the business of T (which may be co- marketed w/ another business). W/ LL's consent, T shall be allowed, at any time during the term (or on the expiration or sooner termination of the Lease) to add, modify, or remove signage, so long as said signage is in compliance w/ applicable codes. Signage Rights: T shall be obligated to install at least one sign in conformance with, as well any additional signs required by, such sign criteria. T shall be allowed to install temporary signage upon full execution of the Lease. T shall be allowed to install its standard "light box" sign on the interior of the window. Pylon Sign: No Lease Provision. (Lease, Sec. 21, Pg. 12)	Original Lease
Signage	Consent: W/ LL's prior written approval, T shall have the exclusive right to erect in, on or about the exterior and interior of the Premises, at its own expense, all signs (electrical, illuminated, or otherwise) necessary or appropriate to the conduct of the business of T (which may be co- marketed w/ another business). W/ LL's consent, T shall be allowed, at any time during the term (or on the expiration or sooner termination of the Lease) to add, modify, or remove signage, so long as said signage is in compliance w/ applicable codes. Signage Rights: T shall be obligated to install at least one sign in conformance with, as well any additional signs required by, such sign criteria. T shall be allowed to install temporary signage upon full execution of the Lease. T shall be allowed to install its standard "light box" sign on the interior of the window. Pylon Sign: No Lease Provision. (Lease, Sec. 21, Pg. 12)	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 shall be subordinate to any lease, ground lease, mortgage, deed of trust, or any other hypothecation of security now or hereafter placed upon the Premises and to all advances made on the security thereof and to all renewals, modifications, consolidations, replacements and extensions thereof. Notwithstanding such subordination, T's right to quiet possession of the Premises shall not be disturbed if T is not in default and so long as T shall pay the rent and observe and perform all the provisions of the Lease, unless the Lease is otherwise terminated pursuant to its terms. (Lease, Sec. 33, Pg. 20)	Original Lease
Subordination	The Lease shall be subordinate to any lease, ground lease, mortgage, deed of trust, or any other hypothecation of security now or hereafter placed upon the Premises and to all advances made on the security thereof and to all renewals, modifications, consolidations, replacements and extensions thereof. Notwithstanding such subordination, T's right to quiet possession of the Premises shall not be disturbed if T is not in default and so long as T shall pay the rent and observe and perform all the provisions of the Lease, unless the Lease is otherwise terminated pursuant to its terms. (Lease, Sec. 33, Pg. 20)	Renewal
Tenant Approval	No Lease Provision	Original Lease
Tenant Approval	No Lease Provision	Renewal
Tenant Improvement Allow.	Allowance Amount: \$38,500.00. (Construction Allowance). Unused Portion Rent Credit: Upon the occurrence of uncured event of default by T under the Lease, the unamortized portion of the Construction Allowance previously paid by LL, shall become "Additional Rent" immediately due and payable to LL. Payment Descriptions: Construction Allowance amount shall be payable w/in 15 days after the date T's work is completed in accordance w/ the terms of the Lease T has submitted to LL a written statement requesting such payment. If T fails to file a complete application for the Construction Allowance w/in one year after the CD, LL shall have no obligation to pay the Construction Allowance. Supervision/Management Fee: No Lease Provision. (Lease, Sec. 11(C), Pg. 9)	Original Lease
Tenant Improvement Allow.	Allowance Amount: \$38,500.00. (Construction Allowance). Unused Portion Rent Credit: Upon the occurrence of uncured event of default by T under the Lease, the unamortized portion of the Construction Allowance previously paid by LL, shall become "Additional Rent" immediately due and payable to LL. Payment Descriptions: Construction Allowance amount shall be payable w/in 15 days after the date T's work is completed in accordance w/ the terms of the Lease T has submitted to LL a written statement requesting such payment. If T fails to file a complete application for the Construction Allowance w/in one year after the CD, LL shall have no obligation to pay the Construction Allowance. Supervision/Management Fee: No Lease Provision. (Lease, Sec. 11(C), Pg. 9)	Renewal
Tenant Sales	No Lease Provision	Original Lease
Tenant Sales	No Lease Provision	Renewal

Tenant's Insurance Requirement	T shall maintain: CGL insurance: Limits of not less than limit of \$1,000,00 for bodily injury and property damage per occurrence, \$2,000,000 for bodily injury and property damage for General Aggregate and Fire Legal Liability insurance in amounts sufficient to cover the replacement costs of the Premises. All Risk Insurance: Including, fire, sprinkler leakage, vandalism and all other risks of direct physical loss as insured for the full replacement cost. All risks of physical loss or damage basis, for the full replacement cost value of the covered items. Worker's Compensation Insurance: covering all employees, agents and contractors of T performing work in, on, or w/ respect to the Premises, in amounts not less than those required by applicable law. Employers liability insurance: In amounts not less than \$500,000.00 for each accident and \$500,000.00 for diseases. \$500,000.00 for disease-Each Employee, and \$500,000.00 for Disease-Policy limit. Plate Glass Insurance: Self insure. Automobile Insurance: Not less than \$1,000,000.00 for bodily injury to any one person and \$1,000,000 for property damage for each accident. Umbrella or Excess policy: Limits not less than \$5,000,000.00 in excess of CGL insurance required. (Lease, Sec. 22(D), Pg. 13-14)	Original Lease
Tenant's Insurance Requirement	T shall maintain: CGL insurance: Limits of not less than limit of \$1,000,00 for bodily injury and property damage per occurrence, \$2,000,000 for bodily injury and property damage for General Aggregate and Fire Legal Liability insurance in amounts sufficient to cover the replacement costs of the Premises. All Risk Insurance: Including, fire, sprinkler leakage, vandalism and all other risks of direct physical loss as insured for the full replacement cost. All risks of physical loss or damage basis, for the full replacement cost value of the covered items. Worker's Compensation Insurance: covering all employees, agents and contractors of T performing work in, on, or w/ respect to the Premises, in amounts not less than those required by applicable law. Employers liability insurance: In amounts not less than \$500,000.00 for each accident and \$500,000.00 for diseases. \$500,000.00 for disease-Each Employee, and \$500,000.00 for Disease-Policy limit. Plate Glass Insurance: Self insure. Automobile Insurance: Not less than \$1,000,000.00 for bodily injury to any one person and \$1,000,000 for property damage for each accident. Umbrella or Excess policy: Limits not less than \$5,000,000.00 in excess of CGL insurance required. (Lease, Sec. 22(D), Pg. 13-14)	Renewal
Term Notes	CD: 08/21/2013. RCD: 12/19/2013. ED: 04/30/2021. (Possession Ltr dated 08/21/2013; Start date agreement dated 10/31/2013)	Original Lease
Term Notes	CD: 08/21/2013. RCD: 12/19/2013. ED: 04/30/2021. (Possession Ltr dated 08/21/2013; Start date agreement dated 10/31/2013)	Renewal
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, 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; 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 T or its employees. At all times during the Term, 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. (Lease, Sec. 15(II), Pg. 10-11)	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, 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; 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 T or its employees. At all times during the Term, 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. (Lease, Sec. 15(II), Pg. 10-11)	Renewal
Utilities	Premises Utilities: T shall be solely responsible for the payment of all utilities servicing the Premises from and after the date that LL delivers possession of the Premises to T. Separately Metered: All appropriate utilities shall be extended to and separately metered for the Premises at LL's expense. LL shall furnish the following utilities charged against the Premises during the term of the Lease: electric, gas, water, sewer and waste or trash removal. T shall be responsible for payment of recurring monthly expenses for the following separately metered utilities: electric, gas, water, sewer and waste or trash removal. (Lease, Sec. 16, Pg. 11)	Original Lease
Utilities	Premises Utilities: T shall be solely responsible for the payment of all utilities servicing the Premises from and after the date that LL delivers possession of the Premises to T. Separately Metered: All appropriate utilities shall be extended to and separately metered for the Premises at LL's expense. LL shall furnish the following utilities charged against the Premises during the term of the Lease: electric, gas, water, sewer and waste or trash removal. T shall be responsible for payment of recurring monthly expenses for the following separately metered utilities: electric, gas, water, sewer and waste or trash removal. (Lease, Sec. 16, Pg. 11)	Renewal



Contacts					
Role	Company	Name	Address	Phone	Email
Billing	H&R Block c/o Cushman & Wakefield	H&R Block 29115	575 Maryville Centre Drive, Suite 500,Saint Louis,MO 63141		hrbleaseadmin.mo.amer@cushwake.com
CAM	H&R Block c/o Cushman & Wakefield	H&R Block 29115	575 Maryville Centre Drive, Suite 500,Saint Louis,MO 63141		hrbleaseadmin.mo.amer@cushwake.com
Commercial Cafe Contact		H&R Block	No address Listed	(314) 392-2752 x (Office)	hrbleaseadmin.mo.amer@cushwake.com
Gross Sales	H&R Block c/o Cushman & Wakefield	H&R Block 29115	575 Maryville Centre Drive, Suite 500,Saint Louis,MO 63141		hrbleaseadmin.mo.amer@cushwake.com
Notice	H&R Block c/o Cushman & Wakefield	H&R Block 29115	575 Maryville Centre Drive, Suite 500,Saint Louis,MO 63141		hrbleaseadmin.mo.amer@cushwake.com
Other	Cushman & Wakefield	Rex Wright	575 Maryville Centre Drive, Suite 500,St. Louis,MO 63141	(314) 474-5445 x (Office)	rex.wright@cushwake.com
Store Contact		Store Contact	No address Listed	(708) 349-2020 x (Office)	
Taxes	H&R Block c/o Cushman & Wakefield	H&R Block 29115	575 Maryville Centre Drive, Suite 500,Saint Louis,MO 63141		hrbleaseadmin.mo.amer@cushwake.com

Lease : IPP - Stores, LLC (t0002648)

**Lease Information**

<b>Name</b>	IPP - Stores, LLC	<b>Status</b>	Current
<b>DBA</b>	Kriser's Feeding Pets for Life	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	PETS/ANIMAL SUPPLIES
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	2,270.00 (GLA)
<b>Customer</b>	IPP - Stores, LLC	<b>Area</b>	2,270.00 (GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	usd 64,944.72
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	usd 28.61
<b>Primary Contact</b>		<b>Deposit</b>	6,632.19
<b>Name</b>	Mike Jaeb	<b>Lease Term</b>	From 10/1/2013 To 3/31/2024
<b>Office Phone</b>	(651) 747-8704 x152		
<b>Cell Phone</b>			
<b>E-Mail</b>	mike.jaeb@ipphl.com		

**Space**

Unit	Building	Floor	Area	Amendment Type
017		1	2,270.00	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	10/1/2013	11/29/2013	4,729.17	Monthly	Monthly	Flat Amt	usd		2,270.00	2.08 / Mo	0.00	Original Lease	017
brre	Base Rent - Retail	11/30/2013	3/31/2019	4,729.17	Monthly	Monthly	Flat Amt	usd		2,270.00	2.08 / Mo	0.00	Original Lease	017
brre	Base Rent - Retail	4/1/2019	3/31/2020	5,202.08	Monthly	Monthly	Flat Amt	usd	0.00	2,270.00	2.29 / Mo	0.00	Renewal	017
brre	Base Rent - Retail	4/1/2020	3/31/2021	5,306.13	Monthly	Monthly	Flat Amt	usd	0.00	2,270.00	2.34 / Mo	0.00	Renewal	017
brre	Base Rent - Retail	4/1/2021	3/31/2022	5,412.06	Monthly	Monthly	Flat Amt	usd	0.00	2,270.00	2.38 / Mo	0.00	Renewal	017
brre	Base Rent - Retail	4/1/2022	3/31/2023	5,519.88	Monthly	Monthly	Flat Amt	usd	0.00	2,270.00	2.43 / Mo	0.00	Renewal	017
brre	Base Rent - Retail	4/1/2023	3/31/2024	5,631.49	Monthly	Monthly	Flat Amt	usd	0.00	2,270.00	2.48 / Mo	0.00	Renewal	017
came	CAM Estimated Escrow	11/30/2013	3/31/2015	482.38	Monthly	Monthly	Flat Amt	usd		2,270.00	0.21 / Mo	0.00	Original Lease	017
came	CAM Estimated Escrow	3/1/2015	3/31/2015	355.35	Monthly	Monthly	Flat Amt	usd		2,270.00	0.16 / Mo	0.00	Original Lease	017
came	CAM Estimated Escrow	4/1/2015	9/30/2018	600.83	Monthly	Monthly	Flat Amt	usd		2,270.00	0.26 / Mo	0.00	Original Lease	017
came	CAM Estimated Escrow	10/1/2018	3/31/2019	544.14	Monthly	Monthly	Flat Amt	usd	0.00	2,270.00	0.24 / Mo	0.00	Original Lease	017
came	CAM Estimated Escrow	4/1/2019	3/31/2024	544.14	Monthly	Monthly	Flat Amt	usd	0.00	2,270.00	0.24 / Mo	0.00	Renewal	017
rete	Real Estate Tax Escrow	11/30/2013	9/30/2015	1,420.64	Monthly	Monthly	Flat Amt	usd		2,270.00	0.63 / Mo	0.00	Original Lease	017
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	1,197.49	Monthly	Monthly	Flat Amt	usd		2,270.00	0.53 / Mo	0.00	Original Lease	017
rete	Real Estate Tax Escrow	11/1/2016	3/31/2019	1,330.55	Monthly	Monthly	Flat Amt	usd		2,270.00	0.59 / Mo	0.00	Original Lease	017
rete	Real Estate Tax Escrow	4/1/2019	3/31/2024	1,330.55	Monthly	Monthly	Flat Amt	usd	0.00	2,270.00	0.59 / Mo	0.00	Renewal	017
rcbo	Rental Conc - Buildout	10/1/2013	11/29/2013	-4,729.17	Monthly	Monthly	Flat Amt	usd		2,270.00	-2.08 / Mo	0.00	Original Lease	017
rcra	Rental Conc - CAM Abatements	11/30/2013	3/29/2014	-482.38	Monthly	Monthly	Flat Amt	usd		2,270.00	-0.21 / Mo	0.00	Original Lease	017
rcra	Rental Conc - Rent Abatements	11/30/2013	3/29/2014	-4,729.17	Monthly	Monthly	Flat Amt	usd		2,270.00	-2.08 / Mo	0.00	Original Lease	017
rcrx	Rental Conc - TAX Abatements	11/30/2013	3/29/2014	-1,420.64	Monthly	Monthly	Flat Amt	usd		2,270.00	-0.63 / 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	4/1/2019	3/31/2020								Renewal	017
brre	Base Rent - Retail	4/1/2020	3/31/2021								Renewal	017
brre	Base Rent - Retail	4/1/2021	3/31/2022								Renewal	017
brre	Base Rent - Retail	4/1/2022	3/31/2023								Renewal	017
brre	Base Rent - Retail	4/1/2023	3/31/2024								Renewal	017
brre	Base Rent - Retail	10/1/2013	11/29/2013								Original Lease	017
brre	Base Rent - Retail	11/30/2013	3/31/2019								Original Lease	017
came	CAM Estimated Escrow	11/30/2013	3/31/2015								Original Lease	017
came	CAM Estimated Escrow	4/1/2019	3/31/2024								Renewal	017
came	CAM Estimated Escrow	4/1/2015	9/30/2018								Original Lease	017
came	CAM Estimated Escrow	10/1/2018	3/31/2019								Original Lease	017
came	CAM Estimated Escrow	3/1/2015	3/31/2015								Original Lease	017
rcbo	Rental Conc - Buildout	10/1/2013	11/29/2013								Original Lease	017
rcca	Rental Conc - CAM Abatements	11/30/2013	3/29/2014								Original Lease	017
rcra	Rental Conc - Rent Abatements	11/30/2013	3/29/2014								Original Lease	017
rctx	Rental Conc - TAX Abatements	11/30/2013	3/29/2014								Original Lease	017
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016								Original Lease	017
rete	Real Estate Tax Escrow	11/1/2016	3/31/2019								Original Lease	017
rete	Real Estate Tax Escrow	4/1/2019	3/31/2024								Renewal	017
rete	Real Estate Tax Escrow	11/30/2013	9/30/2015								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 %
Renewal	017	retax	_retaxes	Real Estate Tax Expenses	4/1/2019	3/31/2024	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		d001		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	017	noncontr	_insur	Insurance Expenses	4/1/2019	3/31/2024	12		0.00	0.00	5.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		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	017	noncontr	_securty	Security Expenses	4/1/2019	3/31/2024	12		0.00	0.00	5.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		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	017	noncontr	_snow	Snow Expenses	4/1/2019	3/31/2024	12		0.00	0.00	5.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		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	017	noncontr	_utility	Utility Expenses	4/1/2019	3/31/2024	12		0.00	0.00	5.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		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	017	control	_camextr	CAM Exterior Expenses	4/1/2019	3/31/2024	12		0.00	4,300.83	5.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		1.20		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	017	control	_camintr	CAM Interior Expenses	4/1/2019	3/31/2024	12		0.00	4,300.83	5.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		1.20		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	017	control	_capamrt	Capital Replacement Amort	4/1/2019	3/31/2024	12		0.00	4,300.83	5.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		1.20		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	017	control	_fire	Fire Expenses	4/1/2019	3/31/2024	12		0.00	4,300.83	5.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		1.20		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	017	control	_mgmtfee	Management Fees	4/1/2019	3/31/2024	12		0.00	4,300.83	5.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		1.20		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	017	control	_camext2	CAM Exterior Expenses - Spl Allocation	4/1/2019	3/31/2024	12		0.00	4,300.83	5.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		1.20		0.00		GLA		36566.0000	

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	017	control	_admin	Operational Expenses	4/1/2019	3/31/2024	12		0.00	4,300.83	5.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		1.20		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	017	control	_bldgexp	Building Expenses	4/1/2019	3/31/2024	12		0.00	4,300.83	5.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015		1.20		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	Extension	Activated	60	4/1/2019	3/31/2024	017
Original Lease	Original Lease	Superseded	66	10/1/2013	3/31/2019	017

**Options**

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Renewal	Exercised		3/31/2019	10/2/2018	1st Renewal Option	Original Lease

## Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Exclusivities-X	R-1. 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 as set forth on Exhibit H 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 Term 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 sale of animal food, animal related accessories, and animal related general merchandise, dental cleaning for animals, animal grooming and pet adoptions.	Original Lease
	Restrictions LL-X	No such change shall materially adversely affect the visibility of, customer access to, or the availability of convenient parking for, the Premises. No granting of exclusive parking rights shall materially and adversely interfere with the parking for Tenant s customers	Original Lease
	Tenant Restrictions	No Lease Provision	Original Lease
	Abatement	No Rent shall be due commencing on the RCD and continuing for a period of four (4) months (the "Abatement Months"). (Lease, Exhibit B)	Original Lease
	Access	LL reserves the right to, at all reasonable times upon prior written notice to T, 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. 7.4(B), Pg. 16)	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, nor pledge or encumber by mortgage or other instruments any interest in the Lease ("Transfer ") w/out first obtaining the consent of LL, which consent shall not be unreasonably withheld, delayed or conditioned. Profit Sharing: 100%. Assignment Fee: T shall pay to LL a Transfer Fee of \$1,500.00 for such written consent. Permitted Assignment: T shall have the right to assign, sublet or transfer its interest in the Lease and the Premises, w/out LL approval in connection w/ the following (i) a transfer to corporation, limited liability company, partnership or other entity (a) that controls, is controlled by, is under common control with, or is otherwise an affiliate or subsidiary of T; or (b) resulting from the merger or consolidation w/ T; (ii) any assignment or subletting by T to any affiliate of T; (iii) any assignment or subletting by T in connection w/ the transfer of all or substantially all of the equity ownership of T or the business and assets of T (including the assets located at the Premises); or (iv) any assignment or subletting by T to any entity which operates at least five (5) stores and a total net worth, immediately after such event of at least \$5,000,000.00. 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: 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 ("Initial Rent") and the Security Deposit shall paid to LL upon execution of the Lease by T. The Initial Rent shall applied toward the first month that Rent is due. (Lease, Sec. 1.4, 4.1, Pg. 2, 6)	Original Lease
	Base Rent	T shall pay Minimum Rent to LL, in advance in monthly installments on the first day of each month throughout such period. (1st Amend, Sec. 3, Pg. 1-2)	Renewal
	Brokers	Broker Name: CB Richard Ellis. Commission: Any obligations or potential obligations for commission to brokers, other than CB Richard Ellis whose commission will be paid by LL pursuant to a separate agreement. 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 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 Expenses, Insurance and Real Estate Taxes, as provided for in the Lease. (1st Amend, Sec. 4, Pg. 2)	Renewal
	CAM Notes	PRS: "T's PRS" shall be a percentage = 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 the S/C. Estimates and its frequency: \$5,788.56 annually (\$482.38/month). Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: Not to exceed five percent (5%). Admin Fee: No Lease Provision. CAP and its exclusions: Shall not exceed T's PRS of Common Area Expenses for the preceding Calendar Year multiplied by the lesser of (a) three percent (3%) or (b) the percentage increase in the Consumer Price Index All Urban Consumers, for the Chicago Kenosha, Metro Area, Base Period: 1982-84 =100. (Excluding snow and ice removal, security, insurance and utilities). 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, reasonably amortized by LL in accordance w/ GAAP, of any capital improvement. Exclusion: Standard. 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 during normal business hours, at T's sole cost and expense. (Lease, Sec. 1.4(B), 4.3, Pg. 2, 6-8; Rider, Sec. R-2)	Original Lease
	Co-Tenancy	No Lease Provision	Original Lease

Default	Monetary: W/in 10 days after written notice from LL. Non-Monetary: W/in 30 days after written notice from LL. (Lease, Sec. 11.1, Pg. 24)	Original Lease
Estoppel	W/in 10 days after request by LL. (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	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
Insurance	PRS: "T's PRS" shall be a percentage = 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 the S/C. Estimates and its frequency: Included in CAM. (Lease, Sec. 1.4(B), Pg. 2) 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 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 20 days after notice of such determination. Audit Right: No Lease Provision. (Lease, Sec. 4.3, 8.1(A), Pg. 6-8, 18)	Original Lease
Landlord Work	T accepts the Premises in its current "as is" condition. LL has made no representations or warranties to the condition of the Premises. (Lease, Exhibit C-1)	Original Lease
Late Fee	Late Charge: W/in 10 days of due date, T shall pay to LL a late fee = greater of \$150.00 or 10% of the monthly Rent. Interest: Any amount when due, T shall bear interest on the unpaid portion at /annum rate = the lesser of 12% or the maximum rate permitted by law from date when due but not excess of the highest legal rates. NSF Fee: \$50.00. (Lease, Sec. 4.4(C), Pg. 8)	Original Lease
List of Documents	1. First Lease Amendment dated 02/25/2019. (1st Amend) - 5 Years Extension with no remaining options. 2. Notice of Name Change of Kriser's Feeding Pets For Life, LLC dated 08/16/2019. (Notice) 3. State of Delaware Certificate of Amendment dated 03/12/2019. (Certificate)	Renewal
List of Documents	1. Shopping Center Lease Agreement dated 09/16/2013. 2. Possession Letter dated 10/01/2013, Acceptance of Possession of Premises	Original Lease
LL Maintenance	LL shall maintain in good repair the structure, exterior walls and roof of the bldg in which the Premises is located, and sidewalks located in the Common Areas. 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. LL may at its sole discretion arrange for a maintenance contract of all roof structures, the cost of which shall be T's responsibility to T's PRS. T shall pay, Additional Rent to LL, its PRS of the cost of said repairs and maintenance incurred by LL. (Lease, Sec. 6.3, Pg. 11)	Original Lease
Miscellaneous	No Lease Provision	Original Lease
Miscellaneous	Notice is hereby given that pursuant to a Certificate of Amendment of the Certificate of Formation of T, dated and filed in the Office of the Secretary of State of the State of Delaware, Division of Corporations on 03/12/2019 the name of T changed to IPP - Stores, LLC. (Notice; Certificate)	Renewal
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 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, if any, designated or which may be designated as "Employees' Parking Area." (Lease, Sec. 7.2, Pg. 15)	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 ( "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 action (or arbitration, if required by such lease or license agreement) against such other tenant or occupant, and uses commercially 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 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-1)	Original Lease
Percentage Rent Information	No Lease Provision	Original Lease
Permitted Use	T shall use the Premises for only the sale of animal food, animal related accessories, animal related general merchandise, well dental cleaning for animals, animal grooming, and animal adoptions and for no other purposes whatsoever. (Lease, Sec. 1.6, 7.1, Pg. 2, 14)	Original Lease
Premises Notes	Unit- 017; SF- 2,270. (Lease, Sec. 1.2(B), Pg. 1)	Original Lease



Prohibited Use	(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 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. See Lease for complete details. (Lease, Exhibit F)	Original Lease
Promotion Fund	T agrees to participate in, and pay its PRS (not to exceed \$500.00 per calendar year) of, all promotions and marketing activities relating to the S/C a whole, including, w/out limitation, cooperative advertising employed in connection w/ such promotions. (Lease, Sec. 4.7, Pg. 9)	Original Lease
Radius Restrictions	The area located w/in three (3) miles of the S/C. (Lease, Sec. 1.8, 7.1, Pg. 2, 14)	Original Lease
REA Notes	No Lease Provision	Original Lease
Real Estate Tax	In addition to 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 Expenses, Insurance and Real Estate Taxes, as provided for in the Lease. (1st Amend, Sec. 4, Pg. 2)	Renewal
Real estate Tax	PRS: "T's PRS" shall be a percentage = 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 the S/C. Estimates and its frequency: \$17,047.68 annually (\$1,420.64/month). 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 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 20 days after notice of such determination. Audit Right: No Lease Provision. (Lease, Sec. 1.4(B), 4.3, Pg. 2, 6-8)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	Amount: \$6,632.19. 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 event of default beyond applicable notice and periods 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. 5.1, Pg. 10)	Original Lease
Signage	Consent: T shall not place, alter, exhibit, inscribe, point, or any sign, awning, canopy, advertisement, notice or other lettering on part of the outside of the Premises or of the bldg of which the Premises is a part, or inside the Premises visible from the outside, w/out 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, well as any additional signs required by, such sign criteria. Pylon Sign: No Lease Provision. (Lease, Sec. 6.5, Pg. 11)	Original Lease
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease
Subordination	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 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 10 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.	Allowance Amount: \$68,100.00. Unused Portion Rent Credit: No Lease Provision. Payment Descriptions: Amount shall be payable w/in 15 days after the date T's Work is completed. Supervision/Management Fee: No Lease Provision. (Lease, Rider, Sec. R-3)	Original Lease
Tenant's Insurance Requirement	IRC Retail Centers LLC, a Delaware limited liability company and IRC Ravinia Plaza, 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 Ravinia Plaza, L.L.C., a Delaware limited liability company and IRC Retail Centers LLC, a Delaware limited liability company and each of their respective affiliates, successors and assigns. (1st Amend, Sec. 5, Pg. 2)	Renewal

Tenant's Insurance Requirement	T shall maintain: CGL Insurance: limits of not less than limit of \$1,000,000.00 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 \$5,000,000 in excess of the CGL insurance required. 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. 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. 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. Plate Glass Insurance: Upon windows and doors the Premises. 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. Boiler machinery insurance required in the amount = the value of the mechanical equipment. (Lease, Sec. 8.1(D), Pg. 18-20)	Original Lease
Term Notes	Extension Term CD: 04/01/2019. Extension Term ED: 03/31/2024. (1st Amend, Sec. 2, Pg. 1)	Renewal
Term Notes	Lease Commencement Date (LCD): 10/01/2013. Rent Commencement Date (RCD): 11/30/2013. Per Lease, RCD reflects 60 days from the Commencement Date. However Commencement Date is 10/01/2013. Hence Abstract assumes and reflects RCD as 11/30/2013 (=10/01/2013 + 60 days). Expiration Date: 03/31/2019. (Lease, Sec. 1.3, Pg. 1-2; Possession letter dated 10/01/2013)	Original Lease
TT Maintenance	T, at its sole cost and expense, shall keep and maintain in good order, condition and repair (including any such replacement, periodic painting, and restoration is required for that purpose) the interior, nonstructural portions of the Premises and every part except those portions which LL is obligated to maintain and repair 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 to the extent exclusively serving the Premises, fixtures, heating and air conditioning and electrical systems, 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, any sprinkler system, air-conditioning units and filters, janitorial services for the Premises, interior pest control, and the like. HVAC: T shall, its sole cost and expense, obtain a maintenance contract for the HVAC system serving the Premises w/ a licensed HVAC service provider which provides for regularly scheduled maintenance and filter replacement of such system. If T installs a new HVAC system to serve the Premises, LL's responsibility shall immediately cease and T shall be solely responsible for and all costs associated w/ said HVAC system. (Lease, Sec. 6.9, Pg. 13-14; Rider, Sec. R-4)	Original Lease
Utilities	Premises: T shall be responsible for and shall pay for all utilities used, or consumed or upon the Premises, and all sewer charges relating to the Premises, and when the charges therefor shall become due and payable. If permitted by Law, LL shall have the right at time and from to 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"). Separately Metered/Non Separately Metered: In the event utility or utility services (such as water or sewage disposal) 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 (or any proration of such cost attributable to the Premises determined by LL in LL's sole and absolute discretion) as and when the charges become due and payable. (Lease, Sec. 4.6, Pg. 9)	Original Lease

#### Contacts

Role	Company	Name	Address	Phone	Email
Billing	IPP - Stores, LLC	Mike Jaeb	756 Stillwater Road, Mahtomedi, MN 55115	(651) 747-8704 x152 (Office)	mike.jaeb@ipphl.com
CAM	IPP - Stores, LLC	Mike Jaeb	756 Stillwater Road, Mahtomedi, MN 55115	(651) 747-8704 x152 (Office)	mike.jaeb@ipphl.com
Commercial Cafe Contact	IPP - Stores, LLC	Mike Jaeb	No address Listed	(651) 747-8704 x152 (Office)	accounts.payable@ipphl.com
Gross Sales	IPP - Stores, LLC	Mike Jaeb	756 Stillwater Road, Mahtomedi, MN 55115	(651) 747-8704 x152 (Office)	mike.jaeb@ipphl.com
Notice	Independent Pet Partners	IPP - Stores, LLC	756 Stillwater Rd., St. Paul, MN 55115		ipp@cushwake.com
Store Contact		Blake Shelby	No address Listed	(708) 966-0018 x (Office)	blake.shelby@krisers.com
Taxes	IPP - Stores, LLC	Mike Jaeb	756 Stillwater Road, Mahtomedi, MN 55115	(651) 747-8704 x152 (Office)	mike.jaeb@ipphl.com

Lease : North American Wax Company, LLC (t0002841)

## Lease Information

<b>Name</b>	North American Wax Company, LLC	<b>Status</b>	Current
<b>DBA</b>	European Wax Center #0586	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	DAY SPA
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	1,412.00 (GLA)
<b>Customer</b>	European Wax Center	<b>Area</b>	1,412.00 (GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	usd 39,733.68
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	usd 28.14
		<b>Deposit</b>	3,894.77
<b>Primary Contact</b>		<b>Lease Term</b>	From 6/25/2014 To 12/31/2029
<b>Name</b>	North American Wax Company, LLC		
<b>Office Phone</b>			
<b>Cell Phone</b>			
<b>E-Mail</b>	chadcapista@gmail.com		

## Space

Unit	Building	Floor	Area	Amendment Type
015		1	1,412.00	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	6/25/2014	8/23/2014	2,941.67	Monthly	Monthly	Flat Amt	usd		1,412.00	2.08 / Mo	0.00	Original Lease	015
brre	Base Rent - Retail	8/24/2014	8/31/2015	2,941.67	Monthly	Monthly	Flat Amt	usd		1,412.00	2.08 / Mo	0.00	Original Lease	015
brre	Base Rent - Retail	9/1/2015	8/31/2016	3,029.92	Monthly	Monthly	Flat Amt	usd		1,412.00	2.15 / Mo	0.00	Original Lease	015
brre	Base Rent - Retail	9/1/2016	8/31/2017	3,120.52	Monthly	Monthly	Flat Amt	usd		1,412.00	2.21 / Mo	0.00	Original Lease	015
brre	Base Rent - Retail	9/1/2017	8/31/2018	3,214.65	Monthly	Monthly	Flat Amt	usd	0.00	1,412.00	2.28 / Mo	0.00	Original Lease	015
brre	Base Rent - Retail	9/1/2018	12/31/2019	3,311.14	Monthly	Monthly	Flat Amt	usd	0.00	1,412.00	2.35 / Mo	0.00	Original Lease	015
brre	Base Rent - Retail	1/1/2020	12/31/2024	3,311.14	Monthly	Monthly	Flat Amt	usd	0.00	1,412.00	2.35 / Mo	0.00	Renewal	015
brre	Base Rent - Retail	1/1/2025	12/31/2025	3,377.03	Monthly	Monthly	Flat Amt	usd	0.00	1,412.00	2.39 / Mo	0.00	Renewal	015
brre	Base Rent - Retail	1/1/2026	12/31/2026	3,444.10	Monthly	Monthly	Flat Amt	usd	0.00	1,412.00	2.44 / Mo	0.00	Renewal	015
brre	Base Rent - Retail	1/1/2027	12/31/2027	3,513.53	Monthly	Monthly	Flat Amt	usd	0.00	1,412.00	2.49 / Mo	0.00	Renewal	015
brre	Base Rent - Retail	1/1/2028	12/31/2028	3,584.13	Monthly	Monthly	Flat Amt	usd	0.00	1,412.00	2.54 / Mo	0.00	Renewal	015
brre	Base Rent - Retail	1/1/2029	12/31/2029	3,655.90	Monthly	Monthly	Flat Amt	usd	0.00	1,412.00	2.59 / Mo	0.00	Renewal	015
came	CAM Estimated Escrow	8/24/2014	3/31/2015	265.93	Monthly	Monthly	Flat Amt	usd		1,412.00	0.19 / Mo	0.00	Original Lease	015
came	CAM Estimated Escrow	3/1/2015	3/31/2015	433.23	Monthly	Monthly	Flat Amt	usd		1,412.00	0.31 / Mo	0.00	Original Lease	015
came	CAM Estimated Escrow	4/1/2015	12/31/2019	410.34	Monthly	Monthly	Flat Amt	usd		1,412.00	0.29 / Mo	0.00	Original Lease	015
came	CAM Estimated Escrow	1/1/2020	12/31/2029	410.34	Monthly	Monthly	Flat Amt	usd	0.00	1,412.00	0.29 / Mo	0.00	Renewal	015
rete	Real Estate Tax Escrow	8/24/2014	9/30/2015	687.17	Monthly	Monthly	Flat Amt	usd		1,412.00	0.49 / Mo	0.00	Original Lease	015
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	744.90	Monthly	Monthly	Flat Amt	usd		1,412.00	0.53 / Mo	0.00	Original Lease	015
rete	Real Estate Tax Escrow	11/1/2016	12/31/2019	827.66	Monthly	Monthly	Flat Amt	usd		1,412.00	0.59 / Mo	0.00	Original Lease	015
rete	Real Estate Tax Escrow	1/1/2020	12/31/2029	827.66	Monthly	Monthly	Flat Amt	usd	0.00	1,412.00	0.59 / Mo	0.00	Renewal	015
rcbo	Rental Conc - Buildout	6/25/2014	8/23/2014	-2,941.67	Monthly	Monthly	Flat Amt	usd		1,412.00	-2.08 / Mo	0.00	Original Lease	015
rcca	Rental Conc - CAM Abatements	8/24/2014	12/23/2014	-265.93	Monthly	Monthly	Flat Amt	usd		1,412.00	-0.19 / Mo	0.00	Original Lease	015
rcra	Rental Conc - Rent Abatements	8/24/2014	12/23/2014	-2,941.67	Monthly	Monthly	Flat Amt	usd		1,412.00	-2.08 / Mo	0.00	Original Lease	015
rcbx	Rental Conc - TAX Abatements	8/24/2014	12/23/2014	-687.17	Monthly	Monthly	Flat Amt	usd		1,412.00	-0.49 / Mo	0.00	Original Lease	015

## Indexation

Charge Code	Charge Desc	Date From	Date To	Index Date	Index	Month	Factor	Min	Max	Base Rule	Amendment Type	Units
asgn	Assignment Fees	11/9/2021	11/9/2021								Renewal	015
brre	Base Rent - Retail	6/25/2014	8/23/2014								Original Lease	015
brre	Base Rent - Retail	8/24/2014	8/31/2015								Original Lease	015
brre	Base Rent - Retail	9/1/2015	8/31/2016								Original Lease	015
brre	Base Rent - Retail	9/1/2016	8/31/2017								Original Lease	015
brre	Base Rent - Retail	9/1/2017	8/31/2018								Original Lease	015

brre	Base Rent - Retail	9/1/2018	12/31/2019								Original Lease	015
brre	Base Rent - Retail	1/1/2020	12/31/2024								Renewal	015
brre	Base Rent - Retail	1/1/2025	12/31/2025								Renewal	015
brre	Base Rent - Retail	1/1/2026	12/31/2026								Renewal	015
brre	Base Rent - Retail	1/1/2027	12/31/2027								Renewal	015
brre	Base Rent - Retail	1/1/2028	12/31/2028								Renewal	015
brre	Base Rent - Retail	1/1/2029	12/31/2029								Renewal	015
came	CAM Estimated Escrow	1/1/2020	12/31/2029								Renewal	015
came	CAM Estimated Escrow	8/24/2014	3/31/2015								Original Lease	015
came	CAM Estimated Escrow	4/1/2015	12/31/2019								Original Lease	015
came	CAM Estimated Escrow	3/1/2015	3/31/2015								Original Lease	015
rcbo	Rental Conc - Buildout	6/25/2014	8/23/2014								Original Lease	015
rcca	Rental Conc - CAM Abatements	8/24/2014	12/23/2014								Original Lease	015
rcra	Rental Conc - Rent Abatements	8/24/2014	12/23/2014								Original Lease	015
rctx	Rental Conc - TAX Abatements	8/24/2014	12/23/2014								Original Lease	015
rete	Real Estate Tax Escrow	8/24/2014	9/30/2015								Original Lease	015
rete	Real Estate Tax Escrow	1/1/2020	12/31/2029								Renewal	015
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016								Original Lease	015
rete	Real Estate Tax Escrow	11/1/2016	12/31/2019								Original Lease	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 %
Renewal	015	retax	_retaxes	Real Estate Tax Expenses	1/1/2020	12/31/2029	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	Y		d001		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	015	noncontr	_insur	Insurance Expenses	1/1/2020	12/31/2029	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			0.00		0.00	GLA		GLA	
Renewal	015	noncontr	_security	Security Expenses	1/1/2020	12/31/2029	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			0.00		0.00	GLA		GLA	
Renewal	015	noncontr	_snow	Snow Expenses	1/1/2020	12/31/2029	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			0.00		0.00	GLA		GLA	
Renewal	015	noncontr	_utility	Utility Expenses	1/1/2020	12/31/2029	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			0.00		0.00	GLA		GLA	
Renewal	015	control	_bldgexp	Building Expenses	1/1/2020	12/31/2029	12		0.00	3,179.42	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			5.00		0.00	GLA		GLA	
Renewal	015	control	_camextr	CAM Exterior Expenses	1/1/2020	12/31/2029	12		0.00	3,179.42	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			5.00		0.00	GLA		GLA	
Renewal	015	control	_camintr	CAM Interior Expenses	1/1/2020	12/31/2029	12		0.00	3,179.42	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			5.00		0.00	GLA		GLA	
Renewal	015	control	_capamrt	Capital Replacement Amort	1/1/2020	12/31/2029	12		0.00	3,179.42	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			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	015	control	_fire	Fire Expenses	1/1/2020	12/31/2029	12		0.00	3,179.42	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			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	015	control	_camext2	CAM Exterior Expenses - Spl Allocation	1/1/2020	12/31/2029	12		0.00	3,179.42	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			5.00		0.00	GLA		36566.0000	

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	015	control	_admin	Operational Expenses	1/1/2020	12/31/2029	12		0.00	3,179.42	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			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
<b>Amendments</b>										
Type	Description	Status	Term (Months)	Date From	Date To	Units				
Renewal	Extension	Activated	120	1/1/2020	12/31/2029	015				
Original Lease	Original Lease	Superseded	67	6/25/2014	12/31/2019	015				

**Options**

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Custom	Active		12/31/2019	12/31/2019	Relocation Option	Renewal
Custom	Active		12/31/2019	12/31/2019	Relocation Option	Original Lease

**Other Lease Provisions / Clauses**

Reference	Name	Description	Amendment Type
	Exclusivities-X	R-1. EXCLUSIVE USE: Provided that Tenant has not committed an event of default beyond applicable notice and cure periods and further provided that the following uses do not interfere with any exclusivity provisions of other tenants in the Shopping Center set forth on Exhibit H 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 but not altered in a manner that would circumvent this exclusive use) 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: facial and body waxing.	Original Lease
	Restrictions LL-X	Landlord shall not, in exercising its rights under the Lease: (i) make changes to the shopping center or to the common facilities, as applicable, that will materially adversely obstruct or materially adversely affect visibility or access to and from the Premises via Tenant s storefront entrance, or (ii) make changes that would materially adversely affect access to and from the Premises to parking areas. The foregoing provisions of this section shall not apply in instances where access or parking is temporarily affected as a result of repairs, remodeling, renovation or other construction to the shopping center or to changes required by laws.	Original Lease

Restrictions-X	<p>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. Intentionally Deleted. 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. No Radius Restriction</p>	Original Lease
Term Notes	Lease Commencement, Rent Commencement an	Renewal
Abatement	No Rent shall be due commencing on the RCD and continuing for a period of four (4) months ("Abatement Months"). (Lease, Exhibit 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 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. 7.4(B), Pg. 15)	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 ("Transfer") w/out first obtaining the consent of LL, which consent LL may withhold in its sole and absolute discretion. Profit Sharing: 100% Assignment Fee: \$2,000.00 Permitted Assignment: No Lease Provision. Recapture Rights: No Lease Provision. (Lease, Sec. 10.1, Pg. 21-22)	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 shall be paid to LL upon execution of the Lease by T. (Lease, Sec. 1.4(E), 4.1, Pg. 2, 5)	Original Lease
Brokers	T's Broker: Coldwell Banker Richard Ellis and its agent Jason Dell. Any obligations or potential obligations for commission to any brokers who have a claim arising out of the actions of T are the sole obligation of T. (Lease, Sec. 12.1, Pg. 26)	Original Lease
CAM	During the Extension Period, 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 Expenses and Real Estate Taxes, as provided for in the Lease. (1st Amend, Sec. 4, Pg. 2)	Renewal



CAM Notes	PRS: 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, 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 (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: Monthly Installments. T's initial share of Common Area Expenses (including Insurance) shall begin at \$265.93 monthly. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: Not to exceed 15% of CAM Expenses. CAP and its exclusions: 5% of Non-Cumulative CAP excludes snow and ice removal, security, insurance, taxes and utilities. Capital Expense: Common Area Expenses shall include the cost during the Term, as reasonably amortized by LL in accordance w/ GAAP, of any capital improvement. 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: 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, Sec. 1.4(B), 4.3, Pg. 2, 5-8; Rider, Sec. R-3, Pg. Rider-7)	Original Lease
Co-Tenancy	No Lease Provision	Original Lease
Default	Monetary: When due and the continuance of such nonpayment for five (5) days after written notice from LL that such installment is due. Non Monetary: 20 days after written notice and demand from LL. (Lease, Sec. 11.1, Pg. 23)	Original Lease
Estoppel	W/in seven (7) days after request by LL. (Lease, Sec. 10.2(C), Pg. 22)	Original Lease
Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	Guarantor Name: Chad Capista and Anne Marcovecchio. Limitation of Liability (Charge and Term): Guarantor hereby absolutely, unconditionally and irrevocably guarantees to the LL (a) 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, the payment as and when due, whether by acceleration or otherwise, of all Minimum Rent and Additional Rent and any other sums payable by T under the Lease, and (b) payment of all Enforcement Costs. (Lease, Sec. 1.1(D), Exhibit E, Pg. 1, E-1-E-4)	Original Lease
Guar/L.C./Indem.	It is mutually agreed by and between the parties hereto that with respect to matters accruing from and after the Effective Renewal Date (11/26/2018) of the Amendment, Chad Capista and Anne Marcovecchio (jointly and severally, "Guarantor") shall be released from their respective obligations under the Lease and the Guaranty. (1st Amend, Sec. 7, Pg. 3)	
Holdover	W/out the consent of LL, MTM Tenancy, cancelable by either LL or T upon 30 days' written notice, and at Minimum Rent = 150% of the total Minimum Rent and 100% of Additional Rent as existed during the last year of the term. (Lease, Sec. 3.4, Pg. 5)	Original Lease
Insurance	All Insurers must have a "A-VIII" or higher rating by AM Best. Tenant's insurance shall meet Landlord'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 be written on a per location basis. 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: \$3,000,000. 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. Additional Insured endorsement of: IRC Retail Centers LLC and IRC Ravinia Plaza, L.L.C., a Delaware limited liability company, are endorsed as additional insured on liability policies and such insurance is primary non-contributory with any other insurance available to owner and property manager. Any and all references in the Lease to "Landlord" are hereby deemed to mean IRC Ravinia Plaza, 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. Plate Glass Insurance. Extra Expense & Business Interruption loss of rents for a period of not less than 12 months of Minimum Rent and Additional Rent naming Landlord as loss payee. (1st Amend, Sec. 6, Pg. 3)	Renewal
Insurance	PRS: 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, 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 (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 Estimates. Base Year: No Lease Provision. Admin Fee: Not to exceed 15% of Insurance. CAP: 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. Audit Right: No Lease Provision. (Lease, Sec. 4.3, Pg. 5-8)	Original Lease

Landlord Work	LL shall use commercially reasonable efforts to substantially complete such construction in a timely manner, provided that in the event such substantial construction is delayed or hindered by strikes, casualties, fires, injunctions, inability to secure materials, restraints of law, actions of the elements, or any other causes beyond the reasonable control of LL, or by any acts or omissions of T, then the construction period shall be extended to the extent of such delays. 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. 6.1-6.2, Exhibit C-1, Pg. 10, C-1)	Original Lease
Late Fee	Late Charge: W/in ten (10) days of the due date, T shall promptly pay to LL a late fee = the greater of \$150.00 or 10% of the monthly Rent. Interest: If not paid when due, shall bear interest on the unpaid portion at the /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 Fee: \$50.00 dollars for each of T's checks returned to LL unpaid by T's bank. (Lease, Sec. 4.4(C), Pg. 8)	Original Lease
List of Documents	1) Shopping Center Lease Agreement dated 06/25/2014; 2) Possession Letter dated 06/23/2014	Original Lease
List of Documents	First Lease Amendment dated 11/26/2018 - Amends the lease to extended for 10 years w/ no options terms. (1st Amend)	Renewal
LL Maintenance	LL shall, subject to T's reimbursement, maintain in good repair the exterior walls and roof of the bldg in which the Premises is 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 said repairs and maintenance incurred by LL. (Lease, Sec. 6.3, 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	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. 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 if all of the following occur: Intentionally Deleted; and 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 commercially reasonable efforts to enforce its rights under such lease or license agreement and to obtain Judicial Relief. (Rider, Sec. R-1, Pg. Rider-6)	Original Lease
Percentage Rent Information	No Lease Provision	Original Lease
Permitted Use	Use of the premises: T shall use the Premises for only the operation of facial and body waxing and body hair removal membership sales/services and related retail products and for no other purposes whatsoever. T shall operate the Premises throughout the Term under T's trade name, European Wax Center ("T's Trade Name"), and no other trade name w/out LL's prior written consent. (Lease, Sec. 1.6, 7.1, Pg. 2, 13)	Original Lease
Premises Notes	The Leased Premises has 1,412 SF of gross floor area. (Lease, Sec. 1.2(B), Pg. 2)	Original Lease
Prohibited Use	T shall not use the Premises for following purposes: Funeral establishment; Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; Auction or bankruptcy sale; Pawn shop; Catalogue, Internet, mail order or an "800-type" phone-order facility, or a wholesale, discount, outlet, "warehouse," "dollar-type" or unit price store; Outdoor circus, carnival or amusement park, or other entertainment facility; Outdoor meetings; Bowling alley; Primarily pool or billiard establishment; Shooting gallery; Off-track betting (provided that state sponsored lottery tickets shall not be prohibited); Refinery. See Lease for complete details. (Lease, Sec. 1.6, 7.1, Exhibit F, Pg. 2, 13, 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	During the Extension Period, 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 Expenses and Real Estate Taxes, as provided for in the Lease. (1st Amend, Sec. 4, Pg. 2)	Renewal
Real estate Tax	PRS: 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, 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 (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: Monthly Installments. T's initial share of Real Estate Taxes shall begin at \$8,246.08 annually (\$687.17 monthly). 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, Pg. 2, 5-8)	Original Lease

Sales Kickout	No Lease Provision	Original Lease
Security Deposit	Amount: \$3,894.77. 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, 9)	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. 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. All signs shall comply w/ the sign criteria provided by LL. T shall be permitted to place "Coming Soon" and "Grand Opening" banners on the storefront, w/ prior written approval of LL, provided the same complies w/ all government laws and ordinances having jurisdiction over such matters and the same are limited in time and duration as agreed upon by LL. Pylon Sign: No Lease Provision. (Lease, Sec. 6.5, Exhibit D, Pg. 11, D-1-D-3; Rider, Sec. R-4, Pg. Rider-7)	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, 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 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 LL for the balance of the Term of the Lease, subject to all of the terms and provisions. (Lease, Sec. 10.2(B), Pg. 22)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	Allowance Amount: \$14,120.00. Unused Portion Rent Credit: No Lease Provision. Payment Descriptions: LL shall reimburse T in the amount of \$14,120.00, which amount shall be payable w/in 15 days after the date T's Work is completed in accordance w/ the terms of the Lease and T has submitted to LL a written statement requesting such payment. If T fails to file a complete application for the Construction Allowance w/in one (1) year after the CD, LL shall have no obligation to pay the Construction Allowance. Supervision/Management Fee: No Lease Provision. (Rider, Sec. R-2, Pg. Rider-7)	Original Lease
Tenant Improvement Allowance	Allowance Amount: \$15,000.00. Unused Portion Rent Credit: No Lease Provision. Payment Descriptions: Amount shall be payable w/in 45 days after the date T's work is completed in accordance with the terms of the Lease and T has submitted to LL a written statement requesting such payment. Such Construction Allowance shall be requested by T w/in 12 months of full execution of this Amendment (11/26/2018). After such 12 months, the Construction Allowance granted shall be null and void. Supervision/Management Fee: No Lease Provision. (1st Amend, Sec. 5, Pg. 2-3)	Renewal
Tenant Sales	T shall provide to LL a copy of T's latest available 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, 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. 9, Pg. 4)	Renewal
Tenant's Insurance Requirement	T shall keep in force and at its own expense, (1) Commercial General Liability insurance: 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. The LL and Owner are to be endorsed as additional insured on T's policy and such insurance will be endorsed as primary and non-contributory w/ any other insurance available to LL and Owner. (2) Umbrella or Excess Liability coverage: Not less than \$3,000,000 in excess of the CGL insurance. (3) Worker's Compensation Insurance: Not less than those required by applicable law. (4) Employers liability insurance: 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. (5) Dram Shop/Liquor Liability Insurance: 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. (6) 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. (7) Property Insurance: (a) Physical Damage Insurance: 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: Not less than 12 months of Minimum Rent and Additional Rent, naming LL as loss payee. (d) Boiler machinery insurance: Required in the amount = the value of the mechanical equipment. (8) Additional Insured: All insurance policies required of T in the Lease shall name as insured LL, Managing Agent and T. (Lease, Sec. 8.1(D-E), Pg. 17-19)	Original Lease
Term Notes	LCD: Commencing on the date of LL's delivery of possession of the Premises to T (06/25/2014); RCD: 60 days after the CD (06/25/2014 + 60 days = 08/24/2014); LED: 12/31/2019. (Possession Letter; Lease, Sec. 1.3, Pg. 2)	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 thereof 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 (including (i) any damage to the walls, floors, ceilings or the other areas of the Premises or (ii) any mold or mildew condition on the walls, floors, ceilings or the other areas of the Premises, caused by or resulting from moisture on or about the Premises), 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. 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. At all times during the Term, T, at its sole cost and expense, shall maintain a 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 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. 12-13)

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. LL shall have the right at any time and 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"). Separately Metered/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 thereof as Additional Rent 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. (Lease, Sec. 4.6, Pg. 8-9)

Original Lease

**Contacts**

Role	Company	Name	Address	Phone	Email
Billing	Re: European Wax Ctr	North American Wax Company, LLC	111 W. 39th Street, Suite A,Vancouver,WA 98660		chadcapista@gmail.com
Commercial Cafe Contact		North American Wax Company, LLC	No address Listed		chadcapista@gmail.com
Emergency Contact Name		Chad Capista	No address Listed	(815) 260-6582 x (Office)	
Emergency Contact Name		Lisa Capista	No address Listed	(630) 673-8099 x (Office)	
Emergency Contact Name		Noreen Capista	No address Listed	(815) 347-7797 x (Office)	
Guarantor		Anne Marcovecchio	44235 Deep Hollow Cir.,Northville,MI 48168		
Guarantor		Chad Capista	18911 Delray Ct,Mokena,IL 60448		
Notice		North American Wax Company, LLC	18911 Delray Ct,Mokena,IL 60448		
Send Copy To	European Wax Center World Headquarters	Legal Department	5830 Granite Parkway, Suite 300,Plano,TX 75024	(469) 270-6500 x (Office)	legal@waxcenter.com
Store Contact		European Wax Center	15174 S. LaGrange Rd.,Orland Park,IL 60462	(708) 737-7155 x (Office)(708) 737-7156 x (Other 1)	chadcapista@gmail.com
Store Contact		Mackenzie Ferguson	No address Listed	(708) 737-7155 x (Office)	mackenzie.ferguson@waxcenter.com

Lease : Rosin Optical Co., Inc. (t0003276)

**Lease Information**

<b>Name</b>	Rosin Optical Co., Inc.	<b>Status</b>	Current
<b>DBA</b>	Rosin Eyecare #141	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	EYEWEAR
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	1,640.00 (GLA)
<b>Customer</b>	Rosin Eyecare	<b>Area</b>	1,640.00 (GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	usd 35,522.40
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	usd 21.66
<b>Primary Contact</b>		<b>Deposit</b>	2,460.00
<b>Name</b>	Rosin Optical Co., Inc.	<b>Lease Term</b>	From 1/11/2017 To 10/31/2027
<b>Office Phone</b>			
<b>Cell Phone</b>			
<b>E-Mail</b>	jonrosin@rosineyecare.com		

**Space**

Unit	Building	Floor	Area	Amendment Type
016		1	1,640.00	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
brre	Base Rent - Retail	1/11/2017	8/15/2017	2,733.33	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	1.67 / Mo	0.00	Original Lease	016
brre	Base Rent - Retail	8/16/2017	8/31/2018	2,733.33	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	1.67 / Mo	0.00	Original Lease	016
brre	Base Rent - Retail	9/1/2018	8/31/2019	2,788.00	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	1.70 / Mo	0.00	Original Lease	016
brre	Base Rent - Retail	9/1/2019	8/31/2020	2,844.03	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	1.73 / Mo	0.00	Original Lease	016
brre	Base Rent - Retail	9/1/2020	8/31/2021	2,901.43	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	1.77 / Mo	0.00	Original Lease	016
brre	Base Rent - Retail	9/1/2021	8/31/2022	2,960.20	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	1.81 / Mo	0.00	Original Lease	016
brre	Base Rent - Retail	9/1/2022	8/31/2023	3,020.33	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	1.84 / Mo	0.00	Original Lease	016
brre	Base Rent - Retail	9/1/2023	8/31/2024	3,081.83	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	1.88 / Mo	0.00	Original Lease	016
brre	Base Rent - Retail	9/1/2024	8/31/2025	3,144.70	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	1.92 / Mo	0.00	Original Lease	016
brre	Base Rent - Retail	9/1/2025	8/31/2026	3,207.57	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	1.96 / Mo	0.00	Original Lease	016
brre	Base Rent - Retail	9/1/2026	10/31/2027	3,271.80	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	2.00 / Mo	0.00	Original Lease	016
came	CAM Estimated Escrow	8/16/2017	9/30/2018	476.97	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	0.29 / Mo	0.00	Original Lease	016
came	CAM Estimated Escrow	10/1/2018	9/30/2019	584.78	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	0.36 / Mo	0.00	Original Lease	016
came	CAM Estimated Escrow	10/1/2019	10/31/2027	513.47	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	0.31 / Mo	0.00	Original Lease	016
rete	Real Estate Tax Escrow	8/16/2017	11/30/2018	865.10	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	0.53 / Mo	0.00	Original Lease	016
rete	Real Estate Tax Escrow	12/1/2018	12/31/2020	976.29	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	0.60 / Mo	0.00	Original Lease	016
rete	Real Estate Tax Escrow	1/1/2021	10/31/2027	1,276.90	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	0.78 / Mo	0.00	Original Lease	016
rcbo	Rental Conc - Buildout	1/11/2017	8/15/2017	-2,733.33	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	-1.67 / Mo	0.00	Original Lease	016
rcca	Rental Conc - CAM Abatements	8/16/2017	10/15/2017	-476.97	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	-0.29 / Mo	0.00	Original Lease	016
rcra	Rental Conc - Rent Abatements	8/16/2017	10/15/2017	-2,733.33	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	-1.67 / Mo	0.00	Original Lease	016
rcrx	Rental Conc - TAX Abatements	8/16/2017	10/15/2017	-865.10	Monthly	Monthly	Flat Amt	usd	0.00	1,640.00	-0.53 / 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	1/11/2017	8/15/2017								Original Lease	016
brre	Base Rent - Retail	8/16/2017	8/31/2018								Original Lease	016
brre	Base Rent - Retail	9/1/2018	8/31/2019								Original Lease	016
brre	Base Rent - Retail	9/1/2019	8/31/2020								Original Lease	016
brre	Base Rent - Retail	9/1/2020	8/31/2021								Original Lease	016
brre	Base Rent - Retail	9/1/2021	8/31/2022								Original Lease	016
brre	Base Rent - Retail	9/1/2022	8/31/2023								Original Lease	016
brre	Base Rent - Retail	9/1/2023	8/31/2024								Original Lease	016
brre	Base Rent - Retail	9/1/2024	8/31/2025								Original Lease	016
brre	Base Rent - Retail	9/1/2025	8/31/2026								Original Lease	016
brre	Base Rent - Retail	9/1/2026	10/31/2027								Original Lease	016
came	CAM Estimated Escrow	8/16/2017	9/30/2018								Original Lease	016
came	CAM Estimated Escrow	10/1/2018	9/30/2019								Original Lease	016
came	CAM Estimated Escrow	10/1/2019	10/31/2027								Original Lease	016
rcbo	Rental Conc - Buildout	1/11/2017	8/15/2017								Original Lease	016
rcca	Rental Conc - CAM Abatements	8/16/2017	10/15/2017								Original Lease	016
rcra	Rental Conc - Rent Abatements	8/16/2017	10/15/2017								Original Lease	016
rcbx	Rental Conc - TAX Abatements	8/16/2017	10/15/2017								Original Lease	016
rete	Real Estate Tax Escrow	8/16/2017	11/30/2018								Original Lease	016
rete	Real Estate Tax Escrow	12/1/2018	12/31/2020								Original Lease	016
rete	Real Estate Tax Escrow	1/1/2021	10/31/2027								Original Lease	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 %
Original Lease	016	retax	_retaxes	Real Estate Tax Expenses	1/1/2019	10/31/2027	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	Y		d001			0.00		0.00		GLA		GLA
Original Lease	016	operexp	_admin	Operational Expenses	1/1/2018	10/31/2027	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	Y		M015			0.00		0.00		GLA		GLA
Original Lease	016	operexp	_bldgexp	Building Expenses	1/1/2018	10/31/2027	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	Y		M015			0.00		0.00		GLA		GLA
Original Lease	016	operexp	_camextr	CAM Exterior Expenses	1/1/2018	10/31/2027	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	Y		M015			0.00		0.00		GLA		GLA
Original Lease	016	operexp	_camintr	CAM Interior Expenses	1/1/2018	10/31/2027	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	Y		M015			0.00		0.00		GLA		GLA
Original Lease	016	operexp	_capamrt	Capital Replacement Amort	1/1/2018	10/31/2027	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	Y		M015			0.00		0.00		GLA		GLA
Original Lease	016	operexp	_fire	Fire Expenses	1/1/2018	10/31/2027	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	Y		M015			0.00		0.00		GLA		GLA
Original Lease	016	operexp	_insur	Insurance Expenses	1/1/2018	10/31/2027	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	N	Y		M015			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	016	operexp	_security	Security Expenses	1/1/2018	10/31/2027	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			0.00		0.00	GLA		GLA	
Original Lease	016	operexp	_snow	Snow Expenses	1/1/2018	10/31/2027	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			0.00		0.00	GLA		GLA	
Original Lease	016	operexp	_utility	Utility Expenses	1/1/2018	10/31/2027	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			0.00		0.00	GLA		GLA	
Original Lease	016	noncontr	_camext2	CAM Exterior Expenses - Spl Allocation	1/1/2018	10/31/2027	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	Y		M015			0.00		0.00	GLA		36566.0000	

**Retail**

Sales Type	Amount Type	Date From	Date To	Sales From	Sales To	%	Offset Amt/Charge Code	Amendment Type	Units	Natural BreakPoint
<b>Amendments</b>										
Type	Description	Status	Term (Months)	Date From	Date To	Units				
Original Lease	Original Lease	Activated	130	1/11/2017	10/31/2027	016				

**Options**

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Renewal	Active		10/31/2027	5/4/2027	1st Renewal Option	Original Lease
Renewal	Active		10/31/2032	5/4/2032	2nd Renewal Option	Original Lease
Custom	Active		10/31/2027	10/31/2027	Relocation Option	Original Lease

## Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Exclusivities-X	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: the provision of eyecare services and the sale of prescription eyewear ( Tenant s Exclusive Right ). Exclusions to Exclusive - 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. D. Any lease of space for the 10,000 square feet in the Shopping Center is excluded from the Tenant s Exclusive Right set forth herein.	Original Lease
	Tenant Restrictions	No Lease Provision	Original Lease
	Abatement	No Minimum Rent or Additional Rent shall be due commencing on the RCD and continuing for a period of two (2) months (the "Abatement Months"). (Lease, Exhibit B, Pg. B-1)	Original Lease
	Access	LL reserves the right to, at all reasonable times and upon 24 hours advance notice to T, 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 so long as such access and inspection does not interfere w/ T's use and occupancy of the Premises. (Lease, Sec. 7.4(B), Pg. 16)	Original Lease
	Assignment/Sublease	Consent: T 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 ("Transfer") w/out first obtaining the consent of LL, which consent shall not be unreasonably withheld, conditioned or delayed. Profit Sharing: 100%. Assignment Fee: T shall pay to LL a Transfer Fee of \$2,000.00 for such written consent. Permitted Assignment: No Lease Provision. Recapture Rights: No Lease Provision. (Lease, Sec. 10.1, Pg. 21-22)	Original Lease
	Base Rent	Rent Changeover Day: Payable in advance, 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 ("Initial Rent") shall be paid to LL upon execution of the Lease by T. The Initial Rent shall be applied toward the first month Rent. (Lease, Sec. 1.4(E), 4.1, Pg. 2, 5)	Original Lease
	Brokers	Broker Name: Sperry Van Ness Commercial Real Estate Advisors and its agent Deena Zimmerman. Commission: LL shall pay Broker's commission fee earned in connection w/ the Lease. Any commission or other compensation due brokers employed by LL shall be the sole responsibility of LL. (Lease, Sec. 12.1, Pg. 26)	Original Lease
	CAM Notes	PRS: "T's PRS" shall be a percentage = 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. Estimates and its frequency: \$476.97/month. 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: No Lease Provision. 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. Exclusion: Standard. Reconciliation Deadline: No Lease Provision. Audit Right: 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, Sec. 1.4(B), 4.3, Pg. 2, 6, 7; Rent Commencement Letter dated 08/14/2017)	Original Lease
	Co-Tenancy	No Lease Provision	Original Lease
	Default	Monetary: Five (5) days after written notice from LL. Non-Monetary: W/in 30 days after written notice from LL. (Lease, Sec. 11.1, Pg. 23)	Original Lease
	Estoppel	W/in seven (7) days after request by LL. (Lease, Sec. 10.2(C), Pg. 22)	Original Lease
	Go Dark Right	No Lease Provision	Original Lease
	Guar./L.C./Indem.	Intentionally Deleted. (Lease, Exhibit E, Pg. E-1)	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)	Original Lease

Insurance	PRS: "T's PRS" shall be a percentage = 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. 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. 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: 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, Sec. 1.4(B), 4.3, Pg. 2, 6, 7)	Original Lease
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Work	LL will deliver the space in vanilla box condition, such specifications. LL has made no representations or warranties as to condition or code compliance of the Premises. (Lease, Exhibit C-1, Pg. C-1)	Original Lease
Late Fee	Late Charge: W/in 10 days of the due date. T shall pay to LL a late fee = 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 /annum rate = the lesser of 12% or the maximum rate permitted by law. NSF Fee: \$50.00. (Lease, Sec. 4.4(C), Pg. 8)	Original Lease
List of Documents	1. Shopping Center Lease Agreement dated 08/09/2016. 2. Rent Commencement Letter dated 08/14/2017, (Commencement letter) 3. Re-Leasing Agreement dated 01/20/2021.	Original Lease
LL Maintenance	LL shall maintain in good repair the exterior walls and roof of the bldg in which the Premises is located, and parking lot 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. (Lease, Sec. 6.3, 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	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, if any, designated or which may 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 the Exclusive Right if another tenant or occupant in the S/C violates a provision of its lease regarding its premises, which provision either does not permit or specifically prohibits a use that violates T's Exclusive Use (a "Rogue T"); provided, however, that LL agrees to provide notice of the lease violation to the Rogue T promptly after T has notified LL of the same; and, if the Rogue T does not cease its violation, LL agrees to commence an action (or arbitration, if required by such lease) against such other tenant or occupant, and thereafter uses good faith efforts to enforce its rights under such lease 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-2, Pg. Rider1-2)	Original Lease
Percentage Rent Information	No Lease Provision	Original Lease
Permitted Use	T shall use the Premises for (i) the retail sale of prescription and non-prescription eyeglasses, eyewear, sunglasses, contact lenses and eyecare related products including contact lens cleaners and solutions, eyedrops, eyeglass clips and holders, and (ii) the provision of eyecare related services defined as including optometrist and ophthalmologist examinations and medical treatment and for no other purposes whatsoever. (Lease, Sec. 1.6, Pg. 2)	Original Lease
Premises Notes	Unit - 16, SF - 1,640. (Lease, Sec. 1.2(B), Pg. 1)	Original Lease
Prohibited Use	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. See Lease for complete details. (Lease, Exhibit F, Pg. F-1)	Original Lease
Promotion Fund	T agrees to participate in, and pay its PRS of, all promotions and marketing activities relating to the S/C as a whole, including, w/out limitation, cooperative advertising employed in connection w/ such promotions. T shall include the name and location of the S/C in all advertising done by T for its business at the Premises. (Lease, Sec. 4.7, Pg. 9)	Original Lease
Radius Restrictions	All area located w/in three (3) miles of the S/C. (Lease, Sec. 1.8, Pg. 3)	Original Lease
REA Notes	No Lease Provision	Original Lease

Real estate Tax	PRS: "T's PRS" shall be a percentage = 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. Estimates and its frequency: \$865.10/month. 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 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: 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, Sec. 1.4(B), 4.3, Pg. 2, 7; Rent Commencement Letter dated 08/14/2017)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	Amount: \$2,460.00. 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 promptly 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, 9)	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. Signage Rights: All signs shall comply w/ the sign criteria provided by LL. T shall be permitted to install professionally prepared vinyl signage w/in T's windows, pursuant to local ordinance, county or state code requirements, applicable REA requirements. Provided the signage meets the above criteria and is the same or similar to the window signage used by T's other stores, LL consent shall not be required. Pylon Sign: No Lease Provision. (Lease, Sec. 6.5, Pg. 11; Rider, Sec. R-4, Pg. Rider 2-3)	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 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. 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. T agrees to execute, acknowledge and deliver any and all documents required to effectuate the provisions of the Lease w/in seven (7) days after request by LL. (Lease, Sec. 10.2(B),(C), Pg. 22)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	Allowance Amount: \$41,000.00. Unused Portion Rent Credit: Upon the occurrence of an uncured event of default by T under the Lease, the unamortized portion of the Construction Allowance (amortized over the initial Term) previously paid by LL, shall become "Additional Rent" immediately due and payable to LL. In the event that T fails to file a complete application for the Construction Allowance w/in one (1) year after the CD, LL shall have no obligation to pay the Construction Allowance. Payment Descriptions: Amount shall be payable w/in 15 days after the date T's Work is completed. Supervision/Management Fee: No Lease Provision. (Lease, Rider, Sec. R-1, Pg. Rider-1)	Original Lease
Tenant's Insurance Requirement	T shall maintain: CGL insurance: Limits of not less than limit of \$1,000,000.00 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: Coverage in amounts not less than \$5,000,000 in excess of the CGL insurance required. 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. 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. Medical Errors and Omissions insurance: Covering T's business for errors and omissions, w/ limits of not less than \$ 1,000,000 per occurrence and \$3,000,000.00 in the aggregate. 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. Plate Glass Insurance: Upon windows and doors in the Premises. Extra expense and Business Interruption Insurance: w/ limits not less than 12 months of Minimum Rent and Additional Rent, naming LL as loss payee. Boiler machinery insurance: In the amount equal to the value of the mechanical equipment. Druggist Liability Insurance: W/ a minimum coverage of the greater of (a) \$1,000,000 per occurrence or (b) the amount required by the laws. (Lease, Sec. 8.1(D),(E), Pg. 17-19)	Original Lease
Term Notes	Lease Commencement Date (LCD): 01/11/2017. Rent Commencement Date (RCD): 08/16/2017. Expiration Date: 10/31/2027. (Commencement letter dated 08/14/2017)	Original Lease

TT Maintenance

T shall keep and maintain in good order, condition and repair the Premises and every part and any and all appurtenances 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. 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 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. (Lease, Sec. 6.9, Pg. 13)

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 shall become due and payable. Separately Metered/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 as Additional Rent 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. 4.3(B-2),4.6, Pg. 6, 8-9)

Original Lease

**Contacts**

Role	Company	Name	Address	Phone	Email
Billing		Rosin Optical Co., Inc.	1917 Cherry Lane,Northbrook,IL 60062		jonrosin@rosineyecare.com
CAM		Rosin Optical Co., Inc.	1917 Cherry Lane,Northbrook,IL 60062		
Commercial Cafe Contact		Rosin Optical Co., Inc.	No address Listed		jonrosin@rosineyecare.com
Gross Sales		Rosin Optical Co., Inc.	Rosin Optical Co., Inc.,Northbrook,IL 60062		
Notice1		Rosin Optical Co., Inc.	1917 Cherry Lane,Northbrook,IL 60062		
Store Contact		Jonathan Rosin	No address Listed		jonrosin@rosineyecare.com
Store Contact		Mary Pappalardo	No address Listed	(708) 590-7650 x (Office)	mpappalardo@rosineyecare.com
Taxes		Rosin Optical Co., Inc.	1917 Cherry Lane,Northbrook,IL 60062		

Lease : Damen 4 Management of Illinois, LLC (t0003950)

**Lease Information**

<b>Name</b>	Damen 4 Management of Illinois, LLC	<b>Status</b>	Current
<b>DBA</b>	Aligned Modern Health	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	NUTRITION SHOPS/DIET CENTERS
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	1,915.00 (GLA)
<b>Customer</b>	Aligned Modern Health	<b>Area</b>	1,915.00 (GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	usd 53,619.96
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	usd 28.00
		<b>Deposit</b>	6,329.07
<b>Primary Contact</b>		<b>Lease Term</b>	From 1/15/2020 To 9/30/2031
<b>Name</b>	Damen 4 Management of Illinois, LLC		
<b>Office Phone</b>			
<b>Cell Phone</b>			
<b>E-Mail</b>	sandy.weiler@alignedmodernhealth.com		

**Space**

Unit	Building	Floor	Area	Amendment Type
008		1	1,915.00	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	1/15/2020	5/31/2025	4,468.33	Monthly	Monthly	Flat Amt	usd	0.00	1,915.00	2.33 / Mo	0.00	Original Lease	008
brre	Base Rent - Retail	6/1/2025	9/30/2031	4,915.17	Monthly	Monthly	Flat Amt	usd	0.00	1,915.00	2.57 / Mo	0.00	Original Lease	008
came	CAM Estimated Escrow	1/15/2020	9/30/2031	742.06	Monthly	Monthly	Flat Amt	usd	0.00	1,915.00	0.39 / Mo	0.00	Original Lease	008
rete	Real Estate Tax Escrow	1/15/2020	9/30/2031	1,118.68	Monthly	Monthly	Flat Amt	usd	0.00	1,915.00	0.58 / Mo	0.00	Original Lease	008
rcbo	Rental Conc - Buildout	1/15/2020	4/30/2020	-4,468.33	Monthly	Monthly	Flat Amt	usd	0.00	1,915.00	-2.33 / Mo	0.00	Original Lease	008
rcca	Rental Conc - CAM Abatements	1/15/2020	4/30/2021	-742.06	Monthly	Monthly	Flat Amt	usd	0.00	1,915.00	-0.39 / Mo	0.00	Original Lease	008
rcra	Rental Conc - Rent Abatements	5/1/2020	8/19/2020	-4,468.33	Monthly	Monthly	Flat Amt	usd	0.00	1,915.00	-2.33 / Mo	0.00	Original Lease	008
rcra	Rental Conc - Rent Abatements	8/20/2020	4/30/2021	-4,468.33	Monthly	Monthly	Flat Amt	usd	0.00	1,915.00	-2.33 / Mo	0.00	Original Lease	008
rcra	Rental Conc - Rent Abatements	5/1/2021	8/18/2021	-4,468.33	Monthly	Monthly	Flat Amt	usd	0.00	1,915.00	-2.33 / Mo	0.00	Original Lease	008
rcbx	Rental Conc - TAX Abatements	1/15/2020	4/30/2021	-1,118.68	Monthly	Monthly	Flat Amt	usd	0.00	1,915.00	-0.58 / 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	1/15/2020	5/31/2025								Original Lease	008
brre	Base Rent - Retail	6/1/2025	9/30/2031								Original Lease	008
came	CAM Estimated Escrow	1/15/2020	9/30/2031								Original Lease	008
rcbo	Rental Conc - Buildout	1/15/2020	4/30/2020								Original Lease	008
rcca	Rental Conc - CAM Abatements	1/15/2020	4/30/2021								Original Lease	008
rcra	Rental Conc - Rent Abatements	8/20/2020	4/30/2021								Original Lease	008
rcra	Rental Conc - Rent Abatements	5/1/2021	8/18/2021								Original Lease	008
rcra	Rental Conc - Rent Abatements	5/1/2020	8/19/2020								Original Lease	008
rctx	Rental Conc - TAX Abatements	1/15/2020	4/30/2021								Original Lease	008
rete	Real Estate Tax Escrow	1/15/2020	9/30/2031								Original Lease	008

**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	008	noncontr	_security	Security Expenses	5/1/2021	9/30/2031	12		0.00	0.00	10.00	1.90	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	N				0.00		0.00		GLA		GLA	
Original Lease	008	noncontr	_snow	Snow Expenses	5/1/2021	9/30/2031	12		0.00	0.00	10.00	1.90	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	N				0.00		0.00		GLA		GLA	
Original Lease	008	noncontr	_utility	Utility Expenses	5/1/2021	9/30/2031	12		0.00	0.00	10.00	1.90	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	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 %
Original Lease	008	retax	_retaxes	Real Estate Tax Expenses	5/1/2021	9/30/2031	12		0.00	0.00	0.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					0.00		0.00	GLA		GLA	
Original Lease	008	control	_camextr	CAM Exterior Expenses	5/1/2021	9/30/2031	12		0.00	999,999.00	10.00	1.90	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					5.00		0.00	GLA		GLA	
Original Lease	008	control	_camintr	CAM Interior Expenses	5/1/2021	9/30/2031	12		0.00	999,999.00	10.00	1.90	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					5.00		0.00	GLA		GLA	
Original Lease	008	control	_capamrt	Capital Replacement Amort	5/1/2021	9/30/2031	12		0.00	999,999.00	10.00	1.90	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					5.00		0.00	GLA		GLA	
Original Lease	008	control	_fire	Fire Expenses	5/1/2021	9/30/2031	12		0.00	999,999.00	10.00	1.90	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					5.00		0.00	GLA		GLA	
Original Lease	008	control	_mgmtfee	Management Fees	5/1/2021	9/30/2031	12		0.00	999,999.00	10.00	1.90	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					5.00		0.00	GLA		GLA	
Original Lease	008	noncontr	_insur	Insurance Expenses	5/1/2021	9/30/2031	12		0.00	0.00	10.00	1.90	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					0.00		0.00	GLA		GLA	
Original Lease	008	control	_admin	Operational Expenses	5/1/2021	9/30/2031	12		0.00	999,999.00	10.00	1.90	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>	<b>Numerator</b>		<b>Denominator</b>	
	N	N					0.00		0.00	GLA		GLA	



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 %
Original Lease	008	control	_bldgexp	Building Expenses	5/1/2021	9/30/2031	12		0.00	999,999.00	10.00	1.90	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
Original Lease	Original Lease	Activated	141	1/15/2020	9/30/2031	008

**Options**

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Renewal	Active		9/30/2030	7/2/2030	Option 1 of 2	Original Lease
Renewal	Active		9/30/2035	7/2/2035	Option 2 of 2	Original Lease

**Other Lease Provisions / Clauses**

Reference	Name	Description	Amendment Type
	Abatement	RCD delayed to May 1, 2021 (the "New Commencement Date") due to an inducement to TT to assume the Lease in the Chapter 11 Case. (1st Amend, Sec.2)	Original Lease
	Access	No Minimum Rent shall be due commencing on the RCD and continuing for a period of 110 days (the "Abatement Period"). Notwithstanding the foregoing, T shall remain obligated to pay all Additional Rent for the Abatement Period. The unamortized amount of the Minimum Rent otherwise due and payable during the Abatement Period shall become immediately due and payable upon the occurrence of an event of default beyond all applicable notice and cure periods by T under the Lease. (Lease, Exh B, Pg. 26)  LL reserves the right to, at all reasonable times, upon reasonable prior notice to T (except in the event of any emergency), 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. 7.4(B), Pg. 12)	Original Lease

Assignment/Sublease	<p>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 Original Lease  concessions or lease departments therein, nor pledge or encumber by mortgage or other instruments any interest in the  Lease (each individually and collectively referred to in this Section as a "Transfer") w/out first obtaining the consent of LL,  which consent shall not be unreasonably withheld.</p> <p>Profit Sharing: 100%.</p> <p>Assignment Fee: T shall pay to LL \$1,500.00 to reimburse LL's administrative and legal costs in connection w/ approving any  Transfer, payable prior to LL's execution of any such document effecting or consenting to a Transfer. Permitted  Assignment: T may, w/out consent of LL, assign the Lease or sublet the entire Premises to another entity whose net worth  meets or exceeds \$7,000,000.00, provided (i) T is not in default under the Lease beyond applicable notice and cure periods  at the time of such Transfer; and (ii) such proposed transferee operates the business in the Premises for the use set forth in  Section 1.6 above and no other purpose. T shall give LL written notice w/in 30 days after the effective date of such Transfer,  which notice shall include a copy of the agreement effecting the Transfer.</p> <p>Recapture Rights: No Lease Provision.</p> <p>Corporate Assign: T may assign its entire interest under the Lease or sublet the Premises to (i) a wholly owned corporation,  affiliate, subsidiary or parent of the T or other entity controlling, controlled by, or under common control w/ T, (ii) any  successor to T by purchase, merger, consolidation or reorganization, or (iii) any entity acquiring all or substantially all of the  assets or equity of T in connection w/ the sale of T's entity, assets or business (hereinafter collectively referred to as  "Corporate Transfer"), w/out the consent of LL, provided (i) T is not in default under the Lease beyond all 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 equity 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;  and (iii) such proposed transferee operates the business in the Premises for the permitted use under the Lease and no other  purpose. T shall give LL written notice w/in 30 days after the effective date of such Corporate Transfer. As used herein, the  term "affiliate" shall mean business entity controlling, controlled by or under common control w/ T and the term "subsidiary"  shall mean a corporate entity wholly owned by T or at least 51% of whose voting stock is owned by T. (Lease, Sec. 10.1, Pg.  17; Rider R-6, Pg. 51)</p>	Original Lease
Base Rent	<p>Rent Changeover Day: On or before the first day of each calendar month. Proration: If the RCD is other than the first day of Original Lease  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") 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, 4.1, Pg. 2, 4)</p>	Original Lease
Brokers	<p>T's Broker: CBRE, Inc. and its agent, Jack Siragusa.</p> <p>Commission: Any obligations or potential obligations for commission to any brokers, other than T Broker, who have a claim Original Lease  arising out of the actions of T are the sole obligation of T. 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 /annum Lease Interest Rate 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 reasonable attorneys' fees. Any commission or other  compensation due T Broker or brokers employed by LL shall be the sole responsibility of LL. (Lease, Sec. 12.1, Pg. 20-21)</p>	Original Lease

CAM

PRS: "T's PRS" shall be a percentage = the RSF of the Premises divided by the total SF of all rentable floor space in the S/C. Original Lease  
 T's PRS is initially estimated at 1.9% (1,915/100,789).  
 Denom Exclusions: LL may exclude from such rentable floor space in the S/C, at LL's option, any portions of 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; provided, LL shall also deduct from Real Estate Taxes all amounts received from such excluded parties for Real Estate Taxes. If the S/C shall be a part of or shall include a group of bldgs or structures collectively owned or managed by LL or its affiliates, or shall include any space used for of office, medical, dental or other non-retail purposes, LL may determine separately and allocate Real Estate Taxes or Common Area Expenses or Insurance between such bldgs and structures and the parcels on which they are located, and between the retail and non-retail areas of the S/C, in accordance w/ sound accounting and management principles, in which event T's PRS shall be based on the ratio for which LL separately determines such Real Estate Taxes or Common Area Expenses or Insurance.  
 Estimates and its frequency: Initially, \$742.06/monthly including Insurance.  
 Base Year: No Lease Provision.  
 Gross Up: No Lease Provision.  
 Management Fee: Included in CAM.  
 Admin Fee: Not to exceed 10% of the aggregate of sum of Common Area Expenses, Insurance and Real Estate Taxes.  
 CAP and its exclusions: For each subsequent calendar year following the initial full calendar year of the Lease, T's PRS of Common Area Expenses, exclusive of snow and ice removal, security, insurance, taxes and utilities ("Uncontrollable Expenses"), shall not increase by more than 5% annually on a noncumulative basis over the prior year.  
 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. 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: 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 the designated location, at T's sole cost and expense. (Lease, Sec. 4.2(B, C, D), Exh B, Pg. 4-6, 26; Rider R-5, Pg. 51)

Co-Tenancy No Lease Provision Original Lease  
 Critical Date Note No Lease Provision Original Lease  
 Default Monetary: The continuance of such nonpayment for five (5) business days after such installment is due. Non-Monetary: W/in 20 days after written notice and demand from LL. (Lease, Sec. 11.1, Pg. 18) Original Lease  
 Estoppel W/in 10 business days after request by LL. (Lease, Sec. 10.2(C), Pg. 18) Original Lease

Exclusivities-X	<p>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 Term may be extended pursuant to the provisions of the Lease, Landlord shall not, without Tenant's prior written and reasonable consent, enter into a lease with any occupant in Tenant's building within the Shopping Center which shall permit such occupant to have as a primary use: chiropractic, physical therapy and/or rehabilitation, acupuncture, massage therapy, functional medicine, clinical nutrition, or nutritional counseling ("Tenant's Exclusive Right"). Tenant's Exclusive Right is subject to the following express limitations: A. Tenant acknowledges that the use clauses in the existing tenants' leases do not violate Tenant's Exclusive Right; and 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. For purposes hereof, "primary business" shall mean that ten percent (10%) or more of such competing tenant's gross receipts derive from such use; 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 12,000 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 that remains uncured beyond any applicable notice and cure period, (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 or in the event that Landlord's consent is not needed), 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 the 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. (Lease, Sec. 1.6, Pg. 2; Rider R-1, Pg. 49)</p>	Original Lease
Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	None. (Lease, Sec. 1.1(D), Pg. 1)	Original Lease
Holdover	W/out the express written consent of LL, T shall automatically become a tenant at sufferance and T shall pay Minimum Rent = 150% of the total Minimum Rent (or the highest rate allowable by law) and 100% of Additional rent. (Lease, Sec. 3.4, Pg. 4)	Original Lease
Insurance	Included in CAM (Lease, Sec. 4.2(B, C, D), Exh B, Pg. 4-6, 26)	Original Lease
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Work	LL shall deliver the Premises in its as-is condition, w/ no representation or warranty whatsoever except as otherwise expressly set forth in the Lease. (Lease, Exh C-1, Pg. 27)	Original Lease
Late Fee	Late Fee: If Rent is not paid to LL w/in ten (10) days of the due date, and remains unpaid, T shall promptly pay to LL a late fee = the greater of \$150.00 or 10% of the monthly Rent, applicable to each month for which the monthly Rent remains unpaid.	Original Lease
	Interest: T covenants and agrees that all sums to be paid under the Lease, if not paid when due, shall bear interest on the unpaid portion thereof from the date when due at the /annum rate = the lesser of 15% per annum or the maximum rate permitted by law.	
	NSF: T shall pay to LL \$50.00 for each of T's checks returned to LL unpaid by T's bank. (Lease, Sec. 4.3(C), Pg. 6)	
List of Documents	<ol style="list-style-type: none"> <li>1. Shopping Center Lease Agreement dated 10/04/2019. (Lease)</li> <li>2. W-9 form dated 09/3/2019.</li> <li>3. Possession Letter dated 01/15/2020 (Ltr) - Confirms the Possession Date.</li> <li>4. First Amendment dated 08/28/2020</li> </ol>	Original Lease

LL Maintenance	LL shall, subject to T's reimbursement, maintain in good repair and in a first-class manner the structural elements of the Bldg, S/C, Common Areas and Premises including the roof and roof covering or membrane of the bldg in which the Premises is located, exterior walls, slab, foundation, load-bearing walls and columns, unexposed electrical, unexposed plumbing, utility systems located in the Premises that do not exclusively serve the Premises, fire protection and sprinkler systems (unless any of the foregoing are damaged by T or its agents), and the S/C (other than those portions required to be maintained by tenants) and Common Areas generally. 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 to the extent they are allowed to be included in Common Area Expenses. (Lease, Sec. 6.3, Pg. 8)	Original Lease
Miscellaneous	Business Hours: T's reasonable control, T shall open to the public for business w/ in the Premises and at all times during the Term, conduct its business in the Premises during T's normal business hours and in a manner consistent w/ a first class shopping center. (Lease, Sec. 7.3(A), Pg. 10)	Original Lease
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. 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 shall have the exclusive right at any and all times to close any portion of the common areas for the purpose of making repairs, changes or additions thereto and may change the size, area or arrangement of the parking areas or the lighting thereof w/in or adjacent to the existing areas and may enter into agreements w/ adjacent owners for cross-easements for parking, ingress or egress. (Lease, Sec. 7.2, Pg. 10)	Original Lease
Penalty for Violating Exclusive	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 that remains uncured beyond any applicable notice and cure period, (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 or in the event that Landlord's consent is not needed), 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 the 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. (Lease, Rider R-1, Pg. 49)	Original Lease
Percentage Rent Information	Percentage Rent rate: No Lease Provision. Breakpoint Type: No Lease Provision. Sales Report Frequency: No Lease Provision. Sales Exclusions: Gross Receipts shall not include sales of merchandise for which cash has been refunded, or allowances made on merchandise claimed to be defective or unsatisfactory, provided they shall have been previously included in Gross Receipts; and there shall be deducted from Gross Receipts the sales price of merchandise returned by customers for exchange, provided that the sales price of the merchandise delivered to the customer in exchange shall be included in Gross Receipts. 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 thereof is separately charged to the customer. No franchise or capital stock tax and no income or similar tax based upon income or profits as such and no gross receipts tax shall be deducted from Gross Receipts. Recapture Rights: No Lease Provision. Audit Right: None. (Lease, Rider R-4, Pg. 50-51)	Original Lease
Permitted Use	T shall use the Premises for only the operation of a chiropractic and wellness center w/ services to include chiropractic, physical therapy and rehabilitations, acupuncture, functional medicine, clinical nutrition, wellness services and massage therapy, and ancillary office and administrative uses, and for no other purpose whatsoever. T shall operate the Premises throughout the Term under T's trade name, Aligned Modern Health ("T's Trade Name"), and no other trade name w/out LL's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed. (Lease, Sec. 1.6, 7.1, Pg. 2, 10)	Original Lease
Premises Notes	SF: 1,915. Unit: 008. Address: 15222 S. LaGrange Road, Orland Park, IL 60462. (Lease, Sec. 1.2 (B), Pg. 1)	Original Lease

Prohibited Use	W/out limiting the foregoing, T's use of the Premises and Common Area shall be subject to the following: (i) the Prohibited Uses; the Rules and Regulations; (iii) the S/C Exclusive and Restricted Uses; and (iv) any use restriction or prohibition contained in any public document of record. Funeral establishment; Automobile sale, leasing, repair or display establishment or used car lot, including body repair facilities; Auction or bankruptcy sale; Pawn shop; Catalogue, Internet, mail order or an "800-type" phone-order facility, or a wholesale, discount outlet, "warehouse," "dollar-type" or unit price store; Outdoor circus, carnival or amusement park or other entertainment facility; Outdoor meetings; Bowling alley; Primarily pool or billiard establishment. See Lease for complete details. (Lease, Sec. 1.6, Exh F, Pg. 2, 35)	Original Lease
Promotion Fund	<p>LL hereby reserves the right to announce the lease signing to the public via press release, updates to company marketing sheets, social media or any other reasonable method. (Lease, Sec. 7.4(D), Pg. 12)</p> <p>LL hereby reserves the right to announce the lease signing to the public via press release, updates to company marketing sheets, social media or any other reasonable method. (Lease, Sec. 7.4(D), Pg. 12)</p> <p>Promotional Event: Subject to compliance w/ the REA, LL acknowledges and agrees that T may engage in promotional events at the S/C, including grand opening and other marketing events (each a "Promotional Event"), in connection w/ the operation of its business, w/ specific location, appearance, fixtures, furniture, equipment, signs and merchandise as approved by LL, such approval not to be unreasonably withheld, conditioned or delayed. Subject to compliance w/ the requirements of this Rider R-7, LL hereby consents to T's periodic Promotional Events. In all occasions, each Promotional Event shall be subject to and shall comply w/ the following requirements: 1. T shall be solely responsible for the maintenance and security during a Promotional Event. T will indemnify, defend and hold harmless LL from and against all loss, claims, damages, costs or expenses suffered by LL arising out of each Promotional Event or the conduct of any third party attending such Promotional Event. 2. T shall not unreasonably interfere w/ or disturb any other tenants in the S/C. If a formal objection is received by LL from any tenant of the S/C, including interference, disruptive activities, loitering, trash, excessive noise, congestion of parking spaces or smoking, LL may revoke T's right to hold Promotional Events and T shall not thereafter hold Promotional Events, unless and until T secures consent or approval, at its sole cost and expense, from such objecting tenants. 3. If LL receives a formal notification from any tenant of the S/C existing as of the date hereof that T's holding of Promotional Events is in violation of its lease w/ LL, LL may revoke T's right to hold Promotional Events and T shall not thereafter hold Promotional Events, unless and until T secures consent or approval, at its sole cost and expense, from such objecting tenants. 4. T shall obtain any and all required consent or approvals of applicable governmental authorities in connection w/ each Promotional Event and shall insure that each Promotional Event comply w/ all applicable governmental laws, ordinances, and regulations and any restrictions affecting the S/C. 5. If LL determines, in LL's sole discretion, that T's Promotional Events may cause congestion of parking spaces in the parking lot, T will inform and direct, at T's sole cost and expense, all Promotional Event invitees to utilize specified parking locations to be determined by LL ("Event Parking Locations"). In no event shall the Event Parking Locations be reserved for T's sole use. LL reserves the right to modify, change and limit the Event Parking Locations in LL's sole discretion. 6. T shall provide LL's property manager w/ a written request no later than one (1) month prior to the occurrence of any Promotional Event, subject to LL's reasonable discretion. 7. Promotional Events at the Premises may not exceed six (6) hours in duration. LL, at no cost to itself, shall make reasonable accommodations and provide reasonable assistance for T to undertake such Promotional Events. If LL is hosting an event at the S/C, then no chiropractor, physical therapist, acupuncturist, nor functional medicine provider shall be allowed to erect a tent or booth at the event or otherwise participate in the event, other than existing tenants to which such restriction does not apply. In the event any competitor has a tent or booth at an event onsite during a LL sponsored event at the S/C, the LL shall pay to T a penalty of \$500.00 for each such individual violation. In no event shall a violation of this Section R-7 by LL be considered a LL default under the Lease. (Rider R-7, Pg. 51-52)</p>	Original Lease
Radius Clause	No Lease Provision	Original Lease
REA Notes	No Lease Provision	Original Lease

Real Estate Tax	<p>PRS: "T's PRS" shall be a percentage = the RSF of the Premises divided by the total SF of all rentable floor space in the S/C. Original Lease T's PRS is initially estimated at 1.9% (1,915/100,789).</p> <p>Denom Exclusions: LL may exclude from such rentable floor space in the S/C, at LL's option, any portions of 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; provided, LL shall also deduct from Real Estate Taxes all amounts received from such excluded parties for Real Estate Taxes. If the S/C shall be a part of or shall include a group of bldgs or structures collectively owned or managed by LL or its affiliates, or shall include any space used for of lice, medical, dental or other non-retail purposes, LL may determine separately and allocate Real Estate Taxes or Common Area Expenses or Insurance between such bldgs and structures and the parcels on which they are located, and between the retail and non-retail areas of the S/C, in accordance w/ sound accounting and management principles, in which event T's PRS shall be based on the ratio for which LL separately determines such Real Estate Taxes or Common Area Expenses or Insurance.</p> <p>Estimates and its frequency: Initially, \$1,118.68/monthly.</p> <p>Base Year: No Lease Provision.</p> <p>Admin Fee: Not to exceed 10% of the aggregate of sum of Common Area Expenses, Insurance and Real Estate Taxes.</p> <p>Exclusion: No Lease Provision.</p> <p>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.</p> <p>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 the designated location, at T's sole cost and expense. (Lease, Sec. 4.2(B, C, D), Exh B, Pg. 4-6, 26)</p>	
Sales Kickout	<p>If T's annual Gross Receipts do not exceed \$1,000,000.00 at any point during the Term of the Lease at this location from the RCD to and through the expiration of the 54th month of the Term of the Lease following the RCD ("Measuring Period"), T shall have the one time right to terminate the Lease upon written notice to LL given on or prior to the end of the Measuring Period, such termination to be effective upon the expiration of the 60th month of the Term of the Lease following the RCD. Notwithstanding anything in the Lease to the contrary, T's notice of termination shall include all documentation substantiating T's Gross Receipts from the Premises for the Measuring Period. If the Lease is terminated pursuant to this Rider R-4, T shall pay to LL a termination fee = the unamortized amount of the leasing commissions and Construction Allowance paid or credited pursuant to the Lease (collectively, the "Termination Fee"). If T elect not to terminate the Lease, all terms and conditions of the Lease shall remain in full force and effect. T's one time right to terminate pursuant to this Rider R-4 will be deemed void if: (i) T shall have been in default beyond all applicable notice and cure periods under the Lease at the time of exercise of the right set forth herein, or (ii) T was not continuously open and operating w/in the Premises during the entire period from the RCD through the end of the Measuring Period; or (iii) T or any affiliate of T opened a new clinic w/in a two (2) mile radius of the Premises following the Effective Date. (Lease, Rider R-4, Pg. 50)</p>	Original Lease
Security Deposit	None. (Lease, Sec. 1.5, 5.1, Pg. 2, 7)	Original Lease
Signage	<p>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 LL's written approval thereof.</p> <p>Signage Rights: All signs shall comply w/ LL's Sign Criteria and T shall be obligated to install all signs as required by such sign criteria.</p> <p>Pylon and Monument Signage: If space become available on any monument sign for the S/C, to the extent any existing tenants w/ the same size or smaller premises have the right to display panels thereon and such tenant does not have a prior right or priority over T to a panel on the monument sign, T shall have the right to display its trade name and signage on a sign panel on the monument sign at the S/C; it being understood and agreed that LL, in its sole discretion, shall select the position of such panel. Fabrication, installation and maintenance (or replacement) of T's pylon panel shall be at T's sole cost and expense. The design of such panel shall be subject to the requirements of Section 6.5 of the Lease. 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. Notwithstanding anything to the contrary, in the event T does not timely install a panel on said pylon sign upon LL's notice of availability, or ceases to operate for business w/in the Premises, for a period of 30consecutive days, LL may, by written notice to T, recapture said pylon space and T shall thereafter have no further rights to use said pylon sign. T shall only be entitled to a spot on one (1) sign under this Rider R-8.</p> <p>T's Proposed Signage: LL hereby accepts and approves T's Proposed Signage, provided however that such acceptance and approval is conditioned on and subject to the following: (i) T must obtain all necessary governmental permits and approvals prior to installation; (ii) T must comply w/ all applicable laws, codes, ordinances and recorded restrictions; (iii) T shall provide for LL's review and approval any design elements not clearly shown on such renderings including installation plans and raceway design); (iv) all signage penetrations shall be below the roofline; (v) if T intends to make signage penetrations above the roof line, T must submit detailed construction drawings showing bldg facade, roof, flashings and other affected components of the bldg for review and acceptance by LL; and (vi) no penetrations to the roof shall be permitted except w/ LL's express written consent and then only in accordance w/ LL's roof warranty. T shall be responsible for any damage to the S/C (including roof membrane, flashing and facade) caused by T's sign installation, maintenance or removal. (Lease, Sec. 6.5, Exh D, Pg. 9, 30; Rider R-8, Pg. 52)</p>	Original Lease

## Special Provisions

Permit Contingency: The parties hereto acknowledge and confirm that the Lease and the enforceability of all its terms and conditions are contingent upon the issuance of all permits and approvals from the Village of Orland Park required for T's Work and for T's use and occupancy of the Premises (the "Approvals"). T shall apply for all Approvals w/in 10 business days after approval of T's plans by LL. T shall not make any submittal to the Village of Orland Park w/out prior approval of such submittal by LL, which approval shall not be unreasonably withheld, conditioned or delayed. T shall use all commercially reasonable efforts to promptly obtain the Approvals. In the event the Approvals are not obtained w/in 90 days after LL's approval of T's plans, LL may intervene on T's behalf to obtain such Approvals, and if LL is not able to obtain such Approvals w/in an additional 90 days or chooses not to proceed to do so, LL or T may terminate the Lease by written notice to the other party given prior to the date T's Approvals are obtained; provided the right to terminate may not be executed prior to the date that is 180 days following LL's approval of T's plans and specifications for T's work. (Lease, Rider R-3, Pg. 50)

Original Lease

Adjacent Space: During the Term of the Lease, LL agrees not to lease, rent, occupy or permit to be occupied any space adjacent to the Premises to any tenants whose use shall create any type of noise, odor or vibration which would penetrate into T's Premises and in manner so as to materially and adversely disrupt the quiet enjoyment of T and T's clientele. (Lease, Rider R-9, Pg. 52)

Medical Clinics: T shall use its best effort to prevent its clients and invitees from loitering outside of the Premises while they wait to be seen by its medical staff and shall provide a reasonably sufficient waiting area and facilities inside of the Premises. T shall cause a licensed provider to dispose of all hazardous material promptly and in accordance w/ applicable laws and shall provide LL w/ a copy of such contract and manifests upon LL's written request. Should T require a drop off/pick up box to be placed on the exterior of the Premises, LL shall reasonably approve its location. Such drop off/pick up box shall be locked at all times. T shall provide for all appropriate shielding for its radiological and any other equipment which may emit harmful rays. In no event shall T be permitted to use the Premises for any of the following: (i) a blood donation center; (ii) emergency room services or an ambulance drop off station; (iii) an abortion clinic; (iv) a methadone or similar drug rehab center; (v) the dispensing of medical marijuana or similar drug treatment which is not permitted by all applicable laws, including local, state and federal law; (vi) child or adult daycare; or (vii) an inpatient or overnight stay facility. (Lease, Rider R-10, Pg. 52-53)

HIPAA: LL and T agree that it is not necessary for LL to have access to any protected health information ("PHI"), as such information is defined by the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), in order to perform under the terms of the Lease. LL will maintain the confidentiality of T's PHI and will instruct its employees, subcontractors, and others performing on its behalf under the Lease to maintain the confidentiality of T's PHI to which they may be exposed while, or as a result of, performing under the terms of the Lease. LL will provide appropriate supervision and establish appropriate disciplinary measures in order to minimize the possibility that its employees, subcontractors, or others performing on its behalf will be exposed to or will disclose T's information or any PHI. LL will report to T any instances of which it becomes aware in which T's information or PHI is improperly stored or disclosed, whether by its employees, subcontractors, or any other person. (Lease, Rider R-11, Pg. 53)

Bio Waste Removal: T, in the course of its business in the Premises, may be responsible for the handling, collecting, removal and disposal of waste considered to be Bio-Hazardous Waste. The handling, collecting, removal and disposal of any and all Bio-Hazardous Waste shall be at T's sole cost and expense. T shall place all Bio-Hazardous Waste in separate receptacles, clearly label such receptacles and promptly remove them or have them removed by a licensed Bio-Hazardous Waste Removal company from the Premises. In addition, T shall comply w/ any laws, rules and regulations enacted by any local, state or federal agency, including the Demonstration Medical Waste Tracking Act (42 U.S.C. §6992). Upon receipt of a written request from LL, T shall provide LL w/ reasonable evidence of its compliance w/ all applicable laws, rules and regulations. T shall indemnify, defend and hold LL harmless from any and all claims, actions, damages, injuries, liabilities, costs and expenses arising from T's and/or T's agents handling, collecting, removing or disposing of any and all Bio-Hazardous Waste and/or T's agents failure to comply w/ any and all laws, rules and regulations enacted by any local, state, or federal agency relating to the Bio-Hazardous Waste. (Lease, Rider R-12, Pg. 53)

Storage

No Lease Provision

Original Lease

Subordination

Subordination 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, w/in 10 business days after LL's written request, any and all commercially reasonable instruments in order to subordinate the Lease and T's rights hereunder, and provide for the non-disturbance of the Lease and T's occupancy of the Premises, as aforesaid. (Lease, Sec. 10.2(B), Pg. 18)

Original Lease

Tenant Approval

No Lease Provision

Original Lease



Tenant Improvement Allowance	<p>Allowance Amount: \$47,875.00 (Construction Allowance).          Unused Portion Rent Credit: No Lease Provision.          Payment Descriptions: Amount shall be payable w/in 30 days after the date T's Work is completed in accordance w/ the terms of the Lease and T has submitted to LL a written statement requesting such payment, provided that at the time of such request and scheduled payment. If LL fails to pay T the Construction Allowance w/in five (5) business days following LL's receipt of a written notice after said initial 30-day period, T shall be entitled to deduct the amount of the Construction Allowance from Minimum Rent becoming due under the Lease, provided, the amount of deducted from each payment of Minimum Rent shall not exceed 50% of the applicable Minimum Rent payment then due and owing. T must request payment of the Construction Allowance from LL w/in 12 months of completion of T's Work. Supervision/Management Fee: No Lease Provision. (Lease, Rider R-2, Pg. 49-50)</p>	Original Lease
Tenant Maintenance	<p>T, at its sole cost and expense, shall keep and maintain in good order, condition and repair (including any such replacement, periodic painting, and restoration as is required for that purpose), ordinary wear and tear excepted, the non-structural portions of the Premises and every part thereof and any and all appurtenances. T shall maintain and bear the expense of maintaining and replacing the light fixtures and bulbs, any sprinkler system, air-conditioning units and filters, janitorial services, interior pest control, and the like.</p> <p>HVAC: At all times during the Term, 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 exclusive use of the Premises. T shall provide copies of all such maintenance contracts to LL on an annual basis. (Lease, Sec. 6.7, Pg. 9)</p> <p>Trash: T shall keep trash and refuse in covered trash receptacles authorized by LL, which trash receptacles shall be kept w/in the Premises at all times, and in no event stored outside of the Premises. T shall cause such trash and refuse to be removed from the Premises in the manner, at such times, and in such areas as LL may designate for such purpose. If LL provides for trash removal by a contractor, T shall use such contractor for its trash removal and pay when due all charges assessed in connection w/ such trash removal at the rates established therefor. T shall ensure that no trash, garbage and refuse unreasonably accumulate. (Lease, Sec. 7.3 (B)(7), Pg. 11)</p>	Original Lease
Tenant Restrictions	No Lease Provision	Original Lease
Tenant Sales	No Lease Provision	Original Lease
Tenant's Insurance Requirement	<p>T shall be at T's sole risk. (1) Liability Insurance: w/ limits of not less than limit of \$1,000,000.00 per occurrence and \$2,000,000.00 general aggregate, on a per location basis and Fire Legal Liability insurance not less than \$1,000,000.00. (2) Worker's Compensation Insurance: In amounts not less than those required by applicable law. (3) Employers liability insurance covering all employees, agents and contractors of T performing work in, on or w/ respect to the Premises, in amounts not less than \$1,000,000.00 for each accident and \$1,000,000.00 for diseases. \$1,000,000.00 for disease - Each Employee, and \$1,000,000.00 for Disease-Policy limit. (4) Umbrella or Excess Liability - T shall maintain an umbrella or excess policy w/ limits not less than \$5,000,000.00 providing excess liability over its commercial general liability, worker's compensation, employers liability, and automobile insurance policies. (5) Dram Shop/Liquor Liability Insurance: w/ a minimum coverage of the greater of (a) \$1,000,000.00 per occurrence or (b) the amount required by the laws of the state where the Premises are located. In the event T shall fail to procure such insurance, then sales of the foregoing products shall be suspended immediately until such coverage is again in force. (6) 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 \$1,000,000.00 for bodily injury to any one person, and \$1,000,000.00 for property damage for each accident. (7) 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/ limits of not less than \$1,000,000.00 per occurrence and \$3,000,000.00 general aggregate. (8) Property Insurance: (a) Physical Damage Insurance: Insurance shall be written on an "open perils" or "special perils" risk 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. (b) Plate Glass Insurance: T shall keep and maintain in force during the Term, plate glass insurance upon windows and doors in the Premises. (c) Extra expense and business interruption insurance including loss of rents for periods and w/ coverage limits of not less than 12 months of Minimum Rent and Additional Rent, and naming LL as loss payee. (d) Equipment Breakdown Insurance required in the amount = the value of the mechanical equipment. 9. Druggist Liability Insurance: w/ a minimum coverage of the greater of (a) \$1,000,000.00 per occurrence or (b) the amount required by the laws of the state where the Premises are located. In the event T shall fail to procure such insurance, then sales of the foregoing products shall be suspended immediately until such coverage is again in force. All insurance policies required of T in the Lease shall name as additional insured LL, Property Manager, its subsidiaries, affiliates and assigns, and upon request, any other party named by LL and shall be primary and non-contributory. (Lease, Sec. 8.1(D)(E), Pg. 13-14)</p>	Original Lease

Term Notes

Original Lease

1st Amendment dated 8/28/2020: RCD is 5/1/2020. Within 5 business days of full execution TT shall file a motion in the Chap 11 Case seeking BK Court's approval to assume the Lease and the Amendment.  
 Possession Date: 01/15/2020.LCD: 01/15/2020. Commencing on the date of LL's delivery of possession of the Premises to T.

RCD shall be the earlier of: (i) the date T opens for business to the public w/in the Premises (no date); and (ii) 90 days after receipt of the Approvals 02/03/2020 + 90 days = 05/03/2020(as defined in Rider R-3), but in no event later than 180 days following LL's approval of the plans for T's work pursuant to Exhibit C-2.  
 LED: 09/30/2030. Expiring on the last day of the month which is 10 years and 4 months after RCD. (Ltr; Lease, Sec. 1.3(A), Pg. 1-2)

Utilities

Original Lease

PM advised Grand Open date 05/04/2021

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 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 as Additional Rent 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. LL shall not be liable for any interruption or failure in the supply of any utilities to the Premises and such interruption or failure will not constitute actual or constructive eviction of T, provided, however, that if such interruption or failure is caused by the gross negligence or willful misconduct of LL and continues for a period of five (5) consecutive business days after T provides LL w/ written notice of such interruption, then Rent shall abate until such interruption or failure is cured or resolved and such utilities are again available to the Premises.. (Lease, Sec. 4.6, Pg. 6-7)

Lse.Sec.1.3

Option to Renew

Original Lease

Extended Term: Two (2) successive option periods of five (5) successive years each.  
 LL written notice 90 days prior to expiration of the current term.

**Contacts**

Role	Company	Name	Address	Phone	Email
Billing	Aligned Modern Health	Damen 4 Management of Illinois, LLC	225 W. Hubbard, Suite 302,Chicago,IL 60654		sandy.weiler@alignedmodernhealth.com
CAM	Aligned Modern Health	Damen 4 Management of Illinois, LLC	225 W. Hubbard, Suite 302,Chicago,IL 60654		sandy.weiler@alignedmodernhealth.com
Commercial Cafe Contact		Damen 4 Management of Illinois, LLC	No address Listed		sandy.weiler@alignedmodernhealth.com
Notice	Aligned Modern Health	Damen 4 Management of Illinois, LLC	225 W. Hubbard, Suite 302,Chicago,IL 60654		sandy.weiler@alignedmodernhealth.com
Send Copy To		McDermott Will & Emery LLP	444 West Lake Street, Suite 4000,Chicago,IL 60606		
Store Contact		Aligned Modern Health	No address Listed	(708) 876-8207 x (Office)	
Taxes	Aligned Modern Health	Damen 4 Management of Illinois, LLC	225 W. Hubbard, Suite 302,Chicago,IL 60654		sandy.weiler@alignedmodernhealth.com

Lease : Milan Laser Corporate, LLC (t0004113)

## Lease Information

<b>Name</b>	Milan Laser Corporate, LLC	<b>Status</b>	Current
<b>DBA</b>	Milan Laser Hair Removal	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	DAY SPA
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	1,490.00 (GLA)
<b>Customer</b>	Milan Laser Hair Removal	<b>Area</b>	1,490.00 (GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	usd 38,367.48
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	usd 25.75
		<b>Deposit</b>	4,750.62
<b>Primary Contact</b>		<b>Lease Term</b>	From 11/3/2020 To 1/31/2026
<b>Name</b>	Milan Laser Corporate, LLC		
<b>Office Phone</b>	(308) 631-0530 x		
<b>Cell Phone</b>			
<b>E-Mail</b>	andria@milanlaser.com		

## Space

Unit	Building	Floor	Area	Amendment Type
022		1	1,490.00	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	11/3/2020	1/31/2022	3,104.17	Monthly	Monthly	Flat Amt	usd	0.00	1,490.00	2.08 / Mo	0.00	Original Lease	022
brre	Base Rent - Retail	2/1/2022	1/31/2023	3,197.29	Monthly	Monthly	Flat Amt	usd	0.00	1,490.00	2.15 / Mo	0.00	Original Lease	022
brre	Base Rent - Retail	2/1/2023	1/31/2024	3,292.23	Monthly	Monthly	Flat Amt	usd	0.00	1,490.00	2.21 / Mo	0.00	Original Lease	022
brre	Base Rent - Retail	2/1/2024	1/31/2025	3,392.23	Monthly	Monthly	Flat Amt	usd	0.00	1,490.00	2.28 / Mo	0.00	Original Lease	022
brre	Base Rent - Retail	2/1/2025	1/31/2026	3,494.05	Monthly	Monthly	Flat Amt	usd	0.00	1,490.00	2.35 / Mo	0.00	Original Lease	022
came	CAM Estimated Escrow	11/3/2020	1/31/2026	541.37	Monthly	Monthly	Flat Amt	usd	0.00	1,490.00	0.36 / Mo	0.00	Original Lease	022
rete	Real Estate Tax Escrow	11/3/2020	1/31/2026	1,105.08	Monthly	Monthly	Flat Amt	usd	0.00	1,490.00	0.74 / Mo	0.00	Original Lease	022
rcbo	Rental Conc - Buildout	11/3/2020	1/17/2021	-3,104.17	Monthly	Monthly	Flat Amt	usd	0.00	1,490.00	-2.08 / Mo	0.00	Original Lease	022
rcca	Rental Conc - CAM Abatements	11/3/2020	1/17/2021	-541.37	Monthly	Monthly	Flat Amt	usd	0.00	1,490.00	-0.36 / Mo	0.00	Original Lease	022
rcra	Rental Conc - Rent Abatements	11/3/2020	5/1/2021	-3,104.17	Monthly	Monthly	Flat Amt	usd	0.00	1,490.00	-2.08 / Mo	0.00	Original Lease	022
rcra	Rental Conc - Rent Abatements	11/3/2020	5/1/2021	3,104.17	Monthly	Monthly	Flat Amt	usd	0.00	1,490.00	2.08 / Mo	0.00	Original Lease	022
rctx	Rental Conc - TAX Abatements	11/3/2020	1/17/2021	-1,105.08	Monthly	Monthly	Flat Amt	usd	0.00	1,490.00	-0.74 / 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
brre	Base Rent - Retail	11/3/2020	1/31/2022								Original Lease	022
brre	Base Rent - Retail	2/1/2022	1/31/2023								Original Lease	022
brre	Base Rent - Retail	2/1/2023	1/31/2024								Original Lease	022
brre	Base Rent - Retail	2/1/2024	1/31/2025								Original Lease	022
brre	Base Rent - Retail	2/1/2025	1/31/2026								Original Lease	022
came	CAM Estimated Escrow	11/3/2020	1/31/2026								Original Lease	022
rcbo	Rental Conc - Buildout	11/3/2020	1/17/2021								Original Lease	022
rcca	Rental Conc - CAM Abatements	11/3/2020	1/17/2021								Original Lease	022
rcra	Rental Conc - Rent Abatements	11/3/2020	5/1/2021								Original Lease	022
rcra	Rental Conc - Rent Abatements	11/3/2020	5/1/2021								Original Lease	022
rctx	Rental Conc - TAX Abatements	11/3/2020	1/17/2021								Original Lease	022
rete	Real Estate Tax Escrow	11/3/2020	1/31/2026								Original Lease	022

**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	022	noncontr	_insur	Insurance Expenses	1/18/2021	1/31/2026	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	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 %
Original Lease	022	noncontr	_security	Security Expenses	1/18/2021	1/31/2026	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	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 %
Original Lease	022	noncontr	_snow	Snow Expenses	1/18/2021	1/31/2026	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	N				0.00		0.00		GLA		GLA	

<b>Amendment Type</b>	<b>Units</b>	<b>Group</b>	<b>Exp Pool</b>	<b>Exp Pool Desc</b>	<b>Date From</b>	<b>Date To</b>	<b>EOY Month</b>	<b>Base Year</b>	<b>Base Amt</b>	<b>Ceiling</b>	<b>Mgmt fees %</b>	<b>ProRata %</b>	<b>GrossUp %</b>
Original Lease	022	noncontr	_utility	Utility Expenses	1/18/2021	1/31/2026	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	N				0.00		0.00		GLA		GLA	
Original Lease	022	control	_bldgexp	Building Expenses	1/18/2021	1/31/2026	12		0.00	999,999.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	N				5.00		0.00		GLA		GLA	
Original Lease	022	control	_camextr	CAM Exterior Expenses	1/18/2021	1/31/2026	12		0.00	999,999.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	N				5.00		0.00		GLA		GLA	
Original Lease	022	control	_camintr	CAM Interior Expenses	1/18/2021	1/31/2026	12		0.00	999,999.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	N				5.00		0.00		GLA		GLA	
Original Lease	022	control	_capamrt	Capital Replacement Amort	1/18/2021	1/31/2026	12		0.00	999,999.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	N				5.00		0.00		GLA		GLA	
Original Lease	022	control	_fire	Fire Expenses	1/18/2021	1/31/2026	12		0.00	999,999.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	N				5.00		0.00		GLA		GLA	
Original Lease	022	control	_mgmtfee	Management Fees	1/18/2021	1/31/2026	12		0.00	999,999.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	N	N				5.00		0.00		GLA		GLA	
Original Lease	022	retax	_retaxes	Real Estate Tax Expenses	1/18/2021	1/31/2026	12		0.00	0.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>		<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>	
	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 %
Original Lease	022	control	_admin	Operational Expenses	1/18/2021	1/31/2026	12		0.00	999,999.00	15.00	0.00	0.00
	<b>Anchor</b>	<b>Anchor Deduction</b>		<b>Anchor Group</b>			<b>CAP Inc %</b>		<b>Recovery Factor %</b>		<b>Numerator</b>		<b>Denominator</b>
	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
Original Lease	Original Lease	Activated	63	11/3/2020	1/31/2026	022

**Options**

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Renewal	Active		1/31/2026	5/6/2025	Option 1 of 1	Original Lease
Custom	Active		1/31/2026	1/1/2026	Relocation - LL	Original Lease
Termination	Active		4/12/2021	4/12/2021	Termination - LL - Opening	Original Lease
Termination	Active		1/31/2026	8/4/2025	Termination-LL-Redevelopment	Original Lease

**Other Lease Provisions / Clauses**

Reference	Name	Description	Amendment Type
	Abatement	No Lease Provision	Original Lease
	List of Documents	FE Original Lease dated 10/14/2020	Original Lease
	Term Notes	Poss = CD: 11/03/2020 RCD: Earlier of (i) date TT opens for business (01/18/2021) (ii) 180 days after CD 11/03/2020+180=05/02/2021 RCD: 01/18/2021 + 5 years = 01/31/2026 11/03/2020 +180days=05/02/2021 Termination: last date of the month which is 5 years Term: 11/03/2020 - 01/31/2026	Original Lease
Exh B to the Lse	Base Rent	Please see Exh. B to the Lse.	Original Lease
Exh E to the Lse	Guar/L.C./Indem.	GUARANTOR TYPE: Corporate GUARANTOR NAME: Milan Laser Holdings LLC GUARANTOR TERMS/AMOUNT: Unconditional - full performance GUARANTY REDUCTION: No Lease Provision	Original Lease
Lse Sec's 1.3B,	Option to Renew	TT granted one 5-year option to extend with 180 days prior notice.	Original Lease
Lse Sec's1.5,5.1	Security Deposit	Lse Sec's 1.3B, 3.1 and Exh B: SD: \$4750.62  Upon termination of this lease and provided TT is not in default, the Security Deposit shall be returned to TT within 45 days of the termination of this Lease. Should default may exist from TT, LL shall always have the right to apply the Security Deposit.	Original Lease

Lse, Sec. 10.1	Assignment/Sublease	<p>LANDLORD CONSENT: Yes</p> <p>EXCEPTIONS/RESTRICTIONS: No</p> <p>LANDLORD REPLY BY: Silent</p> <p>RECAPTURE RIGHTS: Silent</p> <p>REVOKE RIGHTS: Silent</p> <p>PROFIT SPLIT: 100%</p> <p>ADMIN FEE PAID BY TT: \$2,000 for administrative and legal costs</p> <p>PERMITTED TRANSFERS: None</p>	Original Lease
Lse, Sec. 10.2B	Subordination	<p>TT shall remain liable under the Lease.</p> <p>SUBORDINATE DESCRIPTION : To any leases, mortgages or deeds of trust hereinafter created on or against the SC, 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.</p> <p>SELF-OPERATIVE: Yes</p> <p>AUTOMATIC: Yes</p>	Original Lease
Lse, Sec. 10.2C	Estoppel	<p>REQUIRED PARTY: TT</p>	Original Lease
Lse, Sec. 12.1	Brokers	<p>DELIVERY METHOD: Within 7 days of LL's written request Tether Advisors ("Tenant's Broker")</p>	Original Lease
Lse, Sec. 3.4	Holdover	<p>TT at Sufferance 150% of the total MR and the highest rate allowable by law Damages: Yes</p>	Original Lease
Lse, Sec. 4.6	Utilities	<p>TT responsible for and shall pay for all utilities consumed in the Premises</p>	Original Lease
Lse, Sec. 6.4B	Access	<p>TT, its agents, servants and contractors shall be permitted prior to delivery of possession to take measurements and install fixtures and equipment subject to, prior to receipt of LL prior written consent, TT not interfere w LL's work, LL shall have no liability or responsibility for loss, damage to TT property installed and evidence of COI.</p>	Original Lease
Lse, Sec. 7.6	Terminate - LL - Redevelopment	<p>If LL elects to redevelop LL shall have the right to terminate the Lease on 180 days prior written notice to TT.</p> <p>Not more than 20 days prior to the expiration of the 180 day period, LL shall deliver to TT the sum of \$40K, the sum agreed by TT and LL.</p>	Original Lease

Lse, Sec. 8.1	Tenant's Insurance Requirement	<p>CGL: \$1M per occurrence and \$2M general aggregate, on a per location basis and Fire Legal Liability Insurance not less than \$1M</p> <p>WORKER'S COMP: Statutory EMPLOYER'S LIABILITY: With limits of \$1M each accident, \$1M disease policy limit, \$1M disease-each employee</p> <p>UMBRELLA or EXCESS LIABILITY: Not less than \$5M DRAM SHOP: Greater of \$1M per occurrence or the amount required by law AUT Not less than \$1M for bodily injury to one person, and \$1M for property damage for each accident Property Insurance: Such insurance shall be written on an "open perils" or "special perils" risk 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 with deductibles no greater than \$10k. Such insurance shall be used for the repair or replacement of the property insured.</p> <p>PLATE GLASS: Upon windows and doors, TT shall keep maintain in force during the Term.</p> <p>BUSINESS INTERRUPTION: Business income and extra expense with not less than 12 months of BR and AR EQUIPMENT BREAKDOWN: Value of the mechanical equipment</p> <p>SELF-INSURE: No Lease Provision For the operation of laser hair removal clinic and medical spa.</p>	Original Lease
Lse, Sec.1.6	Permitted Use	TT shall not use the Premises for the operation of a health spa or salon.	Original Lease
Lse, Sec.1.6	Prohibited Use	LL may relocate TT to comparable space, at its sole cost and expense, in the Shopping Center.	Original Lease
Lse, Sec.2.2C	Relocation Clause		Original Lease
Lse, Sec.4.2	CAM	<p>DENOMINATOR EXCLUSIONS:</p> <p>MGMT FEE RECOVERY %: Included in CAM</p> <p>ADMIN FEE: 15% of total of the sum of items B(2), (B3) and 4 hereinabove. CAP AND ITS EXCLUSION: Rider 3 to the Lease: Uncontrollable Expenses shall not increase by more than 5% on a cumulative basis</p> <p>CAPITAL EXPENSE: In accordance to GAAP RECONCILIATION DEADLINE: Statements are due to TT after the end of each calendar year, and following the receipt of billings for RET and INS PENALTY (FOR MISSING DEADLINE): No AUDIT RIGHTS: Within 90 days after the initial billing with a minimum of 10 days prior notice, at TT's sole cost and expense</p>	Original Lease
Lse, Sec.4.3C	Late Fee	<p>LATE FEE GRACE PERIOD DESC: 10 days</p> <p>LATE FEE WAIVER DESC: Silent</p> <p>LATE FEE AMOUNT DESC: \$150.00</p> <p>INTEREST GRACE PERIOD: From the date due</p> <p>INTEREST AMOUNT DESCRIPTION: The lesser of of 15% or the maximum permitted by law NSF CHARGE AMOUNT: \$50.00</p>	Original Lease
Lse, Sec.4.5	Tenant Sales	Yr-to-date due upon request ( no more than once annually) within 30 days of LL's request.	Original Lease
Lse, Sec.6.1	Premises Notes	TT accepts the Premises "as is".	Original Lease
Lse, Sec.6.4C	Termination - LL - Opening Commitment	<p>If TT fails to open within 180 days after the Effective Date, then LL may terminate the Lease with 10 days prior notice. Termination has not effect if TT opens within such 10-day period.</p>	Original Lease
Lse, Sec.6.5	Signage	TT shall comply with Sign Criteria set forth under Exh D to the Lse and TT shall be obligated to install all signs as required.	Original Lease
Lease Abstract			



R-1 to Lse	Exclusivities-X	Laser hair removal	Original Lease
R-2 to Lse	Tenant Improvement Allowance	TI TYPE DESC: Allowance - \$37,250.00 payable within 45 days after TT's Work is completed.	Original Lease
UNUSED PORTION: TT must request Allowance within 12 months after completion			
R-6 to the Lse	HVAC Maintenance	TT shall be responsible for the cost and repair of the HVAC system up to \$1,500.00 per 12 month period during the Term.	Original Lease

**Contacts**

Role	Company	Name	Address	Phone	Email
Billing	Milan Laser Hair Removal	Milan Laser Corporate, LLC	17645 Wright St.,Omaha,NE 68130	(308) 631-0530 x (Office)	andria@milanlaser.com
CAM	Milan Laser Hair Removal	Milan Laser Corporate, LLC	17645 Wright St.,Omaha,NE 68130	(308) 631-0530 x (Office)	andria@milanlaser.com
Gross Sales	Milan Laser Hair Removal	Milan Laser Corporate, LLC	17645 Wright St.,Omaha,NE 68130	(308) 631-0530 x (Office)	andria@milanlaser.com
Guarantor	Milan Laser Hair Removal	Milan Laser Holdings, LLC	17645 Wright St.,Omaha,NE 68130	(308) 631-0530 x (Office)	andria@milanlaser.com
Notice	Milan Laser Hair Removal	Milan Laser Corporate, LLC	17645 Wright St.,Omaha,NE 68130	(308) 631-0530 x (Office)	andria@milanlaser.com
RET Billing Contact	Milan Laser Hair Removal	Milan Laser Corporate, LLC	17645 Wright St.,Omaha,NE 68130	(308) 631-0530 x (Office)	andria@milanlaser.com

Lease : Weight Watchers North America, Inc. (t0002091)

**Lease Information**

<b>Name</b>	Weight Watchers North America, Inc.	<b>Status</b>	Past
<b>DBA</b>	Weight Watchers North America, Inc.	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	NUTRITION SHOPS/DIET CENTERS
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	0.00 (GLA)
<b>Customer</b>	Weight Watchers	<b>Area</b>	(GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	0.00
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	0.00
		<b>Deposit</b>	0.00
<b>Primary Contact</b>		<b>Lease Term</b>	From 7/23/2018 To 9/21/2018
<b>Name</b>	Weight Watchers North America, Inc.		
<b>Office Phone</b>			
<b>Cell Phone</b>			
<b>E-Mail</b>			

**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	7/23/2018	9/20/2018	0.00	Monthly	Monthly	Flat Amt	usd	0.00	1,915.00	0.00 / 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	9/21/2018	9/21/2018								Original Lease	008
brzz	Zero Rent Bill code	7/23/2018	9/20/2018								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	License Agreement	Superseded	0	7/23/2018	9/21/2018	008

**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	Original Lease
	Abatement	No Lease Provision	Original Lease
	Access	No Lease Provision	Original Lease
	Base Rent	T will pay no rent during the first 60 days it occupies the Temporary Premises. In the event T does not relocate from the Temporary Premises to the Permanent Premises w/in 60 days after execution of this Agreement, T will pay LL Minimum Rent in the amount of \$2546.38, which shall be payable in advance on the first day of each month for as long as T occupies the Temporary Premises. (License Agreement, Sec. 2, Pg. 1)	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	No Lease Provision	Original Lease
	Go Dark Right	No Lease Provision	Original Lease
	Guar/L.C./Indem.	LL and T each agrees to hold harmless and indemnify the other and the other's subsidiaries, affiliates, parent, respective agents, shareholders, directors, partners and employees, officers from any third party, losses, damages, judgements, claims, expenses, costs and liabilities including reasonable attorney's fees and expenses imposed upon or incurred by or asserted against the indemnitees, as a result of any material breach of the indemnitor's obligations under the Agreement, and/or for death or injury to third parties other than indemnitees or loss of or damage to property of third parties other than indemnitees that may arise from or be caused by the negligence or willful misconduct of the indemnitor. Such third parties shall not be deemed third party beneficiaries of the Agreement. (License Agreement, Sec. 6, Pg. 3)	Original Lease
	Holdover	No Lease Provision	Original Lease
	Insurance	LL shall obtain and keep in force insurance w/ coverage against such risks insuring LL against liability arising out of the ownership, operation and management of the S/C. LL shall carry Commercial General Liability Insurance Policy w/ a minimum limit of \$1,000,000 00 each occurrence and \$3,000,000 in the aggregate covering claims arising out of LL's ownership, operations and management of the S/C resulting in bodily injury, death, or property damage LL may maintain the required liability insurance in the form of a blanket policy covering other locations of LL provided, however, that LL shall provide T w/ a certificate of insurance specifically naming the S/C and naming T as additional insured, w/ respect to this agreement. LL shall maintain a policy or policies of All Risk Property Insurance covering the full replacement value of the S/C improvements w/ standard form of extended coverage endorsement and standard form of lender's loss payable endorsement issued to the holders of a mortgage or deed of trust secured by the Temporary Premises, together w/ vandalism, malicious mischief and sprinkler leakage coverage LL shall also carry insurance against such other risks, including earthquake, flood, loss of rent, environmental risk, and other coverages as LL, in its reasonable discretion, deems appropriate for similarly located shopping centers, and in such amounts as LL deems appropriate T agrees that the total cost of the foregoing insurance shall be included in the Common Area charge as provided for in this Agreement; that T shall have no rights in said policies maintained by LL and shall not be entitled to be a named insured thereunder. (License Agreement, Sec. 6, Pg. 2-3)	Original Lease
	Landlord Restrictions	No Lease Provision	Original Lease
	Landlord Work	LL will deliver the Temporary Premises in an "as is" condition. T shall have the right, but is not required, to install signage and banners on the exterior and/or interior of the Premises subject to LL's approval and compliance w/ all municipal ordinances (License Agreement, Sec. 1, Pg. 1)	Original Lease
	Late Fee	No Lease Provision	Original Lease
	List of Documents	Temporary Space Agreement dated 08/23/2018.	Original Lease
	LL Maintenance	LL at its cost shall maintain in good condition and repair the roof, foundation, structural supports, underground or otherwise concealed plumbing to the point of entry to the Temporary Premises, exterior walls, exterior painting, plumbing, mechanical and electrical systems, including heating and air conditioning, servicing the Temporary Premises, fire/life safety items as per governing code, sidewalks, parking lots, and the sewer lines serving the Temporary Premises. (License Agreement, Sec. 5, Pg. 2)	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 and occupy the Temporary Premises for the purposes of conducting the business of a weight management center including conducting meetings and the sale of pre-packaged food products and other related products, as well as other services and/or products that may be provided as additional opportunities to its clients. (License Agreement, Sec. 2, Pg. 1)	Original Lease
Premises Notes	Area: 008 SF: 1,915 Address: 15222 S Lagrange Road, Orland Park IL 60462. (License Agreement, Pg. 1)	Original Lease
Promotion Fund	No Lease Provision	Original Lease
Radius Clause	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	No Lease Provision	Original Lease
Special Provisions	No Lease Provision	Original Lease
Subordination	Any loss, cost, damage or expense resulting from fire, explosion or any other casualty is incurred to the Temporary Premises or contents thereof by either party to the Lease and (ii) such party is covered in whole or in part by insurance w/ respect to such loss, cost, damage or expense, then the party so insured hereby releases the other party from any liability it may have on account of such loss, cost, damage or expense to the extent of any amount recovered by such insurance and waives any right to subrogation which might otherwise exist in or accrue to any person on account thereof, provided that such release of liability and waiver of the right of subrogation shall not be operative in any case where the effect thereof is to invalidate such insurance coverage or increase the cost thereof All such policies shall contain an endorsement containing an express waiver of any right of subrogation by the insurance company against LL or T, whichever the case may be (whether named as an insured or not), provided, however, that if such waiver of subrogation is unavailable at standard insurance rates and is obtainable only upon the payment of an increase in the standard rate, then the party who would benefit from such provisions, shall have the option, upon 10 days' prior written notice from the other party, of paying the increase in premium or foregoing the benefit of such provision. (License Agreement, Sec. 6, Pg. 3)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allowance	No Lease Provision	Original Lease
Tenant Maintenance	T agrees to take good care of the Temporary Premises and keep it free from filth, debris, rubbish and nuisance, to commit no waste thereon. (License Agreement, Sec. 5, Pg. 2)	Original Lease
Tenant's Insurance Requirement	T, at T's expense shall carry a Commercial General Liability Insurance policy w/ a minimum limit of \$1,000,000 00 each occurrence and \$3,000,000 in the aggregate for claims resulting from bodily injury, death, or property damage in connection w/ the tenants use and occupancy of the Temporary Premises. T may maintain the required liability insurance in the form of a blanket policy covering other locations of T in addition to the Temporary Premises provided, however, that T shall provide LL w/ a certificate of insurance specifically naming the location of the Temporary Premises and name LL as additional insured, w/ respect to the Lease. T shall carry All Risk Property Insurance causing T's leasehold improvements and business personal property in the Temporary Premises to be insured under the broadest available special form of property coverage, sometimes referred to as "all-risk" coverage, w/ provisions and/or endorsements assuring both mold coverage and terrorism coverage, such insurance coverage shall be in the full amount of the replacement cost of all insured property. (License Agreement, Sec. 6, Pg. 2)	Original Lease
Term Notes	License Agreement CD: 07/23/2018. Term continues on a MTM tenancy until T relocates to the Permanent Premises. (License Agreement, Sec. 2, Pg. 1)	Original Lease
Utilities	LL at its cost shall pay for utilities in the Temporary Premises. (License Agreement, Sec. 5, Pg. 2)	Original Lease

### Contacts

Role	Company	Name	Address	Phone	Email
Billing		Weight Watchers North America, Inc.	575 Avenue of Americas, 6th Floor, New York, NY 10010		
Commercial Cafe Contact		Weight Watchers North America, Inc.	No address Listed		
Notice		Weight Watchers North America, Inc.	575 Avenue of Americas, 6th Floor, New York, NY 10010		

Lease : St. Anne's Gift Shop, Ltd. (t0002476)

**Lease Information**

<b>Name</b>	St. Anne's Gift Shop, Ltd.	<b>Status</b>	Past
<b>DBA</b>	St. Anne's Gift Shop	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	CARDS/STATIONERY/GIFTS
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	0.00 (GLA)
<b>Customer</b>	St. Anne's Gift Shop	<b>Area</b>	(GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	0.00
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	0.00
<b>Primary Contact</b>		<b>Deposit</b>	0.00
<b>Name</b>	St. Anne's Gift Shop, Ltd.	<b>Lease Term</b>	From 3/27/2013 To 8/6/2018
<b>Office Phone</b>			
<b>Cell Phone</b>			
<b>E-Mail</b>	stannes_shop@ameritech.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	3/27/2013	5/31/2013	3,104.17	Monthly	Monthly	Flat Amt	usd		1,490.00	2.08 / Mo	0.00	Original Lease	022
brre	Base Rent - Retail	6/1/2013	12/31/2015	3,104.17	Monthly	Monthly	Flat Amt	usd		1,490.00	2.08 / Mo	0.00	Original Lease	022
brre	Base Rent - Retail	1/1/2016	7/31/2018	3,104.17	Monthly	Monthly	Flat Amt	usd		1,490.00	2.08 / Mo	0.00	Original Lease	022
brre	Base Rent - Retail	8/1/2018	8/6/2018	6,208.34	Monthly	Monthly	Flat Amt	usd	0.00	1,490.00	4.17 / Mo	0.00	HoldOver	022
came	CAM Estimated Escrow	6/1/2013	4/30/2014	373.74	Monthly	Monthly	Flat Amt	usd		1,490.00	0.25 / Mo	0.00	Original Lease	022
came	CAM Estimated Escrow	4/1/2014	4/30/2014	144.40	Monthly	Monthly	Flat Amt	usd		1,490.00	0.10 / Mo	0.00	Original Lease	022
came	CAM Estimated Escrow	5/1/2014	3/31/2015	409.84	Monthly	Monthly	Flat Amt	usd		1,490.00	0.28 / Mo	0.00	Original Lease	022
came	CAM Estimated Escrow	4/1/2015	7/31/2017	521.48	Monthly	Monthly	Flat Amt	usd		1,490.00	0.35 / Mo	0.00	Original Lease	022
came	CAM Estimated Escrow	8/1/2017	7/31/2018	743.43	Monthly	Monthly	Flat Amt	usd	0.00	1,490.00	0.50 / Mo	0.00	Original Lease	022
came	CAM Estimated Escrow	8/1/2018	8/6/2018	743.43	Monthly	Monthly	Flat Amt	usd	0.00	1,490.00	0.50 / Mo	0.00	HoldOver	022
merc	Merchant Dues	6/1/2013	7/31/2018	-65.81	Monthly	Monthly	Flat Amt	usd		1,490.00	-0.04 / Mo	0.00	Original Lease	022
merc	Merchant Dues	6/1/2013	7/31/2018	65.81	Monthly	Monthly	Flat Amt	usd		1,490.00	0.04 / Mo	0.00	Original Lease	022
merc	Merchant Dues	8/1/2018	8/6/2018	-65.81	Monthly	Monthly	Flat Amt	usd		1,490.00	-0.04 / Mo	0.00	HoldOver	022
merc	Merchant Dues	8/1/2018	8/6/2018	65.81	Monthly	Monthly	Flat Amt	usd		1,490.00	0.04 / Mo	0.00	HoldOver	022
rete	Real Estate Tax Escrow	6/1/2013	10/31/2013	933.73	Monthly	Monthly	Flat Amt	usd		1,490.00	0.63 / Mo	0.00	Original Lease	022
rete	Real Estate Tax Escrow	11/1/2013	8/31/2014	741.48	Monthly	Monthly	Flat Amt	usd		1,490.00	0.50 / Mo	0.00	Original Lease	022
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	931.85	Monthly	Monthly	Flat Amt	usd		1,490.00	0.63 / Mo	0.00	Original Lease	022
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	786.05	Monthly	Monthly	Flat Amt	usd		1,490.00	0.53 / Mo	0.00	Original Lease	022
rete	Real Estate Tax Escrow	11/1/2016	10/31/2017	873.40	Monthly	Monthly	Flat Amt	usd		1,490.00	0.59 / Mo	0.00	Original Lease	022
rete	Real Estate Tax Escrow	11/1/2017	7/31/2018	881.87	Monthly	Monthly	Flat Amt	usd	0.00	1,490.00	0.59 / Mo	0.00	Original Lease	022
rete	Real Estate Tax Escrow	8/1/2018	8/6/2018	881.87	Monthly	Monthly	Flat Amt	usd	0.00	1,490.00	0.59 / Mo	0.00	HoldOver	022
rcca	Rental Conc - CAM Abatements	6/1/2013	7/26/2013	-373.74	Monthly	Monthly	Flat Amt	usd		1,490.00	-0.25 / Mo	0.00	Original Lease	022
rcra	Rental Conc - Rent Abatements	6/1/2013	7/26/2013	-3,104.17	Monthly	Monthly	Flat Amt	usd		1,490.00	-2.08 / Mo	0.00	Original Lease	022
rctx	Rental Conc - TAX Abatements	6/1/2013	7/26/2013	-933.73	Monthly	Monthly	Flat Amt	usd		1,490.00	-0.63 / 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
brre	Base Rent - Retail	6/1/2013	12/31/2015								Original Lease	022
brre	Base Rent - Retail	1/1/2016	7/31/2018								Original Lease	022
brre	Base Rent - Retail	8/1/2018	8/6/2018								HoldOver	022
came	CAM Estimated Escrow	8/1/2018	8/6/2018								HoldOver	022
came	CAM Estimated Escrow	4/1/2015	7/31/2017								Original Lease	022
came	CAM Estimated Escrow	8/1/2017	7/31/2018								Original Lease	022
came	CAM Estimated Escrow	6/1/2013	4/30/2014								Original Lease	022
came	CAM Estimated Escrow	5/1/2014	3/31/2015								Original Lease	022
came	CAM Estimated Escrow	4/1/2014	4/30/2014								Original Lease	022
merc	Merchant Dues	6/1/2013	7/31/2018								Original Lease	022
merc	Merchant Dues	6/1/2013	7/31/2018								Original Lease	022
merc	Merchant Dues	8/1/2018	8/6/2018								HoldOver	022
merc	Merchant Dues	8/1/2018	8/6/2018								HoldOver	022
prev	Base Rent - Previous Owner	3/27/2013	5/31/2013								Original Lease	022
rcca	Rental Conc - CAM Abatements	6/1/2013	7/26/2013								Original Lease	022
rcra	Rental Conc - Rent Abatements	6/1/2013	7/26/2013								Original Lease	022
rctx	Rental Conc - TAX Abatements	6/1/2013	7/26/2013								Original Lease	022
rete	Real Estate Tax Escrow	11/1/2017	7/31/2018								Original Lease	022
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016								Original Lease	022
rete	Real Estate Tax Escrow	11/1/2016	10/31/2017								Original Lease	022
rete	Real Estate Tax Escrow	8/1/2018	8/6/2018								HoldOver	022
rete	Real Estate Tax Escrow	11/1/2013	8/31/2014								Original Lease	022
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015								Original Lease	022
rete	Real Estate Tax Escrow	6/1/2013	10/31/2013								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	Original Lease	Superseded	65	3/27/2013	7/31/2018	022
HoldOver	Holdover	Superseded	0	8/1/2018	8/6/2018	022

## Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Custom	Expired		7/31/2018	7/31/2018	Relocation Option	Original Lease

## Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Restrictions-X	(Q) Radius Restriction (Section 8.7): three (3) miles from any exterior boundary of the Shopping Center. LEASE RIDER I - Ravinia Plaza Tenant acknowledges that Tenants permitted use does not include use of the Demised Premises for: i. Sales of wicker and rattan furniture from an area greater than 10% of the Tenants sales area, ii. A store, which as its	Original Lease
	Abatement	No Minimum Rent or Additional Rent shall be due for the first four (4) full months of the Extension Period. (1st Amend, Sec. 6, Pg. 2)	Original Lease
	Access	LL, its agents and employees, shall have the right to enter the Premises from time to time at reasonable times to examine the same, show them to prospective purchasers and other persons, and make such repairs, alterations, improvements or additions as LL deems desirable. (Lease, Sec. 20.1, Pg. 26)	Original Lease
	Assignment/Sublease	Consent: T shall not voluntarily or by operation of law transfer, assign, sublet, license, concession, mortgage or otherwise transfer or encumber all or any part of T's interest (to include the sale or other transfer of stock in any percentage sufficient to change the effective voting control of T) in the Lease or in the Premises w/out LL's prior written consent. Profit Sharing: 100%. Assignment Fee: No Lease Provision. Permitted Transfer: No Lease Provision. Recapture Rights: LL shall have the option, by giving notice to T w/in 30 days after receipt of T's notice of any proposed Transfer, to recapture the Premises. Such recapture notice shall cancel and terminate the Lease as of the date stated in LL's notice. (Lease, Sec. 13, Pg. 20-21)	Original Lease
	Base Rent	Rent Changeover Day: On the first day of each and every month. Proration: If the RCD other than the first day of a month, T shall also pay on the RCD a prorated partial Minimum Monthly Rent for the period prior to the first day of the next calendar month. Lease Year: The term "LY" means a period of 12 consecutive calendar months, the first full LY commencing on the first day of January following the CD of the Term, and each succeeding LY shall commence upon the anniversary date of the first LY. Any portion of the Term of the Lease commencing prior to the first full LY shall be deemed a "Partial LY". Prepaid Rent: Minimum Monthly Rent for the first full calendar month shall be paid concurrently w/ the execution of the Lease by T. (Lease, Sec. 2.4, 4.1, Pg. 4, 8)	Original Lease
	Brokers	No Lease Provision	Original Lease
	CAM Notes	PRS: Fraction = the SF of the Premises divided by the constructed floor area leased in the S/C. Denominator Exclusions: LL may exclude any costs attributable to the area so excluded, provided such area is maintained at the sole cost and expense of the owner or occupant ; or (ii) be reduced by any contributions received by LL from any of the occupants of the leasable area and shall exclude any area in the S/C or portion which is either: (I) leased Anchor T's or is w/in an outlet of the S/C; or (ii) is not owned by LL. Estimates and its frequency: \$1.78/SF/annum, which shall be paid in equal monthly installments. Base Year: No Lease Provision. Gross Up: 90%. Management Fee: 15%. Admin Fee: In the event T requests that LL provide any service that is included in CAM charges during a time that LL does not otherwise provide said service to all other tenants in the S/C, T shall pay to LL LL's actual cost to provide said service plus a 20% admin Fee. CAP and its exclusions: No Lease Provision. Capital Expense: No Lease Provision. Exclusion: Standard exclusions. Reconciliation Deadline: After the end of each CY, the total LL's CAM area costs for such year (and, at the end of the Lease Term, the Total LL 's Common Area Costs for the period since the end of the immediately next preceding CY) shall be determined by LL. Audit Right: LL's records of LL's Common Area Costs for a period shall be available for inspection by T at LL's Notice Address for three (3) months after LL notifies T of T's share of LL's Common Area Costs for such period. (Lease, Sec. 2.5, 2.9, 6.1 - 6.2, Pg. 5, 11-12)	Original Lease
	Co-Tenancy	No Lease Provision	Original Lease
	Default	Monetary: When due. Non-Monetary: W/in 15 days after written notice from LL. (Lease, Sec. 17.1, Pg. 23)	Original Lease
	Estoppel	W/in ten (10) days after written request by LL. (Lease, Sec. 12.1, Pg. 19)	Original Lease
	Exclusives	No Lease Provision	Original Lease



Go Dark Right	No Lease Provision	Original Lease
Guar/L.C./Indem.	Guarantor Name: Mary A. Harrison. Limitation of Liability: Guarantor hereby covenants and agrees that if a default shall at any time be made pursuant to said Lease, the Guarantor will forthwith: (i) pay the rent or other sums and charges to LL; and (ii) faithfully perform and fulfill all of the terms, covenants, conditions and agreements. Guarantor shall liable throughout the term of the Lease. (Guaranty)	Original Lease
Holdover	W/out LL's consent: 200% of the last payable Minimum Rent and 100% of Additional Rent. (Lease, Sec. 21.1, Pg. 26)	Original Lease
Insurance	PRS: Fraction = the SF of the Premises divided by the constructed floor area leased in the S/C. Denominator Exclusions: LL may exclude any costs attributable to the area so excluded, provided such area is maintained at the sole cost and expense of the owner or occupant; or (ii) be reduced by any contributions received by LL from any of the occupants of the leaseable area and shall exclude any area in the S/C or portion which is either: (i) leased Anchor T's (For the purposes of the Lease, "Anchor T" shall mean any tenant or occupant of the S/C which leases, owns or ground leases (I) an area more than 20,000 SF, and them respective successors, assigns or replacements; (ii) an outlet or outparcel of the S/C; and them respective successors, assigns or replacements; and (iii) any area of an Anchor T's space which is sublet, assigned or otherwise transferred by such Anchor T.) or is w/in an outlet of the S/C; or (ii) is not owned by LL. Estimates and its frequency: \$0.26/SF/annum, which shall be paid in equal monthly installments. 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. 1.1(O), 2.7, 2.9, 11.1, Pg. 2, 5, 17)	Original Lease
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Work	LL shall, at its expense, construct the Premises in substantial accordance w/ plans and specifications prepared by LL's architect, incorporating in such construction all work described under the Lease attached hereto as being required of LL. (Lease, Sec. 3.1, Exh C, Pg. 5)	Original Lease
Late Fee	Late Charge: W/in seven (7) days after the due date, T shall pay to LL, a Late charge = the greater of (i) \$250.00 or (ii) 10% of the overdue amount. Interest: In addition to the Late Charge, T shall bear an interest at the rate = the rate of 18%/annum, or at the maximum legal rate of interest, whichever is lower, and such interest shall be deemed Additional Rent under the Lease. NSF Fee: No Lease Provision. (Lease, Sec. 4.2, Pg. 9)	Original Lease
List of Documents	(i) Lease Agreement dated 06/27/2005. (ii) First Amendment to Lease dated 09/27/2012 (1st Amend). (iii) Possession Letter dated 03/27/2013 (Ltr). (iv) Tenant Termination Form dated 08/06/2018 (Termination). (v) Per Karen PI comments dated 12/11/2018, Per Property Manager direction, 6 days of Holdover was charged tenant vacated 08/06/2018 - 6 days.	Original Lease
LL Maintenance	LL shall keep or cause to be kept the foundations, roof and structural portions of the walls of the Premises in good order, repair and condition except for damage thereto due to the act or omissions of T, its employees, agents, contractors or invitees. LL shall commence required repairs as soon as reasonably practicable after receiving written notice from T. (Lease, Sec. 9.1, Pg. 15)	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 or T's employees shall not park their vehicle overnight or for extended periods w/out permission of the LL. T and T's employees shall park only in locations designated by Center Management. These designated areas may be changed from time to time w/out notice to all tenants. There shall be no parking, in areas designated as fire lanes or the main aisles in front of stores reserved for customers. (Lease, Exh F, Sec. 9, Pg. F-2)	Original Lease
Penalty for Violating Exclusive	No Lease Provision	Original Lease
Percentage Rent Information	Percentage Rent rate: None. Breakpoint Type: No Lease Provision. Sales Report Frequency: W/in 60 days after the end of each LY, T shall deliver to LL an annual statement certified by a certified public accountant satisfactory to LL or a financial officer owner or partner of T of the Gross Sales for Said Year. Payment Frequency: No Lease Provision. Sales Exclusions: No Lease Provision. Recapture Rights: No Lease Provision. Audit Right: No Lease Provision. (Lease, Sec. 1.1(F), 4.4, Pg. 2, 9)	Original Lease
Permitted Use	T shall use and occupy the Premises only for the retail sale of gift items such as ornaments, cards, home accessories, stationery, glassware, religious jewelry, rosaries, collectibles and religious books, subject to the restrictions in Exhibit G, and for no other purpose. In no event shall the jewelry sales area exceeds 100 SF, nor shall the book sales area exceeds 150 SF. (Lease, Sec. 1.1(C), 2.5, Pg. 1, 4)	Original Lease
Premises Notes	T leases the Premises located in Ravinia Plaza w/ 1,490 SF of Unit # 22. (1st Amend, Sec. 2, Pg. 1)	Original Lease
Prohibited Use	The sale of (A) books, (B) periodicals, (C) video products (but not video hardware), (D) CD-ROM and other multi-media computer software (provided this shall not restrict other Ts' ability to sell so-called "productivity or "application" software products such as word processing, spreadsheet and similar software products), and/or (D) music products (but not music hardware), in any current or future format of such enumerated items, unless the subject matter of such items is directly related and ancillary to the primary use of such other T's premises (e.g. a computer store which sells books or periodicals dealing w/ computer products) and not more than 150 SF of surface display area is devoted to the retail display of such related items. (Lease, Exh G)	Original Lease
Promotion Fund	Marketing Contribution: Initially estimates \$100.00/month. T agrees to pay as additional rent hereunder its share of the cost of marketing the S/C, which share is subject to annual adjustment. (Lease, Sec. 1.1(P), 6.3, Pg. 2, 12)	Original Lease

Radius Restrictions	If during the Lease Term T directly or indirectly operates, manages or has any interest whatsoever in any other store or business operated for a purpose or business similar to or in competition w/ all or any part of the business permitted for T, w/in three (3) miles from any exterior boundary of the S/C. (Lease, Sec. 1.1, 8.7, Pg. 2, 15)	Original Lease
REA Notes	No Lease Provision	Original Lease
Real estate Tax	PRS: Fraction = the SF of the Premises divided by the constructed floor area leased in the S/C. Denominator Exclusions: LL may exclude any Taxes shall be reduced by the contributions, if any, received by LL from any of the occupants of the leasehold area described under the Lease and (ii) to the extent so excluded, and not separately assessed and paid for by the owner or tenant. Estimates and its frequency: \$6.50/SF/annum, which shall be paid in equal monthly installments. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: Standard exclusions. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease Provision. (Lease, Sec. 1.1(O), 2.9, 4.6, Pg. 2, 5, 10-11)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	Amount: \$7,566.00. Return and Interest: Security deposit shall be returned to T, w/out interest, at the end of the Lease Term. Reduction/Increase: No Lease Provision. (1st Amend, Sec. 9, Pg. 2; Lease, Sec. 1.1, 14.1, Pg. 2, 21)	Original Lease
Signage	Consent: T will not place or permit on any exterior door or window or any wall of the Premises visible from the exterior of the Premises or otherwise, any sign, awning, canopy, advertising matter, decoration, lettering or other think of any kind which does not comply under the Lease. All signs must be approved by LL. Signage Rights: In the event T installs any signage in violation, then (i) LL shall have the right to remove the same after the giving of five (5) days prior written notice, and (ii) if LL does not elect to remove such signage, T shall pay LL an amount = \$50.00/day for each day T fails to remove such violating signage. Pylon Sign: No Lease Provision. (Lease, Sec. 10.4, Pg. 17)	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 liens of any mortgages or any lien resulting from any method of financing or refinancing now or hereafter existing against all or any part of the S/C owned by the LL, and to all renewals, modifications, replacements, consolidations and extensions. However, at LL's option, the Lease may also, be made prior, senior and superior always to the lien of any first mortgage or mortgages which now or hereafter is a lien upon any part of the S/C owned by the LL. T will subordinate all or any part of its rights hereunder to the liens of any Mortgages now or hereafter existing against all or any part of the S/C owned by the LL, and to all renewals, modifications, replacements, consolidations and extensions , and shall execute and deliver all documents requested by a mortgagee or security holder to affect such subordination, provided the mortgagee or security holder agrees in writing that if LL defaults under the Mortgage, such mortgagee or security holder shall not disturb T's possession while T is not in default hereunder. (Lease, Sec. 12.3 (A), Pg. 20)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	Allowance Amount: \$30,000.00. Unused Portion Rent Credit: No Lease Provision. Payment Descriptions: W/in 30 days after the completion of T's work. Supervision/Management Fee: No Lease Provision. Lease, Sec. 1.1(K), 3.7, Pg. 2, 8)	Original Lease
Tenant's Insurance Requirement	Public Liability Insurance not less than \$1,000,000 for bodily injury, including death, and personal injury for any one occurrence \$1,000,000 property damage insurance or combined single limit of \$1,000,000. (Lease, Sec. 11.2, Pg. 18)	Original Lease
Term Notes	Lease Commencement Date (LCD): 03/27/2013. Rent Commencement Date (RCD): 03/27/2013. Lease Expiration Date (LED): 07/31/2018. (Possession Letter dated 03/27/2013) Vacated Date: 08/06/2018. (Termination)	Original Lease
TT Maintenance	T shall always keep the Premises (including all entrances and vestibules) and all partitions, windows and window frames and moldings, signs, glass, doors, door openers, fixtures, equipment and appurtenances (including lighting, heating, electrical, plumbing, ventilating and air conditioning fixtures and systems and other mechanical equipment and appurtenances) and all parts of the Premises not required herein to be maintained by LL, in good order, condition and repair, and clean (including redecorating), orderly, sanitary and safe, damage by unavoidable casualty excepted (including, but not limited to, doing such things, at T's sole cost and expense, as are necessary to cause the Premises to comply w/ applicable laws, ordinances, rules, regulations, directions, requirements and orders of governmental and public bodies and agencies which are now in force or which may hereafter be in force, which shall impose any duty upon LL or T w/ respect to the use, occupation or alteration of the Premises, (Lease, Sec. 9.2, Exh H, Pg. 15)	Original Lease
Utilities	Premises: T shall be solely responsible for and promptly pay all charges for use or consumption of sewer, gas, electricity, water, scavenger and all other utility services w/ respect to the Premises, T shall purchase and pay for the same as Additional Rent at a rate determined and published by LL from time to time. Non-Separately Metered: No Lease Provision. (Lease, Sec. 7.1, Pg. 12-13)	Original Lease

Contacts					
Role	Company	Name	Address	Phone	Email
Billing		St. Anne's Gift Shop, Ltd.	St. Anne's Gift Shop, Ltd.,Orland Park,IL 60462		stannes_shop@ameritech.net
CAM		St. Anne's Gift Shop, Ltd.	St. Anne's Gift Shop, Ltd.,Orland Park,IL 60462		
Commercial Cafe Contact		St. Anne's Gift Shop, Ltd.	St. Anne's Gift Shop, Ltd.,Orland Park,IL 60462		stannes_shop@ameritech.net
Emergency Contact Name		John R. Harrison, Jr.	No address Listed	(708) 430-4262 x (Office)	
Emergency Contact Name		Mary A. Harrison	No address Listed	(708) 460-6376 x (Office)	
Gross Sales		St. Anne's Gift Shop, Ltd.	St. Anne's Gift Shop, Ltd.,Orland Park,IL 60462		
Guarantor		Mary A. Harrison	Mary A. Harrison,Valparaiso,IN 46383	(630) 747-6516 x (Office)	mazjr64@ameritech.net
Insurance		Mary Harrison	No address Listed	(708) 364-7015 x (Office)	
Notice1		St. Anne's Gift Shop, Ltd.	St. Anne's Gift Shop, Ltd.,Orland Park,IL 60462-3709		
Store Contact		Mary Harrison	No address Listed	(708) 364-7015 x (Office)	stannes_shop@ameritech.net
Store Contact		St. Anne's Gift Shop, Ltd.	St. Anne's Gift Shop, Ltd.,Orland Park,IL 60462	(708) 364-7015 x (Office)(708) 364-7016 x (Other 1)	Stannes_shop@ameritech.net
Taxes		St. Anne's Gift Shop, Ltd.	St. Anne's Gift Shop, Ltd.,Orland Park,IL 60462		

Lease : 2 J Investments, L.L.C. (t0002499)

**Lease Information**

<b>Name</b>	2 J Investments, L.L.C.	<b>Status</b>	Past
<b>DBA</b>	Pronto Pizza Kitchen	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	RESTAURANTS (WITH LIQUOR)
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	1,915.00 (GLA)
<b>Customer</b>	Pronto Pizza Kitchen	<b>Area</b>	(GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	0.00
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	0.00
		<b>Deposit</b>	0.00
<b>Primary Contact</b>		<b>Lease Term</b>	From 9/3/2010 To 3/31/2017
<b>Name</b>	2 J Investments, L.L.C.		
<b>Office Phone</b>			
<b>Cell Phone</b>			
<b>E-Mail</b>			

**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
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**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	79	9/3/2010	3/31/2017	008

**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		2 J Investments, L.L.C.	2 J Investments, L.L.C.,Fankfort,IL 60423-0000		
CAM		2 J Investments, L.L.C.	2 J Investments, L.L.C.,Fankfort,IL 60423-0000		
Commercial Cafe Contact		2 J Investments, L.L.C.	2 J Investments, L.L.C.,Fankfort,IL 60423-0000		
Gross Sales		Zaki, Inc.	Zaki, Inc.,Palos Park,IL 60464		
Notice1		2 J Investments, LLC	2 J Investments, LLC, Frankfort, IL 60423-0000		
Store Contact		Jason Walsh	No address Listed	(708) 966-0010 x (Office)	jason@packardbusinessconsulting.com
Taxes		2 J Investments, L.L.C.	2 J Investments, L.L.C.,Fankfort,IL 60423-0000		

Lease : Chipotle Mexican Grill, Inc. (t0002591)

**Lease Information**

<b>Name</b>	Chipotle Mexican Grill, Inc.	<b>Status</b>	Past
<b>DBA</b>	Chipotle Mexican Grill #130	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	FAST FOOD
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	0.00 (GLA)
<b>Customer</b>	Chipotle Mexican Grill	<b>Area</b>	(GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	0.00
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	0.00
<b>Primary Contact</b>		<b>Deposit</b>	0.00
<b>Name</b>	Chipotle Mexican Grill, Inc. 130	<b>Lease Term</b>	From 10/13/2000 To 10/31/2020
<b>Office Phone</b>			
<b>Cell Phone</b>			
<b>E-Mail</b>	LeaseAdmin@Chipotle.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
prev	Base Rent - Previous Owner	10/13/2000	10/31/2000	3,177.52	Monthly	Monthly	Flat Amt	usd		3,150.00	1.01 / Mo	0.00	Original Lease	003
prev	Base Rent - Previous Owner	11/1/2000	10/31/2005	5,184.38	Monthly	Monthly	Flat Amt	usd		3,150.00	1.65 / Mo	0.00	Original Lease	003
prev	Base Rent - Previous Owner	11/1/2005	10/25/2006	5,683.13	Monthly	Monthly	Flat Amt	usd		3,150.00	1.80 / Mo	0.00	Original Lease	003
prev	Base Rent - Previous Owner	10/26/2006	10/31/2010	5,683.13	Monthly	Monthly	Flat Amt	usd		3,150.00	1.80 / Mo	0.00	Original Lease	003
prev	Base Rent - Previous Owner	11/1/2010	5/31/2013	6,221.25	Monthly	Monthly	Flat Amt	usd		3,150.00	1.98 / Mo	0.00	Original Lease	003
brre	Base Rent - Retail	6/1/2013	10/31/2015	6,221.25	Monthly	Monthly	Flat Amt	usd		3,150.00	1.98 / Mo	0.00	Original Lease	003
brre	Base Rent - Retail	11/1/2015	10/31/2020	6,825.00	Monthly	Monthly	Flat Amt	usd		3,150.00	2.17 / Mo	0.00	Original Lease	003
came	CAM Estimated Escrow	6/1/2013	3/31/2015	712.25	Monthly	Monthly	Flat Amt	usd		3,150.00	0.23 / Mo	0.00	Original Lease	003
came	CAM Estimated Escrow	4/1/2015	8/31/2015	818.67	Monthly	Monthly	Flat Amt	usd		3,150.00	0.26 / Mo	0.00	Original Lease	003
came	CAM Estimated Escrow	9/1/2015	7/31/2017	818.67	Monthly	Monthly	Flat Amt	usd		3,150.00	0.26 / Mo	0.00	Original Lease	003
came	CAM Estimated Escrow	8/1/2017	9/30/2018	1,083.41	Monthly	Monthly	Flat Amt	usd	0.00	3,150.00	0.34 / Mo	0.00	Original Lease	003
came	CAM Estimated Escrow	10/1/2018	10/31/2020	1,017.67	Monthly	Monthly	Flat Amt	usd	0.00	3,150.00	0.32 / Mo	0.00	Original Lease	003
rete	Real Estate Tax Escrow	6/1/2013	10/31/2013	1,970.94	Monthly	Monthly	Flat Amt	usd		3,150.00	0.63 / Mo	0.00	Original Lease	003
rete	Real Estate Tax Escrow	11/1/2013	8/31/2014	1,534.11	Monthly	Monthly	Flat Amt	usd		3,150.00	0.49 / Mo	0.00	Original Lease	003
rete	Real Estate Tax Escrow	9/1/2014	8/31/2015	1,969.95	Monthly	Monthly	Flat Amt	usd		3,150.00	0.63 / Mo	0.00	Original Lease	003
rete	Real Estate Tax Escrow	9/1/2015	9/30/2015	1,969.95	Monthly	Monthly	Flat Amt	usd		3,150.00	0.63 / Mo	0.00	Original Lease	003
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016	1,661.73	Monthly	Monthly	Flat Amt	usd		3,150.00	0.53 / Mo	0.00	Original Lease	003
rete	Real Estate Tax Escrow	11/1/2016	10/31/2017	1,846.37	Monthly	Monthly	Flat Amt	usd		3,150.00	0.59 / Mo	0.00	Original Lease	003
rete	Real Estate Tax Escrow	11/1/2017	11/30/2018	1,864.28	Monthly	Monthly	Flat Amt	usd	0.00	3,150.00	0.59 / Mo	0.00	Original Lease	003
rete	Real Estate Tax Escrow	12/1/2018	9/30/2019	1,841.27	Monthly	Monthly	Flat Amt	usd	0.00	3,150.00	0.58 / Mo	0.00	Original Lease	003
rete	Real Estate Tax Escrow	10/1/2019	10/31/2020	1,883.88	Monthly	Monthly	Flat Amt	usd	0.00	3,150.00	0.60 / Mo	0.00	Original Lease	003

## 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	6/1/2013	10/31/2015								Original Lease	003
brre	Base Rent - Retail	11/1/2015	10/31/2020								Original Lease	003
came	CAM Estimated Escrow	8/1/2017	9/30/2018								Original Lease	003
came	CAM Estimated Escrow	10/1/2018	10/31/2020								Original Lease	003
came	CAM Estimated Escrow	6/1/2013	3/31/2015								Original Lease	003
came	CAM Estimated Escrow	4/1/2015	8/31/2015								Original Lease	003
came	CAM Estimated Escrow	9/1/2015	7/31/2017								Original Lease	003
prev	Base Rent - Previous Owner	10/13/2000	10/31/2000								Original Lease	003
prev	Base Rent - Previous Owner	11/1/2000	10/31/2005								Original Lease	003
prev	Base Rent - Previous Owner	11/1/2005	10/25/2006								Original Lease	003
prev	Base Rent - Previous Owner	10/26/2006	10/31/2010								Original Lease	003
prev	Base Rent - Previous Owner	11/1/2010	5/31/2013								Original Lease	003
rete	Real Estate Tax Escrow	11/1/2013	8/31/2014								Original Lease	003
rete	Real Estate Tax Escrow	9/1/2014	8/31/2015								Original Lease	003
rete	Real Estate Tax Escrow	9/1/2015	9/30/2015								Original Lease	003
rete	Real Estate Tax Escrow	10/1/2015	10/31/2016								Original Lease	003
rete	Real Estate Tax Escrow	11/1/2016	10/31/2017								Original Lease	003
rete	Real Estate Tax Escrow	6/1/2013	10/31/2013								Original Lease	003
rete	Real Estate Tax Escrow	11/1/2017	11/30/2018								Original Lease	003
rete	Real Estate Tax Escrow	12/1/2018	9/30/2019								Original Lease	003
rete	Real Estate Tax Escrow	10/1/2019	10/31/2020								Original Lease	003

## 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	241	10/13/2000	10/31/2020	003

## 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
	Exclusivities-X	ARTICLE XXVI. EXCLUSIVE USE. 26.1 Landlord shall not rent space in the Shopping Center to any other tenant whose Primary Use is the sale of Mexican food including the sale of burritos, tacos, fajitas and/or wraps (the Exclusive Use). Landlord understands that its breach of this provision will cause Tenant irreparable harm for which Tenant has no adequate legal remedy, and the Tenant, therefore, in the event of such breach, Tenant shall be entitled to injunctive relief as well as all other remedies available at law or equity. Primary Use shall be defined as deriving over 50% of total revenues from the sale of such items. This provision does not apply to Tenants located within the Shopping Center at the time of lease signing, and shall not apply to Mexican sit-down restaurants larger than 5,500 square feet.	Original Lease
	Tenant Restrictions	No Lease Provision	Original Lease
	Abatement	No Lease Provision	Original Lease
	Access	LL shall have the right to enter upon the Premises at any reasonable time during business hours for inspecting the same, or of making repairs to the Premises, or of making repairs, alterations or additions to adjacent Premises, or w/in sixty (60) days of the expiration of the Lease Term or any extension thereto, to of showing the Premises to prospective purchasers, tenants or lenders. During the period that is six three months prior to the end of the Lease Term and at any time T is in default hereunder and such default has remained uncured for at least thirty days. (Lease, Sec. 10.1, Pg. 16 - 17)	Original Lease
	Assignment/Sublease	Consent: T shall not assign or in any manner transfer the Lease or any estate or interest therein, or sublet the Premises or any part thereof, or grant any license, concession or other right to occupy any portion of the Premises w/out the prior written consent of LL. Profit Sharing: 100%. Assignment Fee: No Lease provision. Permitted Transfer: T shall not be required to seek or obtain LL's consent about any assignment or subletting by T: (I) to a parent, subsidiary, or affiliate; (ii) about a merger, acquisition, reorganization or consolidation; (iii) about the sale of Tso corporate stock or assets; or (iv) to any. franchisee or tenant (collectively or individually. a "Permitted Transfer" and any such transferee a "Permitted Transferee"). Recapture Rights: No Lease Provision. (Lease, Sec. 17.1, Pg.23)	Original Lease
	Base Rent	Rent Changeover Day: On or before the first day of each calendar month. Proration: that if the CD is a date other than the first day of a calendar month, a prorated amount of the first full month's Monthly Payment shall be paid for the number of days from the CD to the end of the calendar month in which the CD falls. Lease Year: No Lease Provision. Prepaid Rent: No Lease Provision. (Lease, Sec. 4.2, Pg. 7)	Original Lease
	Brokers	T's Broker: Mid America Real Estate, LL Broker: Scott Krafthefer. Commission: LL shall indemnify and hold harmless T from any payments owed to LL's Broker and T's Broker, if T's Broker is not paid with T Broker's agreement with LL after providing LL with written notice, T may make such payment and offset the amount against any payments owned by T to LL. (Lease, Sec. 28.8, Pg. 36-37)	Original Lease
	CAM Notes	PRS: T Common Area by a fraction, the numerator of which shall be the number of SF in the Premises and the Denom of which shall be the total number of SF of all stores in the S/C. Denominator Exclusions: No Lease provision. Estimates and its frequency: Initially \$351.75 per month and pay monthly. 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: Included in CAM. Exclusion: Standard exclusions. Reconciliation Deadline: Reconciled Annually. Audit Right: LL shall make available to T upon written request, all documents pertaining to CAM charges for audit purposes. The expenses involved in an inspection of LL's Common Area Maintenance Charges shall be borne by T unless the results of such inspection determine that the difference between the Common Area Maintenance Charges as determined by LL is greater than seven percent (7%) of the Common Area Maintenance Charges as determined by LL, in which case the expenses of inspection shall be borne by LL. T agrees not to use a contingent fee auditor. (Lease, Sec. 6, Pg. 10- 11)	Original Lease
	Co-Tenancy	No Lease Provision	Original Lease
	Default	Monetary: 10 days after T's receipt of written notice from LL. Non-Monetary: W/in 30 days after written notice to T. (Lease, Sec. 19.1(a, b), Pg. 26-27)	Original Lease
	Estoppel	W/in 10 days after request by LL. (Lease, Sec. 28.9, Pg. 37)	Original Lease
	Go Dark Right	T may close it business when in its judgement, the operation of the premises as provided Herein cannot be economically justified; in the event of such closing, T shall keep display windows daily lit; if T Closes for 90 days or longer, LL may at its option cancel the Lease w/ 30 days written notice to T. (Lease, Sec. 7.1, Pg. 11)	Original Lease
	Guar/L.C./Indem.	No Lease Provision	Original Lease

Holdover	MTM tenancy, at a monthly rental equal to 150% the Minimum Rent and 100% of Additional Rent payable during the last year of the Lease Term. (Lease, Sec. 21.1, Pg. 32)	Original Lease
Insurance	PRS: Fraction, the numerator of which shall be the number of SF in the Premises and the Denom of which shall be the total number of RSF of all stores in the S/C. Denominator Exclusions: No Lease provision. Estimates and its frequency: Initial \$10.50/month and pay monthly. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: Standard exclusions. Reconciliation Deadline: No Lease Provision. Audit Right: No Lease Provision. (Lease, Sec. 13.3, Pg. 19-20)	Original Lease
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Work	Upon execution of the Lease and LL's possession of the Premises, LL shall complete "LL's Work" as described under the Lease. (Lease, Sec. 3.1, Exhibit C, Pg. 5)	Original Lease
Late Fee	Late Charge: T should fail to pay to LL when due any installment of rent or other sum to be paid T will pay LL on demand a late charge \$100.00 for any sum overdue, and \$100.00 each month until paid in full. Interest: No Lease Provision. NSF Fee: No Lease Provision. (Lease, Sec. 25.1, Pg. 34)	Original Lease
List of Documents	1. Lease Agreement dated 04/10/2000. 2. Option exercise Letter dated 04/22/2005. 3. Option exercise Letter dated 06/10/2010. 4. Option exercise Letter dated 07/17/2015	Original Lease
LL Maintenance	LL shall at its sole expense, keep the foundation and the structural soundness of the exterior walls (except store fronts, plate glass windows, doors, door closure devices, window and door frames, molding, locks and hardware and painting or other treatment of interior and exterior walls) in good repair (ordinary wear and tear and any casualty covered under this Agreement) and repair and replace when necessary the roof of the Premises. Any repair to any roof shall be made by LL. (Lease, Sec. 8.1, Pg. 14)	Original Lease
Miscellaneous	Patio Area: T shall be permitted to create a patio area for T's exclusive use for outside dining, w/ tables, chairs and umbrellas, adjacent to the Premises subject to the approval of appropriate governing authorities, if required. T shall be allowed to install a railing enclosing the contiguous patio area if required by the city or other appropriate authorities. Railing design and delineation of the patio area shall be approved by LL prior to installation. The contiguous patio area colatitudes a portion of the Premises; the SF of the either patio area shall not count as SF in determining rent or other charges to be paid by T hereunder. Contiguous patio Area shall not extend beyond the projected line of the demising walls of the Premises. (Lease, Sec. 3.1, Pg. 5 - 6)	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 may from time to time substitute for any parking area shown under this Agreement other areas or multi-level parking facilities reasonably accessible to the tenants of the S/C. T shall not provide valet parking in the parking areas of the Shopping Center w/out LL's prior written consent. T's employees shall park their cars only in those portions of the Parking lot areas designated for that purpose by LL. (Lease, Sec. 6.2, Pg. 9; Exhibit A)	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 sit down and carry out Mexican Restaurant with incidental bar service. (Lease, Sec. 1, 7.1, Pg. 3, 11)	Original Lease
Premises Notes	T leases to premises 3,150 SF in space 15240 of the S/C. (Lease, Sec. 1, Pg. 1)	Original Lease
Prohibited Use	The sale of (A) books, (B) periodicals, (C) video products (but not video hardware), (D) CD-ROM and other multi-media computer software (provided this shall not restrict other T's ability to sell so-called "productivity" or "application" software products such as word processing, spreadsheet and similar software products), and/or (E) music products (but not music hardware), in any current or future format of such enumerated items, unless the subject matter of such items is directly related and ancillary to the primary use of such other T's premises (e.g., a computer store which sells books or periodicals dealing w/ computer products) and not more than one hundred (100) SF of surface display area is devoted to the retail display of such related items. (Lease, Rider 1, Exhibit 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 multiplying the Taxes by a fraction, the numerator of which shall be the number of SF in the Premises and the Denom of which shall be the total number of SF of all stores in the S/C. Denominator Exclusions: No Lease provision. Estimates and its frequency: Initially \$1,559.25/month and pay monthly. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: Standard exclusions. Reconciliation Deadline: The initial Tax Payment is subject to increase or decrease as determined by LL to reflect an accurate estimate of T's PRS of the Taxes on the S/C, and such payments shall be reconciled annually. Audit Right: No Lease Provision. (Lease, Sec. 18.1, 18.2 Pg. 25 - 26)	Original Lease
Sales Kickout	No Lease Provision	Original Lease
Security Deposit	No Lease Provision	Original Lease

Signage	Consent: T shall not, w/out LL's prior written consent (a) make any changes to or paint the store front, or (b) install any exterior lighting, decorations or paintings; or (c) erect or install any signs, window or door lettering, placards, decorations or advertising media of any type which can be viewed from the exterior of the Premises. Signage Rights: T agrees to have erected and/or installed and fully operative before the CD of the Lease all signs in accordance w/ LL's sign criteria the T, upon vacation of the Premises, or the removal or alteration of its sign for any reason, shall be responsible for the repair, painting, and/or replacement of the bldg. fascia surface where signs are attached. Pylon Sign: No Lease Provision. (Lease, Sec. 11.1, 11.2, Pg. 17)	Original Lease
Special Provisions	No Lease Provision	Original Lease
Storage	No Lease Provision	Original Lease
Subordination	T accepts the Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter created upon the Premises or the S/C, and to any renewals and extensions hereof, but T agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to the Lease- LL is hereby irrevocably vested w/ full power and authority to subordinate the Lease to any mortgage, deed of trust or other lien hereafter placed upon the Premises or the S/C, and T agrees upon demand to execute such further instruments subordinating the Lease as LL may request. T's obligation to subordinate its interest to any third party is contingent upon any such party executing and delivering to T a commercially reasonable non-disturbance agreement. (Lease, Sec. 22.1, Pg. 33)	Original Lease
Tenant Approval	No Lease Provision	Original Lease
Tenant Improvement Allow.	No Lease Provision	Original Lease
Tenant's Insurance Requirement	T shall procure and maintain throughout the Lease Term and any applicable Extension Period a policy or policies of insurance, at its sole cost and expense, insuring T, not less than \$1,000,000 in respect of injuries to or death of any one person, and in an amount not less than \$2,000,000 in respect of any one accident or disaster, and in an amount not less than \$250,000 in respect of property damaged or destroyed, on an occurrence basis and written by reputable and solvent insurance companies. (Lease, Sec. 13.2, Pg. 18 - 19)	Original Lease
Term Notes	LCD & RCD: 10/13/2000 (CD shall be 150 days after LL delivers space to T or the date upon which T opens the Premises to the public for business, whichever first occurs) and LED: 10/31/2020. (Letter dated 07/17/2015; Lease, Sec. 1, Pg. 1)	Original Lease
TT Maintenance	Except for repairs required of LL, T shall make all other repairs including broken glass, and keeping all plumbing units, pipes and connections free from obstruction; HVAC (including service contract).T, at its sole cost and expense, maintenance, repair and replacement of the air conditioning and heating equipment shall be T's sole responsibility. (Lease, Sec. 8.3, 8.4, Pg. 15)	Original Lease
Utilities	Premises: T shall pay all charges for electricity, water, gas, telephone service sewerage service and other utilities furnished to the Demised premises. Non-Separately Metered: LL agrees to cause to be provided and maintained the necessary separately metered mains, conduits and other facilities necessary to supply water, gas, electricity and sewerage service to the Premises, and telephone service to a telephone room in the S/C. (Lease, Sec. 12.1, 12.2, Pg. 17-18)	Original Lease

#### Contacts

Role	Company	Name	Address	Phone	Email
A/P Contact Name		A/P Contact Name	PO Box 182256,Columbus,OH 43218-2256		LeaseAdmin@Chipotle.com
Billing		Chipotle Mexican Grill, Inc. 130	191 W. Nationwide Blvd, Suite 250,Columbus,OH 43215		LeaseAdmin@Chipotle.com
CAM		Chipotle Mexican Grill, Inc. 130	191 W. Nationwide Blvd, Suite 250,Columbus,OH 43215		LeaseAdmin@Chipotle.com
Commercial Cafe Contact		Chipotle	No address Listed		LeaseAdmin@Chipotle.com
Gross Sales		Chipotle Mexican Grill, Inc. - 130	191 W. Nationwide Blvd, Suite 250,Columbus,OH 43215		LeaseAdmin@Chipotle.com
Notice1	Chipotle Mexican Grill, Inc. 0130	Barbara Schick	191 W. Nationwide Blvd, Suite 250,Columbus,OH 43215	(380) 222-7024 x (Office)	bschick@chipotle.com
Other	Chipotle Mexican Grill	Barbara Schick	191 West Nationwide Boulevard, Suite 250,Columbus,OH 43215	(380) 222-7024 x (Office)	
Send Copy To		Messner Reeves, LLP	1430 Wynkoop St, Suite 300,Denver,CO 80202		
Store Contact		Store Contact	No address Listed	(708) 403-3258 x (Office)	il.0130.orlandpark@chipotle.com
Taxes		Chipotle Mexican Grill, Inc. #130	PO Box 182256,Columbus,OH 43218-2256		LeaseAdmin@Chipotle.com

Lease : Jeffrey LaMorte (t0002596)

**Lease Information**

<b>Name</b>	Jeffrey LaMorte	<b>Status</b>	Past
<b>DBA</b>	Jeffrey LaMorte Salon/Day Spa	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	DAY SPA
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	0.00 (GLA)
<b>Customer</b>	Jeffrey Lamorte Salon/Day Spa	<b>Area</b>	(GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	0.00
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	0.00
		<b>Deposit</b>	5,000.00
<b>Primary Contact</b>		<b>Lease Term</b>	From 5/16/2001 To 10/31/2021
<b>Name</b>	Jeffrey Lamorte		
<b>Office Phone</b>	(708) 364-0660 x		
<b>Cell Phone</b>			
<b>E-Mail</b>	jam611@gmail.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
prev	Base Rent - Previous Owner	5/16/2001	5/31/2001	2,630.14	Monthly	Monthly	Flat Amt	usd		4,000.00	0.66 / Mo	0.00	Original Lease	012
prev	Base Rent - Previous Owner	6/1/2001	5/31/2003	5,000.00	Monthly	Monthly	Flat Amt	usd		4,000.00	1.25 / Mo	0.00	Original Lease	012
prev	Base Rent - Previous Owner	6/1/2003	5/31/2004	5,166.67	Monthly	Monthly	Flat Amt	usd		4,000.00	1.29 / Mo	0.00	Original Lease	012
prev	Base Rent - Previous Owner	6/1/2004	5/31/2005	5,333.33	Monthly	Monthly	Flat Amt	usd		4,000.00	1.33 / Mo	0.00	Original Lease	012
prev	Base Rent - Previous Owner	6/1/2005	4/30/2006	5,500.00	Monthly	Monthly	Flat Amt	usd		4,000.00	1.38 / Mo	0.00	Original Lease	012
prev	Base Rent - Previous Owner	5/1/2006	5/31/2006	6,891.67	Monthly	Monthly	Flat Amt	usd		4,000.00	1.72 / Mo	0.00	Original Lease	012
prev	Base Rent - Previous Owner	6/1/2006	10/25/2006	6,966.67	Monthly	Monthly	Flat Amt	usd		4,000.00	1.74 / Mo	0.00	Original Lease	012
prev	Base Rent - Previous Owner	10/26/2006	5/31/2007	6,966.67	Monthly	Monthly	Flat Amt	usd		4,000.00	1.74 / Mo	0.00	Original Lease	012
prev	Base Rent - Previous Owner	6/1/2007	5/31/2009	7,066.67	Monthly	Monthly	Flat Amt	usd		4,000.00	1.77 / Mo	0.00	Original Lease	012
prev	Base Rent - Previous Owner	6/1/2009	5/31/2011	7,166.67	Monthly	Monthly	Flat Amt	usd		4,000.00	1.79 / Mo	0.00	Original Lease	012
prev	Base Rent - Previous Owner	6/1/2011	9/30/2011	7,166.67	Monthly	Monthly	Flat Amt	usd		4,000.00	1.79 / Mo	0.00	Original Lease	012
prev	Base Rent - Previous Owner	10/1/2011	9/30/2012	5,180.00	Monthly	Monthly	Flat Amt	usd		4,000.00	1.30 / Mo	0.00	Original Lease	012

prev	Base Rent - Previous Owner	10/1/2012	5/31/2013	5,263.33	Monthly	Monthly	Flat Amt	usd	4,000.00	1.32 / Mo	0.00	Original Lease	012	
brre	Base Rent - Retail	6/1/2013	9/30/2013	5,263.33	Monthly	Monthly	Flat Amt	usd	4,000.00	1.32 / Mo	0.00	Original Lease	012	
brre	Base Rent - Retail	10/1/2013	9/30/2014	5,346.68	Monthly	Monthly	Flat Amt	usd	4,000.00	1.34 / Mo	0.00	Original Lease	012	
brre	Base Rent - Retail	10/1/2014	9/30/2015	5,430.00	Monthly	Monthly	Flat Amt	usd	4,000.00	1.36 / Mo	0.00	Original Lease	012	
brre	Base Rent - Retail	10/1/2015	9/30/2016	5,513.33	Monthly	Monthly	Flat Amt	usd	4,000.00	1.38 / Mo	0.00	Original Lease	012	
brre	Base Rent - Retail	10/1/2016	9/30/2017	5,596.67	Monthly	Monthly	Flat Amt	usd	4,000.00	1.40 / Mo	0.00	Original Lease	012	
brre	Base Rent - Retail	10/1/2017	9/30/2018	5,680.00	Monthly	Monthly	Flat Amt	usd	0.00	4,000.00	1.42 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	10/1/2018	9/30/2019	5,763.33	Monthly	Monthly	Flat Amt	usd	0.00	4,000.00	1.44 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	10/1/2019	9/30/2020	5,846.67	Monthly	Monthly	Flat Amt	usd	0.00	4,000.00	1.46 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	10/1/2020	9/30/2021	5,930.00	Monthly	Monthly	Flat Amt	usd	0.00	4,000.00	1.48 / Mo	0.00	Original Lease	012
brre	Base Rent - Retail	10/1/2021	10/31/2021	5,930.00	Monthly	Monthly	Flat Amt	usd	0.00	4,000.00	1.48 / Mo	0.00	Renewal	012
came	CAM Estimated Escrow	6/1/2013	4/30/2014	1,033.00	Monthly	Monthly	Flat Amt	usd	4,000.00	0.26 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	4/1/2014	4/30/2014	330.16	Monthly	Monthly	Flat Amt	usd	4,000.00	0.08 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	5/1/2014	3/31/2015	1,115.54	Monthly	Monthly	Flat Amt	usd	4,000.00	0.28 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	4/1/2015	9/30/2016	1,415.40	Monthly	Monthly	Flat Amt	usd	4,000.00	0.35 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	10/1/2016	10/31/2016	1,415.40	Monthly	Monthly	Flat Amt	usd	4,000.00	0.35 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	11/1/2016	7/31/2017	1,415.40	Monthly	Monthly	Flat Amt	usd	4,000.00	0.35 / Mo	0.00	Original Lease	012	
came	CAM Estimated Escrow	8/1/2017	9/30/2018	1,658.53	Monthly	Monthly	Flat Amt	usd	0.00	4,000.00	0.41 / Mo	0.00	Original Lease	012
came	CAM Estimated Escrow	10/1/2018	9/30/2019	1,576.72	Monthly	Monthly	Flat Amt	usd	0.00	4,000.00	0.39 / Mo	0.00	Original Lease	012
came	CAM Estimated Escrow	10/1/2019	9/30/2021	1,514.18	Monthly	Monthly	Flat Amt	usd	0.00	4,000.00	0.38 / Mo	0.00	Original Lease	012
came	CAM Estimated Escrow	10/1/2021	10/31/2021	1,514.18	Monthly	Monthly	Flat Amt	usd	0.00	4,000.00	0.38 / Mo	0.00	Renewal	012
rete	Real Estate Tax Escrow	6/1/2013	10/31/2013	2,502.82	Monthly	Monthly	Flat Amt	usd	4,000.00	0.63 / Mo	0.00	Original Lease	012	
rete	Real Estate Tax Escrow	11/1/2013	8/31/2014	1,948.09	Monthly	Monthly	Flat Amt	usd	4,000.00	0.49 / Mo	0.00	Original Lease	012	
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	2,501.55	Monthly	Monthly	Flat Amt	usd	4,000.00	0.63 / Mo	0.00	Original Lease	012	
rete	Real Estate Tax Escrow	10/1/2015	9/30/2016	2,110.15	Monthly	Monthly	Flat Amt	usd	4,000.00	0.53 / Mo	0.00	Original Lease	012	
rete	Real Estate Tax Escrow	10/1/2016	10/31/2016	2,110.15	Monthly	Monthly	Flat Amt	usd	4,000.00	0.53 / Mo	0.00	Original Lease	012	
rete	Real Estate Tax Escrow	11/1/2016	10/31/2017	2,344.62	Monthly	Monthly	Flat Amt	usd	4,000.00	0.59 / Mo	0.00	Original Lease	012	
rete	Real Estate Tax Escrow	11/1/2017	11/30/2018	2,367.36	Monthly	Monthly	Flat Amt	usd	0.00	4,000.00	0.59 / Mo	0.00	Original Lease	012
rete	Real Estate Tax Escrow	12/1/2018	9/30/2019	2,338.15	Monthly	Monthly	Flat Amt	usd	0.00	4,000.00	0.58 / Mo	0.00	Original Lease	012
rete	Real Estate Tax Escrow	10/1/2019	9/30/2021	2,392.22	Monthly	Monthly	Flat Amt	usd	0.00	4,000.00	0.60 / Mo	0.00	Original Lease	012
rete	Real Estate Tax Escrow	10/1/2021	10/31/2021	2,392.22	Monthly	Monthly	Flat Amt	usd	0.00	4,000.00	0.60 / Mo	0.00	Renewal	012
rcra	Rental Conc - Rent Abatements	10/1/2016	11/30/2016	-5,596.67	Monthly	Monthly	Flat Amt	usd	4,000.00	-1.40 / 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	10/1/2021	10/31/2021								Renewal	012
brre	Base Rent - Retail	6/1/2013	9/30/2013								Original Lease	012
brre	Base Rent - Retail	10/1/2013	9/30/2014								Original Lease	012

brre	Base Rent - Retail	10/1/2014	9/30/2015	Original Lease	012
brre	Base Rent - Retail	10/1/2015	9/30/2016	Original Lease	012
brre	Base Rent - Retail	10/1/2016	9/30/2017	Original Lease	012
brre	Base Rent - Retail	10/1/2017	9/30/2018	Original Lease	012
brre	Base Rent - Retail	10/1/2018	9/30/2019	Original Lease	012
brre	Base Rent - Retail	10/1/2019	9/30/2020	Original Lease	012
brre	Base Rent - Retail	10/1/2020	9/30/2021	Original Lease	012
came	CAM Estimated Escrow	6/1/2013	4/30/2014	Original Lease	012
came	CAM Estimated Escrow	5/1/2014	3/31/2015	Original Lease	012
came	CAM Estimated Escrow	4/1/2014	4/30/2014	Original Lease	012
came	CAM Estimated Escrow	4/1/2015	9/30/2016	Original Lease	012
came	CAM Estimated Escrow	11/1/2016	7/31/2017	Original Lease	012
came	CAM Estimated Escrow	8/1/2017	9/30/2018	Original Lease	012
came	CAM Estimated Escrow	10/1/2018	9/30/2019	Original Lease	012
came	CAM Estimated Escrow	10/1/2019	9/30/2021	Original Lease	012
came	CAM Estimated Escrow	10/1/2021	10/31/2021	Renewal	012
came	CAM Estimated Escrow	10/1/2016	10/31/2016	Original Lease	012
prev	Base Rent - Previous Owner	5/16/2001	5/31/2001	Original Lease	012
prev	Base Rent - Previous Owner	6/1/2001	5/31/2003	Original Lease	012
prev	Base Rent - Previous Owner	6/1/2003	5/31/2004	Original Lease	012
prev	Base Rent - Previous Owner	6/1/2004	5/31/2005	Original Lease	012
prev	Base Rent - Previous Owner	6/1/2005	4/30/2006	Original Lease	012
prev	Base Rent - Previous Owner	5/1/2006	5/31/2006	Original Lease	012
prev	Base Rent - Previous Owner	6/1/2006	10/25/2006	Original Lease	012
prev	Base Rent - Previous Owner	10/26/2006	5/31/2007	Original Lease	012
prev	Base Rent - Previous Owner	6/1/2007	5/31/2009	Original Lease	012

prev	Base Rent - Previous Owner	6/1/2009	5/31/2011						Original Lease	012
prev	Base Rent - Previous Owner	6/1/2011	9/30/2011						Original Lease	012
prev	Base Rent - Previous Owner	10/1/2011	9/30/2012						Original Lease	012
prev	Base Rent - Previous Owner	10/1/2012	5/31/2013						Original Lease	012
rcra	Rental Conc - Rent Abatements	10/1/2016	11/30/2016						Original Lease	012
rete	Real Estate Tax Escrow	10/1/2016	10/31/2016						Original Lease	012
rete	Real Estate Tax Escrow	11/1/2016	10/31/2017						Original Lease	012
rete	Real Estate Tax Escrow	10/1/2021	10/31/2021						Renewal	012
rete	Real Estate Tax Escrow	11/1/2017	11/30/2018						Original Lease	012
rete	Real Estate Tax Escrow	12/1/2018	9/30/2019						Original Lease	012
rete	Real Estate Tax Escrow	10/1/2019	9/30/2021						Original Lease	012
rete	Real Estate Tax Escrow	10/1/2015	9/30/2016						Original Lease	012
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015						Original Lease	012
rete	Real Estate Tax Escrow	6/1/2013	10/31/2013						Original Lease	012
rete	Real Estate Tax Escrow	11/1/2013	8/31/2014						Original Lease	012

**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	245	5/16/2001	9/30/2021	012
Renewal	4th Amendment/Renewal	Superseded	1	10/1/2021	10/31/2021	012

**Options**

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Custom	Active		9/30/2021	9/30/2021	Relocation Option	Original Lease
Custom	Expired		9/30/2021	9/30/2021	Relocation Option	Renewal

## Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Exclusivities-X	Throughout the terms of this Lease and Option, Landlord will not enter into any leases with Tenants that operate a full service Day Spa which has as its services, hair cutting, hair coloring, hair styling, nail services, pedicures, manicures, massages, facials, body treatments and body waxes.	Original Lease
	Exclusivities-X	Throughout the terms of this Lease and Option, Landlord will not enter into any leases with Tenants that operate a full service Day Spa which has as its services, hair cutting, hair coloring, hair styling, nail services, pedicures, manicures, massages, facials, body treatments and body waxes.	Renewal
	Restrictions-X	LEASE RIDER I - Ravinia Plaza Tenant acknowledges that Tenants permitted use does not include use of the Demised Premises for: i. Sales of wicker and rattan furniture from an area greater than 10% of the Tenants sales area, ii. A store, which as its	Original Lease
	Restrictions-X	LEASE RIDER I - Ravinia Plaza Tenant acknowledges that Tenants permitted use does not include use of the Demised Premises for: i. Sales of wicker and rattan furniture from an area greater than 10% of the Tenants sales area, ii. A store, which as its	Renewal
	Abatement	No Minimum Rent shall be due commencing on the first day of the Extension period and continuing for a period of two (2) months, (the "Abatement Months"). No Minimum Rent shall be due for the months of October 2011. (2nd Amend, Sec. 3, Pg. 2, 3rd Amend, Sec. 3, Pg. 2)	Original Lease
	Abatement	No Minimum Rent shall be due commencing on the first day of the Extension period and continuing for a period of two (2) months, (the "Abatement Months"). No Minimum Rent shall be due for the months of October 2011. (2nd Amend, Sec. 3, Pg. 2, 3rd Amend, Sec. 3, Pg. 2)	Renewal
	Access	LL shall have the right to enter upon the Premises at any reasonable time for the purpose of inspecting the same, or of making repairs to the Premises, or of making repairs, alterations or additions to adjacent Premises, or of showing the Premises to prospective purchasers, tenants or lenders. During the period that is six months prior to the end of the Lease Term and at any time T is in default hereunder and such default has remained uncured for at least 30 days, LL shall have the right to erect on the Premises suitable signs indicating that the Premises are available for lease. Use of the roof above the Premises is reserved to the LL. (Lease, Sec. 10, Pg. 12-13)	Original Lease
	Access	LL shall have the right to enter upon the Premises at any reasonable time for the purpose of inspecting the same, or of making repairs to the Premises, or of making repairs, alterations or additions to adjacent Premises, or of showing the Premises to prospective purchasers, tenants or lenders. During the period that is six months prior to the end of the Lease Term and at any time T is in default hereunder and such default has remained uncured for at least 30 days, LL shall have the right to erect on the Premises suitable signs indicating that the Premises are available for lease. Use of the roof above the Premises is reserved to the LL. (Lease, Sec. 10, Pg. 12-13)	Renewal
	Assignment/Sublease	Consent: T shall not assign or in any manner transfer the Lease or any estate or interest therein, or sublet the Premises or any part thereof, or grant any license, concession or other right to occupy any portion of the Premises w/out the prior written consent of LL. Profit Sharing: 100% Assignment Fee: \$2,000.00. Permitted Assignment: No Lease Provision. Recapture Rights: LL's right to approve of any sub T or assignee, LL shall have the option, in its sole discretion, in the event of any proposed subletting or assignment submitted to LL to terminate the Lease, or in the case of a proposed subletting of less than the entire Premises, to recapture the portion of the Premises to be sublet, as of the date the subletting or assignment is to be effective. The option shall be exercised by LL giving T written notice thereof w/in 60 days following LL's receipt of T's written notice of the proposed sublease or assignment. If the Lease is terminated w/ respect to the entire Premises, the Lease T shall terminate on the date stated in T's notice as the effective date of the sublease or assignment, provided, that effective on such date, T shall pay LL all amounts as estimated by LL which are payable by T through such date for taxes, insurance, repairs, maintenance, restoration and other obligations, costs or charges which are the responsibility of T hereunder. If LL recaptures only a portion of the Premises, the Minimum Rent during the unexpired Lease Term shall abate proportionately based on the portion of the Premises recaptured. T shall, at T's own cost and expense, discharge in full any outstanding commission obligation on the part of LL w/ respect to the Lease, and any commissions which may be due and owing as a result of any proposed assignment or subletting, whether or not the Lease is terminated or a portion of the Premises is recaptured and rented by LL to the proposed T or any other T. (2nd Amend, Sec. 8, Pg. 3; Lease, Sec. 17, Pg. 17-20)	Original Lease



Assignment/Sublease	Consent: T shall not assign or in any manner transfer the Lease or any estate or interest therein, or sublet the Premises or any part thereof, or grant any license, concession or other right to occupy any portion of the Premises w/out the prior written consent of LL. Profit Sharing: 100% Assignment Fee: \$2,000.00. Permitted Assignment: No Lease Provision. Recapture Rights: LL's right to approve of any sub T or assignee, LL shall have the option, in its sole discretion, in the event of any proposed subletting or assignment submitted to LL to terminate the Lease, or in the case of a proposed subletting of less than the entire Premises, to recapture the portion of the Premises to be sublet, as of the date the subletting or assignment is to be effective. The option shall be exercised by LL giving T written notice thereof w/in 60 days following LL's receipt of T's written notice of the proposed sublease or assignment. If the Lease is terminated w/ respect to the entire Premises, the Lease T shall terminate on the date stated in T's notice as the effective date of the sublease or assignment, provided, that effective on such date, T shall pay LL all amounts as estimated by LL which are payable by T through such date for taxes, insurance, repairs, maintenance, restoration and other obligations, costs or charges which are the responsibility of T hereunder. If LL recaptures only a portion of the Premises, the Minimum Rent during the unexpired Lease Term shall abate proportionately based on the portion of the Premises recaptured. T shall, at T's own cost and expense, discharge in full any outstanding commission obligation on the part of LL w/ respect to the Lease, and any commissions which may be due and owing as a result of any proposed assignment or subletting, whether or not the Lease is terminated or a portion of the Premises is recaptured and rented by LL to the proposed T or any other T. (2nd Amend, Sec. 8, Pg. 3; Lease, Sec. 17, Pg. 19 -20)	Renewal
Base Rent	Rent Changeover Day: On or before the first day of each succeeding calendar month. Proration: If the CD is a date other than the first day of a calendar month, a prorated amount of the first full month's Monthly Payment shall be paid for the number of days from the CD to the end of the calendar month in which the CD falls. Lease Year: No Lease Provision. Prepaid Rent: No Lease Provision. (Lease, Sec. 4.2, Pg. 6)	Original Lease
Base Rent	Rent Changeover Day: On or before the first day of each succeeding calendar month. Proration: If the CD is a date other than the first day of a calendar month, a prorated amount of the first full month's Monthly Payment shall be paid for the number of days from the CD to the end of the calendar month in which the CD falls. Lease Year: No Lease Provision. Prepaid Rent: No Lease Provision. (Lease, Sec. 4.2, Pg. 6)	Renewal
Brokers	None. (1st Amend, Sec. 10, Pg. 3; Lease, Sec. 28.8, Pg. 31)	Original Lease
Brokers	None. (1st Amend, Sec. 10, Pg. 3; Lease, Sec. 28.8, Pg. 31)	Renewal
CAM Notes	PRS: T's Common Area Maintenance Charge shall be computed by multiplying the cost of the operation, maintenance, and improvement of the Common Area by a fraction, the numerator of which shall be the number of SF in the Premises and the Denom of which shall be the number of RSF of all stores in the S/C which are rentable on January 1 of the applicable year. Denominator Exclusions: No Lease Provision. Estimates and its frequency: \$446.67/month. (\$1.34). Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: Included in CAM. Admin Fee: No Lease Provision. CAP and its exclusions: No Lease Provision. Capital Expense: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: Annually. Audit Right: No Lease Provision. (Lease, Sec. 1, 6, Pg. 1, 2, 7-8)	Original Lease
CAM Notes	PRS: T's Common Area Maintenance Charge shall be computed by multiplying the cost of the operation, maintenance, and improvement of the Common Area by a fraction, the numerator of which shall be the number of SF in the Premises and the Denom of which shall be the number of RSF of all stores in the S/C which are rentable on January 1 of the applicable year. Denominator Exclusions: No Lease Provision. Estimates and its frequency: \$446.67/month. (\$1.34). Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: Included in CAM. Admin Fee: No Lease Provision. CAP and its exclusions: No Lease Provision. Capital Expense: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: Annually. Audit Right: No Lease Provision. (Lease, Sec. 1, 6, Pg. 1, 2, 7-8)	Renewal
Co-Tenancy	No Lease Provision	Original Lease
Co-Tenancy	No Lease Provision	Renewal
Default	Monetary: failure shall continue for a period of Five (5) days. Non-Monetary: W/in 10 days after written notice thereof to T. (Lease, Sec. 19.1(a)(b), Pg. 22)	Original Lease
Default	Monetary: failure shall continue for a period of Five (5) days. Non-Monetary: W/in 10 days after written notice thereof to T. (Lease, Sec. 19.1(a)(b), Pg. 22)	Renewal
Estoppel	T agrees that it will from time to time, upon request by LL, execute and deliver to LL w/in five days after demand therefor an Estoppel Certificate. (Lease, Sec. 28.9, Pg. 31)	Original Lease
Estoppel	T agrees that it will from time to time, upon request by LL, execute and deliver to LL w/in five days after demand therefor an Estoppel Certificate. (Lease, Sec. 28.9, Pg. 31)	Renewal
Go Dark Right	No Lease Provision	Original Lease
Go Dark Right	No Lease Provision	Renewal
Guar/L.C./Indem.	Guarantor Name: Jeffrey LaMorte Limitation of Liability: The Guarantor guarantees the full and prompt payment of rent and all other sums required by T. (Lease, Guaranty)	Original Lease
Guar/L.C./Indem.	Guarantor Name: Jeffrey LaMorte Limitation of Liability: The Guarantor guarantees the full and prompt payment of rent and all other sums required by T. (Lease, Guaranty)	Renewal
Holdover	MTM, 200% the Minimum Rent with 100% Additional Charges. (Lease, Sec. 21.1, Pg. 27)	Original Lease
Holdover	MTM, 200% the Minimum Rent with 100% Additional Charges. (Lease, Sec. 21.1, Pg. 27)	Renewal

Insurance	PRS: T's PRS of the cost of Insurance on the S/C shall be computed by multiplying the cost of Insurance by a fraction, the numerator of which shall be the number of SF in the Premises and the Denom of which shall be the number of RSF of all stores in the S/C which are rentable on January 1 of the applicable year. Denominator Exclusions: No Lease Provision. Estimates and its frequency: \$13.33/month. (\$.04/SF) Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: Annually. Audit Right: No Lease Provision. (3rd Amend, Sec. 4, Pg. 2; 2nd Amend, Sec. 3, Pg. 2; Lease, Sec. 1, 13.3, Pg. 1, 2, 15)	Original Lease
Insurance	PRS: T's PRS of the cost of Insurance on the S/C shall be computed by multiplying the cost of Insurance by a fraction, the numerator of which shall be the number of SF in the Premises and the Denom of which shall be the number of RSF of all stores in the S/C which are rentable on January 1 of the applicable year. Denominator Exclusions: No Lease Provision. Estimates and its frequency: \$13.33/month. (\$.04/SF) Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: Annually. Audit Right: No Lease Provision. (3rd Amend, Sec. 4, Pg. 2; 2nd Amend, Sec. 3, Pg. 2; Lease, Sec. 1, 13.3, Pg. 1, 2, 15)	Renewal
Landlord Restrictions	No Lease Provision	Original Lease
Landlord Restrictions	No Lease Provision	Renewal
Landlord Work	LL shall complete "LL's Work" such as Structure, Plumbing, Utilities, HVAC, Fire Protection, Limitations and conditions, w/ such minor variations as LL may deem advisable, and tender the Premises to T. (Lease, Sec. 3.1, Exhibit C, Pg. 4)	Original Lease
Landlord Work	LL shall complete "LL's Work" such as Structure, Plumbing, Utilities, HVAC, Fire Protection, Limitations and conditions, w/ such minor variations as LL may deem advisable, and tender the Premises to T. (Lease, Sec. 3.1, Exhibit C, Pg. 4)	Renewal
Late Fee	Late Charge: If T should fail to pay to LL when due any installment of rent or other sum to be paid, T will pay LL on demand a late charge of 5% of such installment or other sum overdue in any month (w/ a minimum charge of \$50.00 in any one month) and 5% each month thereafter until paid in full. Interest: T shall pay to LL upon demand as additional rental the premium cost thereof plus interest at the rate of the lesser of (i) the maximum amount permitted by law, and (ii) 14% /annum (the "Default Rate"). NSF Fee: No Lease Provision. (Lease, Sec. 13.2, 25.1, Pg. 14, 29)	Original Lease
Late Fee	Late Charge: If T should fail to pay to LL when due any installment of rent or other sum to be paid, T will pay LL on demand a late charge of 5% of such installment or other sum overdue in any month (w/ a minimum charge of \$50.00 in any one month) and 5% each month thereafter until paid in full. Interest: T shall pay to LL upon demand as additional rental the premium cost thereof plus interest at the rate of the lesser of (i) the maximum amount permitted by law, and (ii) 14% /annum (the "Default Rate"). NSF Fee: No Lease Provision. (Lease, Sec. 13.2, 25.1, Pg. 14, 29)	Renewal
List of Documents	Lease Agreement dated 01/02/2001. Amendment to Lease dated 06/23/2005. (1st Amend). Second Amendment to Lease dated 11/14/2011. (2nd Amend). Third Lease Amendment dated 09/28/2016. (3rd Amend) Notice of non-renewal dated 3/31/2021. 4th Amendment Effective Date 07/20/2021, 1 month renewal	Renewal
List of Documents	Lease Agreement dated 01/02/2001. Amendment to Lease dated 06/23/2005. (1st Amend). Second Amendment to Lease dated 11/14/2011. (2nd Amend). Third Lease Amendment dated 09/28/2016. (3rd Amend) Notice of non-renewal dated 3/31/2021.	Original Lease
LL Maintenance	LL shall at its expense, keep the foundation and the structural soundness of the exterior walls (except store fronts, plate glass windows, doors, door closure devices, window and door frames, molding, locks and hardware and painting or other treatment of interior and exterior walls) in good repair and replace when necessary the roof of the Premises, except that LL shall not be required to pay for any repairs occasioned by the act or negligence of T, its agents, employees, subtenants, tenants and concessionaires, which repairs shall be paid for by T, except any such repairs which would be paid for by insurance proceeds to which T is entitled, including the amount of any insurance deductible required to be paid under any insurance policy. Any repairs to any roof shall be made by LL. (Lease, Sec. 8.1, Pg. 11)	Original Lease
LL Maintenance	LL shall at its expense, keep the foundation and the structural soundness of the exterior walls (except store fronts, plate glass windows, doors, door closure devices, window and door frames, molding, locks and hardware and painting or other treatment of interior and exterior walls) in good repair and replace when necessary the roof of the Premises, except that LL shall not be required to pay for any repairs occasioned by the act or negligence of T, its agents, employees, subtenants, tenants and concessionaires, which repairs shall be paid for by T, except any such repairs which would be paid for by insurance proceeds to which T is entitled, including the amount of any insurance deductible required to be paid under any insurance policy. Any repairs to any roof shall be made by LL. (Lease, Sec. 8.1, Pg. 11)	Renewal
Miscellaneous	Trash: T shall keep the Premises and sidewalks, service-ways and loading areas adjacent to the Premises neat, clean and free from dirt, rubbish, insects and pests at all times, and shall store all trash and garbage w/in the Premises, arranging for the regular pickup of such trash and garbage at T's expense. LL may, at its sole option arrange for collection of all trash and garbage and, should T's PRS of the cost thereof will be part of its Common Area Maintenance Charge. (Lease, Sec. 7.4, Pg. 9 -10)	Original Lease
Miscellaneous	Trash: T shall keep the Premises and sidewalks, service-ways and loading areas adjacent to the Premises neat, clean and free from dirt, rubbish, insects and pests at all times, and shall store all trash and garbage w/in the Premises, arranging for the regular pickup of such trash and garbage at T's expense. LL may, at its sole option arrange for collection of all trash and garbage and, should T's PRS of the cost thereof will be part of its Common Area Maintenance Charge. (Lease, Sec. 7.4, Pg. 9 -10)	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	LL may from time to time prescribe, including the designation of specific areas w/in the S/C or in reasonable proximity thereto in which automobiles owned by T, its employees, subtenants, tenants and concessionaires shall be parked. T will furnish to LL upon request a complete list of license numbers of all automobiles operated by T, its employees, subtenants, tenants and concessionaires. LL may from time to time substitute for other areas or multi-level parking facilities reasonably accessible to the tenants of the S/C. T shall not provide valet parking in the parking areas of the S/C w/out LL's prior written consent. (Lease, Sec. 6.1, 6.2, Pg. 7, 8)	Original Lease
Parking	LL may from time to time prescribe, including the designation of specific areas w/in the S/C or in reasonable proximity thereto in which automobiles owned by T, its employees, subtenants, tenants and concessionaires shall be parked. T will furnish to LL upon request a complete list of license numbers of all automobiles operated by T, its employees, subtenants, tenants and concessionaires. LL may from time to time substitute for other areas or multi-level parking facilities reasonably accessible to the tenants of the S/C. T shall not provide valet parking in the parking areas of the S/C w/out LL's prior written consent. (Lease, Sec. 6.1, 6.2, Pg. 7, 8)	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	"Permitted Use" means full service day spa which includes hair styling, manicures, pedicures, facials, massages, and related beauty services. (Lease, Sec. 1, 7.1, Pg. 2, 8-9)	Original Lease
Permitted Use	"Permitted Use" means full service day spa which includes hair styling, manicures, pedicures, facials, massages, and related beauty services. (Lease, Sec. 1, 7.1, Pg. 2, 8-9)	Renewal
Premises Notes	LL hereby Leases the Space to T, consisting of approximately 4,000 SF. (Per Lease, LL hereby Leases the Space No. 15194 to T, consisting of approximately 4,000 SF. Per Amendment to Lease dated 06/23/2005, T hereby Leases from LL additional Space consisting of approximately 1,533 SF as Space No. 15190. Per 2nd Amendment to Lease dated 11/14/2011, T has returned the Expansion Premises to LL.)	Original Lease
Premises Notes	LL hereby Leases the Space to T, consisting of approximately 4,000 SF. (Per Lease, LL hereby Leases the Space No. 15194 to T, consisting of approximately 4,000 SF. Per Amendment to Lease dated 06/23/2005, T hereby Leases from LL additional Space consisting of approximately 1,533 SF as Space No. 15190. Per 2nd Amendment to Lease dated 11/14/2011, T has returned the Expansion Premises to LL.)	Renewal
Prohibited Use	Sales of wicker and rattan furniture from an area greater than 10% of the Tenant' s sales area; A store, which as its primary business, sells traditional custom upholstered furnishings; (See Lease for complete details) (Lease, Rider I, Pg. 1-2)	Original Lease
Prohibited Use	Sales of wicker and rattan furniture from an area greater than 10% of the Tenant' s sales area; A store, which as its primary business, sells traditional custom upholstered furnishings; (See Lease for complete details) (Lease, Rider I, Pg. 1-2)	Renewal
Promotion Fund	Merchant's Association: In the event that LL shall organize a merchants association composed of tenants in the S/C, T agrees that it will join, actively participate, and maintain current membership in such association, will pay such dues and assessments as may be fixed and determined from time to time by the association and will comply w/ such group advertising, reasonable by-laws, rules and regulations as may be adopted from time to time by the association. (Lease, Sec. 23.1, Pg. 27-28)	Original Lease
Promotion Fund	Merchant's Association: In the event that LL shall organize a merchants association composed of tenants in the S/C, T agrees that it will join, actively participate, and maintain current membership in such association, will pay such dues and assessments as may be fixed and determined from time to time by the association and will comply w/ such group advertising, reasonable by-laws, rules and regulations as may be adopted from time to time by the association. (Lease, Sec. 23.1, Pg. 27-28)	Renewal
Radius Restrictions	T agrees that during the Lease Term neither T nor any person, firm or corporation, directly or indirectly controlling, controlled by or under common control w/ T shall directly or indirectly operate, manage, conduct or have any interest in any commercial establishment w/in three miles of the S/C. In the event of any violation of such restriction, the Gross Sales of any such business w/in the restricted radius shall be included in the Gross Sales made from the Premises. (Lease, Sec. 26.1, Pg. 29)	Original Lease
Radius Restrictions	T agrees that during the Lease Term neither T nor any person, firm or corporation, directly or indirectly controlling, controlled by or under common control w/ T shall directly or indirectly operate, manage, conduct or have any interest in any commercial establishment w/in three miles of the S/C. In the event of any violation of such restriction, the Gross Sales of any such business w/in the restricted radius shall be included in the Gross Sales made from the Premises. (Lease, Sec. 26.1, Pg. 29)	Renewal
REA Notes	No Lease Provision	Original Lease

REA Notes	No Lease Provision	Renewal
Real estate Tax	PRS: T's PRS of the Taxes on the S/C shall be computed by multiplying the Taxes by a fraction, the numerator of which shall be the number of SF in the Premises and the Denom of which shall be the number of RSF of all stores in the S/C which are rentable on January 1 of the applicable year. Denominator Exclusions: No Lease Provision. Estimates and its frequency: \$1,980.00/month. (\$5.94/SF). Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: Annually. Audit Right: No Lease Provision. (3rd Amend, Sec. 4, Pg. 2; 2nd Amend, Sec. 3, Pg. 2; Lease, Sec. 1, 18, Pg. 2, 3, 20-21)	Original Lease
Real estate Tax	PRS: T's PRS of the Taxes on the S/C shall be computed by multiplying the Taxes by a fraction, the numerator of which shall be the number of SF in the Premises and the Denom of which shall be the number of RSF of all stores in the S/C which are rentable on January 1 of the applicable year. Denominator Exclusions: No Lease Provision. Estimates and its frequency: \$1,980.00/month. (\$5.94/SF). Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: Annually. Audit Right: No Lease Provision. (3rd Amend, Sec. 4, Pg. 2; 2nd Amend, Sec. 3, Pg. 2; Lease, Sec. 1, 18, Pg. 2, 3, 20-21)	Renewal
Sales Kickout	No Lease Provision	Original Lease
Sales Kickout	No Lease Provision	Renewal
Security Deposit	Amount: \$5,000.00. Return and Interest: Such sum shall be held by LL w/out interest. Security deposit shall be returned in full to T at the end of the Lease Term, or upon the earlier termination of the Lease. Reduction /Increase: No Lease Provision. (Lease, Sec. 19.9, Pg. 24-25)	Original Lease
Security Deposit	Amount: \$5,000.00. Return and Interest: Such sum shall be held by LL w/out interest. Security deposit shall be returned in full to T at the end of the Lease Term, or upon the earlier termination of the Lease. Reduction /Increase: No Lease Provision. (Lease, Sec. 19.9, Pg. 24-25)	Renewal
Signage	Consent: T shall not, w/out LL's prior written consent erect or install any signs, window or door lettering, placards, decorations or advertising media of any type which can be viewed from the exterior of the Premises, excepting only dignified displays of customary type for its display windows. Signage Rights: All neon signs are prohibited. All signs, decorations and advertising media shall conform in all respects to the sign criteria established by LL for the S/C from time to time in the exercise of its sole discretion, and shall be subject to the prior written approval of LL as to construction, method of attachment, size, shape, height, lighting, color and general appearance. All signs shall be kept in good condition and in proper operating order at all times. LL reserves the right to designate a uniform type of sign for the S/C to be installed and paid for by T. T shall comply w/ the Exterior Sign Criteria. Pylon Sign: No Lease Provision. (Lease, Sec. 11.1, Pg. 13)	Original Lease
Signage	Consent: T shall not, w/out LL's prior written consent erect or install any signs, window or door lettering, placards, decorations or advertising media of any type which can be viewed from the exterior of the Premises, excepting only dignified displays of customary type for its display windows. Signage Rights: All neon signs are prohibited. All signs, decorations and advertising media shall conform in all respects to the sign criteria established by LL for the S/C from time to time in the exercise of its sole discretion, and shall be subject to the prior written approval of LL as to construction, method of attachment, size, shape, height, lighting, color and general appearance. All signs shall be kept in good condition and in proper operating order at all times. LL reserves the right to designate a uniform type of sign for the S/C to be installed and paid for by T. T shall comply w/ the Exterior Sign Criteria. Pylon Sign: No Lease Provision. (Lease, Sec. 11.1, Pg. 13)	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	T accepts the Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter created upon the Premises or the S/C, and to any renewals and extensions hereof, but T agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to the Lease. LL is hereby irrevocably vested w/ full power and authority to subordinate the Lease to any mortgage, deed of trust or other lien hereafter placed upon the Premises or the S/C, and T agrees upon demand to execute such further instruments subordinating the Lease as LL may request. (Lease, Sec. 22.1, Pg. 27)	Original Lease
Subordination	T accepts the Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter created upon the Premises or the S/C, and to any renewals and extensions hereof, but T agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to the Lease. LL is hereby irrevocably vested w/ full power and authority to subordinate the Lease to any mortgage, deed of trust or other lien hereafter placed upon the Premises or the S/C, and T agrees upon demand to execute such further instruments subordinating the Lease as LL may request. (Lease, Sec. 22.1, Pg. 27)	Renewal
Tenant Approval	No Lease Provision	Original Lease
Tenant Approval	No Lease Provision	Renewal
Tenant Improvement Allow.	No Lease Provision	Original Lease
Tenant Improvement Allow.	No Lease Provision	Renewal

	Tenant's Insurance Requirement	If any, against all claims, demands or actions arising out of or in connection w/ T's use or occupancy of the Premises, or the condition of the Premises, the limits of such policy or policies to be in an amount not less than \$1,000,000 in respect of injuries to or death of any one person, and in an amount not less than \$2,000,000 in respect of any one accident or disaster, and in an amount not less than \$250,000 in respect of property damaged or destroyed, on an occurrence basis. Additional Insured: T, LL, LL's managing agent, and LL's mortgagee. (Lease, Sec. 13.2, Pg. 14)	Original Lease
	Tenant's Insurance Requirement	If any, against all claims, demands or actions arising out of or in connection w/ T's use or occupancy of the Premises, or the condition of the Premises, the limits of such policy or policies to be in an amount not less than \$1,000,000 in respect of injuries to or death of any one person, and in an amount not less than \$2,000,000 in respect of any one accident or disaster, and in an amount not less than \$250,000 in respect of property damaged or destroyed, on an occurrence basis. Additional Insured: T, LL, LL's managing agent, and LL's mortgagee. (Lease, Sec. 13.2, Pg. 14)	Renewal
	Term Notes	Lease reflects Commencement Date shall be 120 days after January 15, 2001 or the date upon which Tenant opens the Demised Premises to the public for business, whichever first occurs. The abstract assumes CD as 05/16/2001 as per JDE Report. Rent Commencement Date: 05/16/2001. Expiration Date: 09/30/2021. (Lease, Sec. 1, Pg. 1)	Original Lease
	Term Notes	Lease reflects Commencement Date shall be 120 days after January 15, 2001 or the date upon which Tenant opens the Demised Premises to the public for business, whichever first occurs. The abstract assumes CD as 05/16/2001 as per JDE Report. Rent Commencement Date: 05/16/2001. Expiration Date: 09/30/2021. (Lease, Sec. 1, Pg. 1)	Renewal
	TT Maintenance	T shall furnish maintain and replace all electric light bulbs, tubes and tube casings for the Premises. T shall keep the Premises in good, clean condition and shall, at its sole cost and expense, make all needed repairs and replacements, including replacement of cracked or broken glass, except for repairs and replacements required to be made by LL. T shall keep all plumbing pipes and connections free from obstruction and protected against ice and freezing. Maintenance, repair and replacement of the air conditioning and heating equipment shall be T's sole responsibility. LL will provide one year warranty on HVAC units. T shall, at its own cost and expense, enter into a regularly scheduled preventive Maintenance/service contract w/ a maintenance contractor approved by LL, for servicing all heating and air conditioning systems and equipment servicing the Premises. T's liability for repairs and replacement of the units shall be limited to \$500.00 per unit /year during the primary term of the Lease. (Lease, Sec. 8.4, Pg. 11-12)	Original Lease
	TT Maintenance	T shall furnish maintain and replace all electric light bulbs, tubes and tube casings for the Premises. T shall keep the Premises in good, clean condition and shall, at its sole cost and expense, make all needed repairs and replacements, including replacement of cracked or broken glass, except for repairs and replacements required to be made by LL. T shall keep all plumbing pipes and connections free from obstruction and protected against ice and freezing. Maintenance, repair and replacement of the air conditioning and heating equipment shall be T's sole responsibility. LL will provide one year warranty on HVAC units. T shall, at its own cost and expense, enter into a regularly scheduled preventive Maintenance/service contract w/ a maintenance contractor approved by LL, for servicing all heating and air conditioning systems and equipment servicing the Premises. T's liability for repairs and replacement of the units shall be limited to \$500.00 per unit /year during the primary term of the Lease. (Lease, Sec. 8.4, Pg. 11-12)	Renewal
	Utilities	Premises: T shall promptly pay all charges for electricity, water, gas, telephone service, sewerage service and other utilities furnished to the Premises and shall promptly pay any maintenance charges assessed by LL therefor. LL may, if it so elects, furnish one or more utility services to T, and in such event T shall purchase the utility services tendered by LL, and shall pay on demand as additional rental the rates established therefor by LL which shall not exceed the greater of LL's cost of providing such services or the rates which would be charged for the same services if furnished directly by the local public utility companies. Separately Metered/Non Separately Metered: No Lease Provision. (Lease, Sec. 12.2, Pg. 13-14)	Original Lease
	Utilities	Premises: T shall promptly pay all charges for electricity, water, gas, telephone service, sewerage service and other utilities furnished to the Premises and shall promptly pay any maintenance charges assessed by LL therefor. LL may, if it so elects, furnish one or more utility services to T, and in such event T shall purchase the utility services tendered by LL, and shall pay on demand as additional rental the rates established therefor by LL which shall not exceed the greater of LL's cost of providing such services or the rates which would be charged for the same services if furnished directly by the local public utility companies. Separately Metered/Non Separately Metered: No Lease Provision. (Lease, Sec. 12.2, Pg. 13-14)	Renewal
4th Amend Sec 2	Option to Renew	LL and TT agree that the term of this Lease shall be extended for 1 month commencing October 1, 2021 and expiring October 31, 2021.  The extension is in replacement for and in lieu of any other options (or extensions) as set forth in the Lease.	Renewal

Contacts					
Role	Company	Name	Address	Phone	Email
Billing		Jeffrey Lamorte	15194 S LaGrange Rd,Orland Park,IL 60462	(708) 364-0660 x (Office)(708) 364-0405 x (Other 1)	jam611@gmail.com
CAM		Jeffrey Lamorte	15194 S LaGrange Rd,Orland Park,IL 60462	(708) 364-0660 x (Office)(708) 364-0405 x (Other 1)	jam611@gmail.com
Commercial Cafe Contact		Jeffrey Lamorte	No address Listed		ctatgen@gmail.com
Emergency Contact Name		Jeffrey LaMorte	No address Listed	(815) 557-1995 x (Office)	jam611@gmail.com
Emergency Contact Name		Kelly Krueger	No address Listed	(708) 364-0660 x (Office)	
Emergency Contact Name		Rachel Henninger	No address Listed	(708) 364-0660 x (Office)	rh.jeffreylamorte@gmail.com
Gross Sales		Jeffrey Lamorte	15194 S. Lagrange Road,Orland Park,IL 60462	(708) 364-0660 x (Office)(708) 364-0405 x (Other 1)	jam611@gmail.com
Guarantor		Jeffrey Lamorte	613 N. Lagrange Road,Frankfor,IL 60423	(815) 469-0660 x (Office)(815) 464-8571 x (Other 1)	jam611@gmail.com
Notice1		Jeffrey Lamorte	613 N. Lagrange Road,Frankfort,IL 60423	(815) 469-0660 x (Office)(815) 464-8571 x (Other 1)	jam611@gmail.com
Store Contact		Jeffrey Lamorte	15194 S. LaGrange Road,Orland Park,IL 60462	(708) 364-0660 x (Office)	jam611@gmail.com
Store Contact		Rachel Henninger	No address Listed	(708) 364-0660 x (Office)	rh.jeffrelamorte@gmail.com
Taxes		Jeffrey Lamorte	15194 S LaGrange Rd,Orland Park,IL 60462	(708) 364-0660 x (Office)(708) 364-0405 x (Other 1)	jam611@gmail.com

Lease : \_Pier 1 Imports (U.S.), Inc. (t0002597)

**Lease Information**

<b>Name</b>	_Pier 1 Imports (U.S.), Inc.	<b>Status</b>	Past
<b>DBA</b>	Pier 1 Imports #1540	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	HOME ACCESSORIES/LAMPS/DRAPES
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	0.00 (GLA)
<b>Customer</b>	Pier 1 Imports	<b>Area</b>	(GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	0.00
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	0.00
<b>Primary Contact</b>		<b>Deposit</b>	0.00
<b>Name</b>	Diane Arredondo	<b>Lease Term</b>	From 11/17/1989 To 9/25/2020
<b>Office Phone</b>	(817) 252-7810 x		
<b>Cell Phone</b>			
<b>E-Mail</b>	DDARREDONDO@pier1.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
prev	Base Rent - Previous Owner	1/1/1990	2/29/2000	11,681.18	Monthly	Monthly	Flat Amt	usd		11,010.00	1.06 / Mo	0.00	Original Lease	018
prev	Base Rent - Previous Owner	3/1/2000	2/28/2005	13,097.33	Monthly	Monthly	Flat Amt	usd		11,010.00	1.19 / Mo	0.00	Original Lease	018
prev	Base Rent - Previous Owner	3/1/2005	8/31/2005	14,734.50	Monthly	Monthly	Flat Amt	usd		11,010.00	1.34 / Mo	0.00	Original Lease	018
prev	Base Rent - Previous Owner	9/1/2005	9/30/2005	520.83	Monthly	Monthly	Flat Amt	usd		11,010.00	0.05 / Mo	0.00	Original Lease	018
prev	Base Rent - Previous Owner	9/1/2005	9/30/2005	15,103.92	Monthly	Monthly	Flat Amt	usd		11,010.00	1.37 / Mo	0.00	Original Lease	018
prev	Base Rent - Previous Owner	10/1/2005	10/25/2006	16,515.00	Monthly	Monthly	Flat Amt	usd		11,010.00	1.50 / Mo	0.00	Original Lease	018
prev	Base Rent - Previous Owner	10/26/2006	2/28/2010	16,515.00	Monthly	Monthly	Flat Amt	usd		11,010.00	1.50 / Mo	0.00	Original Lease	018
prev	Base Rent - Previous Owner	3/1/2010	5/31/2013	18,350.00	Monthly	Monthly	Flat Amt	usd		11,010.00	1.67 / Mo	0.00	Original Lease	018
brrr	Base Rent - Retail	6/1/2013	2/28/2015	18,350.00	Monthly	Monthly	Flat Amt	usd		11,010.00	1.67 / Mo	0.00	Original Lease	018
brrr	Base Rent - Retail	3/1/2015	2/29/2020	19,726.25	Monthly	Monthly	Flat Amt	usd		11,010.00	1.79 / Mo	0.00	Original Lease	018
brrr	Base Rent - Retail	3/1/2020	9/25/2020	21,698.88	Monthly	Monthly	Flat Amt	usd	0.00	11,010.00	1.97 / Mo	0.00	Renewal	018
came	CAM Estimated Escrow	6/1/2013	4/30/2014	1,905.93	Monthly	Monthly	Flat Amt	usd		11,010.00	0.17 / Mo	0.00	Original Lease	018
came	CAM Estimated Escrow	4/1/2014	4/30/2014	1,020.96	Monthly	Monthly	Flat Amt	usd		11,010.00	0.09 / Mo	0.00	Original Lease	018
came	CAM Estimated Escrow	5/1/2014	9/30/2014	2,161.17	Monthly	Monthly	Flat Amt	usd		11,010.00	0.20 / Mo	0.00	Original Lease	018
came	CAM Estimated Escrow	10/1/2014	3/31/2015	2,161.17	Monthly	Monthly	Flat Amt	usd		11,010.00	0.20 / Mo	0.00	Original Lease	018
came	CAM Estimated Escrow	4/1/2015	7/31/2017	2,732.14	Monthly	Monthly	Flat Amt	usd		11,010.00	0.25 / Mo	0.00	Original Lease	018
came	CAM Estimated Escrow	8/1/2017	9/30/2018	2,462.09	Monthly	Monthly	Flat Amt	usd	0.00	11,010.00	0.22 / Mo	0.00	Original Lease	018
came	CAM Estimated Escrow	10/1/2018	9/30/2019	2,343.40	Monthly	Monthly	Flat Amt	usd	0.00	11,010.00	0.21 / Mo	0.00	Original Lease	018
came	CAM Estimated Escrow	10/1/2019	2/29/2020	2,277.69	Monthly	Monthly	Flat Amt	usd	0.00	11,010.00	0.21 / Mo	0.00	Original Lease	018
came	CAM Estimated Escrow	3/1/2020	9/25/2020	2,277.69	Monthly	Monthly	Flat Amt	usd	0.00	11,010.00	0.21 / 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
brre	Base Rent - Retail	6/1/2013	2/28/2015								Original Lease	018
brre	Base Rent - Retail	3/1/2020	9/25/2020								Renewal	018
brre	Base Rent - Retail	3/1/2015	2/29/2020								Original Lease	018
came	CAM Estimated Escrow	3/1/2020	9/25/2020								Renewal	018
came	CAM Estimated Escrow	5/1/2014	9/30/2014								Original Lease	018
came	CAM Estimated Escrow	4/1/2014	4/30/2014								Original Lease	018
came	CAM Estimated Escrow	10/1/2014	3/31/2015								Original Lease	018
came	CAM Estimated Escrow	4/1/2015	7/31/2017								Original Lease	018
came	CAM Estimated Escrow	8/1/2017	9/30/2018								Original Lease	018
came	CAM Estimated Escrow	10/1/2018	9/30/2019								Original Lease	018
came	CAM Estimated Escrow	10/1/2019	2/29/2020								Original Lease	018
came	CAM Estimated Escrow	6/1/2013	4/30/2014								Original Lease	018
prev	Base Rent - Previous Owner	1/1/1990	2/29/2000								Original Lease	018
prev	Base Rent - Previous Owner	3/1/2000	2/28/2005								Original Lease	018
prev	Base Rent - Previous Owner	3/1/2005	8/31/2005								Original Lease	018
prev	Base Rent - Previous Owner	9/1/2005	9/30/2005								Original Lease	018
prev	Base Rent - Previous Owner	10/1/2005	10/25/2006								Original Lease	018
prev	Base Rent - Previous Owner	10/26/2006	2/28/2010								Original Lease	018
prev	Base Rent - Previous Owner	3/1/2010	5/31/2013								Original Lease	018
prev	Base Rent - Previous Owner	9/1/2005	9/30/2005								Original Lease	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	364	11/17/1989	2/29/2020	018
Renewal	Extension	Superseded	60	3/1/2020	9/25/2020	018

Options						
Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Renewal	Exercised		2/29/2020	11/1/2019	Renewal option	Original Lease
ROFR	Expired		2/28/2025		Right of 1st Refusal	Renewal

Other Lease Provisions / Clauses			
Reference	Name	Description	Amendment Type
	Exclusivities-X	7.1 TENANT may use the Premises for the purposes of the display and retail sale of merchandise and for any other lawful purpose but may not sell the items listed as prohibited uses on Exhibit J hereto, and may not sell, except as indicated on Exhibit J, the items listed as exclusive uses on Exhibit J. Notwithstanding the above, in the event an original tenant who has been selling the exclusive listed under exclusive uses on Exhibit J vacates its premises and terminates its lease and is not replaced within six (61 months by a new tenant selling the same item, Tenant shall be free from the limitation herein provided. In addition except for existing tenants in the Shopping Center, Landlord agrees that, during the term of the Lease, Tenant shall have the exclusive right in the Shopping Center to sell rattan and wicker furniture. Landlord shall not lease any space in the Shopping Center nor permit the sale by any other tenant or subtenant in the Shopping Center of rattan and wicker furniture. For purposes of this	Original Lease
	Exclusivities-X	7.1 TENANT may use the Premises for the purposes of the display and retail sale of merchandise and for any other lawful purpose but may not sell the items listed as prohibited uses on Exhibit J hereto, and may not sell, except as indicated on Exhibit J, the items listed as exclusive uses on Exhibit J. Notwithstanding the above, in the event an original tenant who has been selling the exclusive listed under exclusive uses on Exhibit J vacates its premises and terminates its lease and is not replaced within six (61 months by a new tenant selling the same item, Tenant shall be free from the limitation herein provided. In addition except for existing tenants in the Shopping Center, Landlord agrees that, during the term of the Lease, Tenant shall have the exclusive right in the Shopping Center to sell rattan and wicker furniture. Landlord shall not lease any space in the Shopping Center nor permit the sale by any other tenant or subtenant in the Shopping Center of rattan and wicker furniture. For purposes of this	Renewal
	Restrictions-X	EXHBIT J - EXCLUSIVES AND PROHIBITED USES EXCLUSSVE USES: Electronics, appliances, video tapes(except that Tenant may sell cosmetics and fragrances provided the selling area for such items do not exceed ten percent (10%) of the gross sales area of the Premises) PROHIBITED USES: Movie theater Food service Bowling alley Game Room Arcade Amusement Center, carnival Dancing establishment Church or religious gathering Skating rink Hospital or emergency room-but not including a medical center Auto repair center fleeting hall Sports facility Health and/or racquet club Gymnasium Skating rink or other sports facility School (except a childrens day care center) Banquet facility Night Club or other entertainment facility Any manufacturing or warehouse use Library or reading room Funeral parlor Auto, boat, trailer and truck leasing or sales Liquor store	Original Lease
	Restrictions-X	EXHBIT J - EXCLUSIVES AND PROHIBITED USES EXCLUSSVE USES: Electronics, appliances, video tapes(except that Tenant may sell cosmetics and fragrances provided the selling area for such items do not exceed ten percent (10%) of the gross sales area of the Premises) PROHIBITED USES: Movie theater Food service Bowling alley Game Room Arcade Amusement Center, carnival Dancing establishment Church or religious gathering Skating rink Hospital or emergency room-but not including a medical center Auto repair center fleeting hall Sports facility Health and/or racquet club Gymnasium Skating rink or other sports facility School (except a childrens day care center) Banquet facility Night Club or other entertainment facility Any manufacturing or warehouse use Library or reading room Funeral parlor Auto, boat, trailer and truck leasing or sales Liquor store	Renewal
	Abatement	No Lease Provision	Original Lease
	Abatement	No Lease Provision	Renewal
	Access	Subject to T's consent, which shall not be a unreasonably withheld, LL and its authorized agents may enter the Premises during T's normal business hours for the following purposes: (a) to inspect the general conditions and state of repair of the Premises; (b) to make repairs required of LL; and (c) to show the Premises to any prospective purchaser, Such entry by LL shall be under supervision of T. W/in 180 days prior to the expiration of the term, including extensions, LL may enter the Premises during T's normal business hours to show the Premises to prospective tenants or purchasers. (Lease, Sec. 16, Pg. 18)	Original Lease

Access	Subject to T's consent, which shall not be a unreasonably withheld, LL and its authorized agents may enter the Premises during T's normal business hours for the following purposes: (a) to inspect the general conditions and state of repair of the Premises; (b) to make repairs required of LL; and (c) to show the Premises to any prospective purchaser, Such entry by LL shall be under supervision of T. W/in 180 days prior to the expiration of the term, including extensions, LL may enter the Premises during T's normal business hours to show the Premises to prospective tenants or purchasers. (Lease, Sec. 16, Pg. 18)	Renewal
Assignment/Sublease	Consent: T may not assign or sublease the Lease, in whole or in part, w/out the express written consent of LL, which consent Original Lease shall not be unreasonably withheld. Profit Sharing: No Lease Provision. Assignment Fee: No Lease Provision. Permitted Assignment: T may assign or sublease the Lease, in whole or in part, w/out the express written consent of LL to: (i) any corporation into which or w/ which T merges or consolidates: (ii) any parent, subsidiary, successor, or affiliated corporation of T; (iii) any corporation which acquires all or substantially all of the assets or issued and outstanding shares of capital stock of T; (iv) any partnership, the majority interest of which shall be owned by the parent of T. Recapture Rights: No Lease Provision. (Lease, Sec. 18, Pg. 19)	
Assignment/Sublease	Consent: T may not assign or sublease the Lease, in whole or in part, w/out the express written consent of LL, which consent Renewal shall not be unreasonably withheld. Profit Sharing: No Lease Provision. Assignment Fee: No Lease Provision. Permitted Assignment: T may assign or sublease the Lease, in whole or in part, w/out the express written consent of LL to: (i) any corporation into which or w/ which T merges or consolidates: (ii) any parent, subsidiary, successor, or affiliated corporation of T; (iii) any corporation which acquires all or substantially all of the assets or issued and outstanding shares of capital stock of T; (iv) any partnership, the majority interest of which shall be owned by the parent of T. Recapture Rights: No Lease Provision. (Lease, Sec. 18, Pg. 19)	
Base Rent	Rent Changeover Day: On the first day of each month in equal monthly installments. Proration: The first month's rent shall be prorated, and shall be payable w/ the first full monthly rental due. Lease Year: It means the 12 full calendar month period commencing on March 1 and ending on the last day of February. Prepaid Rent: No Lease Provision. (1st Amend, Sec. 18, Pg. 5; Lease, Sec. 2.1, 3.1, Pg. 2, 3)	Original Lease
Base Rent	Rent Changeover Day: On the first day of each month in equal monthly installments. Proration: The first month's rent shall be prorated, and shall be payable w/ the first full monthly rental due. Lease Year: It means the 12 full calendar month period commencing on March 1 and ending on the last day of February. Prepaid Rent: No Lease Provision. (1st Amend, Sec. 18, Pg. 5; Lease, Sec. 2.1, 3.1, Pg. 2, 3)	Renewal
Brokers	No Lease Provision	Original Lease
Brokers	No Lease Provision	Renewal
CAM Notes	PRS: It means the proportion that the net rentable SF of the Premises bears to the gross leasable SF of all the bldgs in the S/C. Denominator Exclusions: No Lease Provision. Estimates and its frequency: T agrees to reimburse LL for T's PRS of those expenses in performing those services pursuant to the Common Areas maintenance & repairs. T shall reimburse LL its PRS of the CAM Expenses w/in 30 days of its receipt of LL'S invoice, 1/12tg of such estimate as additional Rent. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: Not to exceed 10%. CAP and its exclusions: 7%, Non-Cumulative (excluding the costs of snow plowing). T's PRS for the first Lease Year shall not exceed the lesser of i) the product of the RSF of the Premises times \$1.10. Capital Expense: Repairs and replacements, which under sound accounting principles and practices should be classified as capital expenditures except that if such repair or replacement is of such a nature that it should be considered under good accounting practice a deferred expense and spread over a period of not more than ten (10) years, out of pocket costs for a calendar year. Exclusion: Insurance & other standard exclusions. Reconciliation Deadline: No Lease Provision. Audit Right: T and its agents shall have the right, upon ten (10) days notice, to audit, inspect and copy such books and records. (Lease, Sec. 9, Pg. 11-14)	Original Lease
CAM Notes	PRS: It means the proportion that the net rentable SF of the Premises bears to the gross leasable SF of all the bldgs in the S/C. Denominator Exclusions: No Lease Provision. Estimates and its frequency: T agrees to reimburse LL for T's PRS of those expenses in performing those services pursuant to the Common Areas maintenance & repairs. T shall reimburse LL its PRS of the CAM Expenses w/in 30 days of its receipt of LL'S invoice, 1/12tg of such estimate as additional Rent. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: Not to exceed 10%. CAP and its exclusions: 7%, Non-Cumulative (excluding the costs of snow plowing). T's PRS for the first Lease Year shall not exceed the lesser of i) the product of the RSF of the Premises times \$1.10. Capital Expense: Repairs and replacements, which under sound accounting principles and practices should be classified as capital expenditures except that if such repair or replacement is of such a nature that it should be considered under good accounting practice a deferred expense and spread over a period of not more than ten (10) years, out of pocket costs for a calendar year. Exclusion: Insurance & other standard exclusions. Reconciliation Deadline: No Lease Provision. Audit Right: T and its agents shall have the right, upon ten (10) days notice, to audit, inspect and copy such books and records. (Lease, Sec. 9, Pg. 11-14)	Renewal

Co-Tenancy	On-going Co-Tenancy: Major T: A tenant which occupies more than 15% of the SF in the S/C. Excessive Vacancies: After the expiration of the Lease Year ending on February 29, 2008, if (a) less than 70% of the SF of the S/C, excluding the Premises, is occupied and open for business by tenants for a period of 270 consecutive days or more or (b) a tenant which occupies more than 15% of the SF in the S/C ("Major T") discontinues its operations and a similar tenant does not replace it on or before 270 days after the date the Major T discontinues operations, T may terminate the Lease by providing written notice to LL. If LL gives T written notice that T's termination right has accrued, T must exercise its termination right, if at all, on or before 30 days after T receives LL's written notice, or T waives its right to terminate the Lease. T must vacate the Premises on or before 90 days after T gives its termination notice, and on the expiration of the 90 days, the Lease shall terminate. (1st Amend, Sec. 20, Pg. 6)	Original Lease
Co-Tenancy	On-going Co-Tenancy: Major T: A tenant which occupies more than 15% of the SF in the S/C. Excessive Vacancies: After the expiration of the Lease Year ending on February 29, 2008, if (a) less than 70% of the SF of the S/C, excluding the Premises, is occupied and open for business by tenants for a period of 270 consecutive days or more or (b) a tenant which occupies more than 15% of the SF in the S/C ("Major T") discontinues its operations and a similar tenant does not replace it on or before 270 days after the date the Major T discontinues operations, T may terminate the Lease by providing written notice to LL. If LL gives T written notice that T's termination right has accrued, T must exercise its termination right, if at all, on or before 30 days after T receives LL's written notice, or T waives its right to terminate the Lease. T must vacate the Premises on or before 90 days after T gives its termination notice, and on the expiration of the 90 days, the Lease shall terminate. (1st Amend, Sec. 20, Pg. 6)	Renewal
Default	Monetary: The failure continues for a 15-day period after LL shall have given T written notice of T initial failure to pay. Non-Monetary: The failure continues for a 30-day period after LL shall have given T written notice of its initial failure to perform. (Lease, Sec. 22, Pg. 24)	Original Lease
Default	Monetary: The failure continues for a 15-day period after LL shall have given T written notice of T initial failure to pay. Non-Monetary: The failure continues for a 30-day period after LL shall have given T written notice of its initial failure to perform. (Lease, Sec. 22, Pg. 24)	Renewal
Estoppel	LL and T agree to execute, acknowledge and deliver to the other w/in 15 days after request, a written instrument, duly executed and acknowledged. (Lease, Sec. 42, Pg. 31(a))	Original Lease
Estoppel	LL and T agree to execute, acknowledge and deliver to the other w/in 15 days after request, a written instrument, duly executed and acknowledged. (Lease, Sec. 42, Pg. 31(a))	Renewal
Go Dark Right	No Lease Provision	Original Lease
Go Dark Right	No Lease Provision	Renewal
Guar/L.C./Indem.	No Lease Provision	Original Lease
Guar/L.C./Indem.	No Lease Provision	Renewal
Holdover	W/out LL's consent, MTM tenancy, cancelable by either LL or T upon 30 days' written notice, and at 125% of the last payable Minimum Rent and 100% of Additional Rent. (Lease, Sec. 2.3, Pg. 2)	Original Lease
Holdover	W/out LL's consent, MTM tenancy, cancelable by either LL or T upon 30 days' written notice, and at 125% of the last payable Minimum Rent and 100% of Additional Rent. (Lease, Sec. 2.3, Pg. 2)	Renewal
Insurance	PRS: No Lease Provision. Denominator Exclusions: No Lease Provision. Estimates and its frequency: T shall reimburse the LL as additional rent w/in 30 days of demand and presentation of paid invoices T's PRS of LL'S cost of insurance carried by LL. 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. 14.6, Pg. 17)	Original Lease
Insurance	PRS: No Lease Provision. Denominator Exclusions: No Lease Provision. Estimates and its frequency: T shall reimburse the LL as additional rent w/in 30 days of demand and presentation of paid invoices T's PRS of LL'S cost of insurance carried by LL. 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. 14.6, Pg. 17)	Renewal
Landlord Work	No Lease Provision	Original Lease
Landlord Work	No Lease Provision	Renewal
Late Fee	Late Charge: No Lease Provision. Interest: Any installment of Fixed Rent or Percentage Rent which is not paid w/in five (5) business days after the date due shall bear interest at two percent (2%) over the Corporate Base Rate as announced by First National Bank of Chicago as of the date on which such payment is due. NSF Fee: No Lease Provision. (Lease, Sec. 3.5, Pg. 4)	Original Lease
Late Fee	Late Charge: No Lease Provision. Interest: Any installment of Fixed Rent or Percentage Rent which is not paid w/in five (5) business days after the date due shall bear interest at two percent (2%) over the Corporate Base Rate as announced by First National Bank of Chicago as of the date on which such payment is due. NSF Fee: No Lease Provision. (Lease, Sec. 3.5, Pg. 4)	Renewal
List of Documents	1) Lease Agreement dated 01/20/1989. 2) Lease Addendum dated 01/21/1989. (Adden). 3) Letter dated 05/22/1992. (1st Letter). 4) Notice to Exercise First Renewal Term dated 07/26/1999. (2nd Letter). 5) Letter dated 08/11/2004. (3rd Letter). 6) Letter dated 09/13/2004. (4th Letter) 7) First Amendment to Lease dated 02/14/2005. (1st Amend). 8) Letter dated 06/25/2014. (5th Letter)	Original Lease

List of Documents	1) Lease Agreement dated 01/20/1989. 2) Lease Addendum dated 01/21/1989. (Adden). 3) Letter dated 05/22/1992. (1st Letter). 4) Notice to Exercise First Renewal Term dated 07/26/1999. (2nd Letter). 5) Letter dated 08/11/2004. (3rd Letter). 6) Letter dated 09/13/2004. (4th Letter) 7) First Amendment to Lease dated 02/14/2005. (1st Amend). 8) Letter dated 06/25/2014. (5th Letter). 9) Option Exercise Notice dated 10/29/2019 (Notice) - 5 years extension with no remaining options.	Renewal
LL Maintenance	LL shall at its sole expense make all structural repairs to the Premises, including but not limited to foundation, bearing walls and roof. In addition, LL shall keep the roof free of leaks; shall maintain the underslab and otherwise concealed plumbing unless repairs are necessary by T's misuse and the exterior surface of the outside walls, excluding window glass, plate glass and doors unless such glass and door damage is caused by a structural shift and shall keep in good order, condition and repair the down spouts and gutters of the Premises and the bldg of which the Premises is a part. (Lease, Sec. 10, Pg. 14)	Original Lease
LL Maintenance	LL shall at its sole expense make all structural repairs to the Premises, including but not limited to foundation, bearing walls and roof. In addition, LL shall keep the roof free of leaks; shall maintain the underslab and otherwise concealed plumbing unless repairs are necessary by T's misuse and the exterior surface of the outside walls, excluding window glass, plate glass and doors unless such glass and door damage is caused by a structural shift and shall keep in good order, condition and repair the down spouts and gutters of the Premises and the bldg of which the Premises is a part. (Lease, Sec. 10, Pg. 14)	Renewal
Miscellaneous	Mezzanines: Mezzanines not used for the retail sale of merchandise shall be excluded from the calculation of SF of the Premises. (1st Amend, Sec. 16, Pg. 5)	Original Lease
Miscellaneous	Mezzanines: Mezzanines not used for the retail sale of merchandise shall be excluded from the calculation of SF of the Premises. (1st Amend, Sec. 16, Pg. 5)	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	LL may, subject to the prior written approval of T, designate portions of the Common Areas as parking spaces for employees of Occupants of the S/C. LL agrees to provide T w/ the non-exclusive use of parking spaces = the greater of (i) 45, or (ii) five (5) per 1,000 SF of bldg space immediately in front of, and/or adjacent to, the Premises for the non-exclusive use of T and its customers and invitees. (Lease, Sec. 9.3, Pg. 12)	Original Lease
Parking	LL may, subject to the prior written approval of T, designate portions of the Common Areas as parking spaces for employees of Occupants of the S/C. LL agrees to provide T w/ the non-exclusive use of parking spaces = the greater of (i) 45, or (ii) five (5) per 1,000 SF of bldg space immediately in front of, and/or adjacent to, the Premises for the non-exclusive use of T and its customers and invitees. (Lease, Sec. 9.3, Pg. 12)	Renewal
Penalty for Violating Exclusive	No Lease Provision	Original Lease
Penalty for Violating Exclusive	No Lease Provision	Renewal
Percentage Rent Information	None. (1st Amend, Sec. 9, Pg. 3)	Original Lease
Percentage Rent Information	None. (1st Amend, Sec. 9, Pg. 3)	Renewal
Permitted Use	T may use the Premises for the purposes of the display and retail sale of merchandise and for any other lawful purpose but may not sell the items listed as prohibited uses. (Lease, Sec. 7.1, Pg. 8(a))	Original Lease
Permitted Use	T may use the Premises for the purposes of the display and retail sale of merchandise and for any other lawful purpose but may not sell the items listed as prohibited uses. (Lease, Sec. 7.1, Pg. 8(a))	Renewal
Premises Notes	T leases from LL of 9,823 RSF of floor space in Highland Plaza. Additionally, T leases additional space of 1,187 SF to expand the Premises SF to 11,010. (1st Amend, Recitals, Pg. 1; Lease, Sec. 1.1, Pg. 1)	Original Lease
Premises Notes	T leases from LL of 9,823 RSF of floor space in Highland Plaza. Additionally, T leases additional space of 1,187 SF to expand the Premises SF to 11,010. (1st Amend, Recitals, Pg. 1; Lease, Sec. 1.1, Pg. 1)	Renewal
Prohibited Use	Movie theater; Food service; Bowling alley; Game Room; Arcade; Amusement Center, carnival; Dancing establishment; Church or religious gathering; Skating rink; Hospital or emergency room-but not including a medical center; Auto repair center; Meeting hall; Sports facility; Health and/or racquet club; Gymnasium; Skating rink or other sports facility; School (except a children's day care center); Banquet facility; Night Club or other entertainment facility; Any manufacturing or warehouse use; Library or reading room; Funeral parlor; Auto, boat, trailer and truck leasing or sales; Liquor store. (Lease, Exhibit J)	Original Lease
Prohibited Use	Movie theater; Food service; Bowling alley; Game Room; Arcade; Amusement Center, carnival; Dancing establishment; Church or religious gathering; Skating rink; Hospital or emergency room-but not including a medical center; Auto repair center; Meeting hall; Sports facility; Health and/or racquet club; Gymnasium; Skating rink or other sports facility; School (except a children's day care center); Banquet facility; Night Club or other entertainment facility; Any manufacturing or warehouse use; Library or reading room; Funeral parlor; Auto, boat, trailer and truck leasing or sales; Liquor store. (Lease, Exhibit J)	Renewal
Promotion Fund	No Lease Provision	Original Lease

Promotion Fund	No Lease Provision	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: T's share shall be computed on the basis of the total amount of tax allocated to Land and improvements multiplied by a fraction, the numerator of which is the total net ground floor area of T's bldg (excluding any garden center area, mezzanine, or outside sale or storage area), and the Denom of which is the total floor area of all bldgs, including T's Premises. Denominator Exclusions: No Lease Provision. Estimates and its frequency: T shall receive its PRS of any real property tax refunds or rebates paid to the LL and attributed to the term of the Lease or any extension, net of T shall receive its PRS of any real property tax refunds or rebates paid to the LL and attributed to the term of the Lease or any extension. 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: W/in ten (10) days after receipt of T's written request, LL shall furnish T w/ such additional substantiating evidence in support of that computation as T may reasonably require. whichever date is later. W/in ten (10) days after receipt of T's written request, LL shall furnish T w/ such additional substantiating evidence in support of that computation as T may reasonably require. LL shall notify T writing least 30 days prior to the last date any assessment or tax may contested of LL's election to contest the tax or not to contest. If LL elects not to contest, if T desires to contest any ad valorem assessment or the validity of any tax and gives the LL written notice of this T desires to contest any ad valorem assessment or the validity of any tax and gives the LL written notice of this intention. (Lease, Sec. 8, Pg. 8, 8(a), 9-11)	Original Lease
Real estate Tax	PRS: T's share shall be computed on the basis of the total amount of tax allocated to Land and improvements multiplied by a fraction, the numerator of which is the total net ground floor area of T's bldg (excluding any garden center area, mezzanine, or outside sale or storage area), and the Denom of which is the total floor area of all bldgs, including T's Premises. Denominator Exclusions: No Lease Provision. Estimates and its frequency: T shall receive its PRS of any real property tax refunds or rebates paid to the LL and attributed to the term of the Lease or any extension, net of T shall receive its PRS of any real property tax refunds or rebates paid to the LL and attributed to the term of the Lease or any extension. 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: W/in ten (10) days after receipt of T's written request, LL shall furnish T w/ such additional substantiating evidence in support of that computation as T may reasonably require. whichever date is later. W/in ten (10) days after receipt of T's written request, LL shall furnish T w/ such additional substantiating evidence in support of that computation as T may reasonably require. LL shall notify T writing least 30 days prior to the last date any assessment or tax may contested of LL's election to contest the tax or not to contest. If LL elects not to contest, if T desires to contest any ad valorem assessment or the validity of any tax and gives the LL written notice of this T desires to contest any ad valorem assessment or the validity of any tax and gives the LL written notice of this intention. (Lease, Sec. 8, Pg. 8, 8(a), 9-11)	Renewal
Sales Kickout	No Lease Provision	Original Lease
Sales Kickout	No Lease Provision	Renewal
Security Deposit	No Lease Provision	Original Lease
Security Deposit	No Lease Provision	Renewal
Signage	Consent: No Lease Provision. Signage Rights: T may, at its expense, erect and maintain its standard signs on or adjacent to the Premises after the approval of the T's proposed signage. Pylon Sign: If a pylon sign is in the future permitted by the appropriate municipality on the S/C property. LL agrees that T may, at its expense, erect and maintain its standard Pylon sign occupying a pro rata share of the space on such pylon, based on the total number of additional Tenants in the S/C then occupying 10,000 SF or more. (Lease, Sec. 13, Pg. 16)	Original Lease
Signage	Consent: No Lease Provision. Signage Rights: T may, at its expense, erect and maintain its standard signs on or adjacent to the Premises after the approval of the T's proposed signage. Pylon Sign: If a pylon sign is in the future permitted by the appropriate municipality on the S/C property. LL agrees that T may, at its expense, erect and maintain its standard Pylon sign occupying a pro rata share of the space on such pylon, based on the total number of additional Tenants in the S/C then occupying 10,000 SF or more. (Lease, Sec. 13, Pg. 16)	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	LL, prior to the commencement of construction, will obtain from the current holder of any mortgage upon the Premises a Non-Disturbance Agreement, providing that the holder will recognize T'S Lease of the Premises and will not disturb the T'S quiet possession of the Premises as long as T is not in default of any of the provisions of the Lease. LL further agrees that before it shall have the right to subject and subordinate the Lease to the lien of any loans or mortgages upon LL'S interest in the Premises and upon the lands and bldgs of which the Premises is a part, LL shall have first secured for T's benefit a written non-disturbance agreement, in the T may terminate the Lease. (Lease, Sec. 30.1, Pg. 28)	Original Lease

Subordination	LL, prior to the commencement of construction, will obtain from the current holder of any mortgage upon the Premises a Non-Disturbance Agreement, providing that the holder will recognize T'S Lease of the Premises and will not disturb the T'S quiet possession of the Premises as long as T is not in default of any of the provisions of the Lease. LL further agrees that before it shall have the right to subject and subordinate the Lease to the lien of any loans or mortgages upon LL'S interest in the Premises and upon the lands and bldgs of which the Premises is a part, LL shall have first secured for T's benefit a written non-disturbance agreement, in the T may terminate the Lease. (Lease, Sec. 30.1, Pg. 28)	Renewal
Tenant Approval	No Lease Provision	Original Lease
Tenant Approval	No Lease Provision	Renewal
Tenant Improvement Allow.	Allowance Amount: \$25,000.00. Unused Portion Rent Credit: No Lease Provision. Payment Descriptions: LL will reimburse T a portion of the cost incurred by T in performing T's Remodeling ("Improvement Allowance"). The Improvement Allowance is \$25,000.00. Supervision/Management Fee: No Lease Provision. (1st Amend, Sec. 15, Pg. 5)	Original Lease
Tenant Improvement Allow.	Allowance Amount: \$25,000.00. Unused Portion Rent Credit: No Lease Provision. Payment Descriptions: LL will reimburse T a portion of the cost incurred by T in performing T's Remodeling ("Improvement Allowance"). The Improvement Allowance is \$25,000.00. Supervision/Management Fee: No Lease Provision. (1st Amend, Sec. 15, Pg. 5)	Renewal
Tenant Restrictions	T may not sell any items other than Electronics, appliances, video tapes, Cosmetics and fragrances (Lease, Sec. 7.1, Pg. 8(a); Exhibit J)	Original Lease
Tenant Restrictions	T may not sell any items other than Electronics, appliances, video tapes, Cosmetics and fragrances (Lease, Sec. 7.1, Pg. 8(a); Exhibit J)	Renewal
Tenant's Insurance Requirement	Comprehensive public liability insurance: \$500,000.00/person, \$1,000,000.00/accident. T may self-insurance, so long as T maintains a net worth = at least ten (10) million dollars. Property Damage Insurance: \$100,000.00. Additional Insured: LL. Insurance Rating: All insurance shall be maintained w/ insurance companies rated B+XV in "Best's Insurance Guide" and qualified to do business in state in which the Premises are located. (Lease, Sec. 14.1, 14.3, 14.5, Pg. 16-18)	Original Lease
Tenant's Insurance Requirement	Comprehensive public liability insurance: \$500,000.00/person, \$1,000,000.00/accident. T may self-insurance, so long as T maintains a net worth = at least ten (10) million dollars. Property Damage Insurance: \$100,000.00. Additional Insured: LL. Insurance Rating: All insurance shall be maintained w/ insurance companies rated B+XV in "Best's Insurance Guide" and qualified to do business in state in which the Premises are located. (Lease, Sec. 14.1, 14.3, 14.5, Pg. 16-18)	Renewal
Term Notes	Extension Term CD: 03/01/2020, Extension Term RCD: 03/01/2020 and Extension Term ED: 02/28/2025. (Notice) Lease Commencement Date: 11/17/1989. The date of Tenant's acceptance of the Premises. Rent Commencement Date: 11/17/1989. Expansion Space Rent Commencement Date: 09/01/2005. Lease Expiration Date: 02/29/2020. (1st Amend, Sec. 7, 14, Pg. 2, 4; Lease, Sec. 2.1, Pg. 2)	Renewal
Term Notes	Lease Commencement Date: 11/17/1989. The date of Tenant's acceptance of the Premises. Rent Commencement Date: 11/17/1989. Expansion Space Rent Commencement Date: 09/01/2005. Lease Expiration Date: 02/29/2020. (1st Amend, Sec. 7, 14, Pg. 2, 4; Lease, Sec. 2.1, Pg. 2)	Original Lease
TT Maintenance	At its expense, T shall maintain in good repair and condition the exposed interior plumbing, window glass, plate glass and doors, unless such damage is caused by a structural shift; heating and air conditioning systems; and the interior surfaces of the Premises. T shall use reasonable care and diligence to keep and maintain the Premises free from waste or nuisance and shall deliver the Premises to LL broom clean at the expiration of the Lease and in the condition T is required by the Lease to maintain the Premises. reasonable wear and tear and casualty being excepted. (Lease, Sec. 11, Pg. 15)	Original Lease
TT Maintenance	At its expense, T shall maintain in good repair and condition the exposed interior plumbing, window glass, plate glass and doors, unless such damage is caused by a structural shift; heating and air conditioning systems; and the interior surfaces of the Premises. T shall use reasonable care and diligence to keep and maintain the Premises free from waste or nuisance and shall deliver the Premises to LL broom clean at the expiration of the Lease and in the condition T is required by the Lease to maintain the Premises. reasonable wear and tear and casualty being excepted. (Lease, Sec. 11, Pg. 15)	Renewal
Utilities	Premises: T will pay before delinquency all charges for gas, water, electricity, and any other utility services used solely on the Premises during the term by T. Separately Metered/Non Separately Metered: LL, at its expense, shall cause the Premises to be individually metered for each utility service and provide the service connections specified on T'S Finishout Requirements and as otherwise customarily provided. If a utility does not allow or provide for separate metering, T will pay its share of the consumption charges based upon the ratio of the net usable ground floor area of the Premises to the total floor area of all bldgs covered by the utility bill. The utility charges for restaurants shall not be included w/in this calculation. In the event of any interruption in service, LL shall diligently pursue the resumption of service. During the period of such interruption, if such interruption is caused by the negligence of LL and if T is not able to conduct its customary level of sales for similar periods, LL and T agree to equitably adjust the rent for such period. (Lease, Sec. 17, Pg. 19)	Original Lease

## Utilities

Premises: T will pay before delinquency all charges for gas, water, electricity, and any other utility services used solely on the Renewal Premises during the term by T. Separately Metered/Non Separately Metered: LL, at its expense, shall cause the Premises to be individually metered for each utility service and provide the service connections specified on T'S Finishout Requirements and as otherwise customarily provided. If a utility does not allow or provide for separate metering, T will pay its share of the consumption charges based upon the ratio of the net usable ground floor area of the Premises to the total floor area of all bldgs covered by the utility bill. The utility charges for restaurants shall not be included w/in this calculation. In the event of any interruption in service, LL shall diligently pursue the resumption of service. During the period of such interruption, if such interruption is caused by the negligence of LL and if T is not able to conduct its customary level of sales for similar periods, LL and T agree to equitably adjust the rent for such period. (Lease, Sec. 17, Pg. 19)

Contacts					
Role	Company	Name	Address	Phone	Email
A/P Contact Name	Pier 1 Imports	Diane Arredondo	No address Listed	(817) 252-7810 x (Office)	DDARREDONDO@pier1.com
Additional Gross Sales Contact	Pier 1 Imports	Diane	No address Listed	(817) 252-7810 x (Office)	
Billing	Pier 1 Imports	Diane Arredondo	P.O. Box 161596,Fort Worth,TX 76161-1596	(817) 252-7810 x (Office)	DDARREDONDO@pier1.com
CAM	Pier 1 Imports	Diane Arredondo	P.O. Box 161596,Fort Worth,TX 76161-1596	(817) 252-7810 x (Office)	DDARREDONDO@pier1.com
Commercial Cafe Contact		Pier 1 Imports	No address Listed		
Emergency Contact Name	Pier 1 Imports	Jeanne Dea	No address Listed	(708) 289-8674 x (Home)	
Gross Sales	Pier 1 Imports	Pier 1 Imports (U.S.), Inc. - NAT- 1540	P.O. Box 161596,Fort Worth,TX 76161-1596		
Notice1	Pier 1 Imports (U.S.), Inc. 1540	Attn: Real Estate / Copy Legal Dept.	PO Box 961020,Fort Worth,TX 76161-0020		
Notice2	Pier 1 Imports (U.S.), Inc. 1540	Attn: Real Estate / Copy Legal Dept.	685 John B Sias Memorial Pkwy, Suite 255,Fort Worth,TX 76134		
Notice3	Pier 1 Imports	Pier 1 Imports (U.S), Inc.	685 John B Sias Memorial Pkwy,Fort Worth,TX 76134		
Notice4	Pier 1 Imports	Pier 1 Imports (U.S), Inc.	685 John B Sias Memorial Pkwy,Fort Worth,TX 76134		
RET Billing Contact	Pier 1 Imports	Diane Arredondo	No address Listed	(817) 252-7810 x (Office)	DDARREDONDO@pier1.com
Store Contact	Pier 1 Imports	Kim Kursell	15150 S. LaGrange Rd.,Orland Park,IL 60462		st1540@pier1.com
Store Contact	Pier 1 Imports	Pier 1 Imports (U.S.), Inc.	15150 S. LaGrange Rd.,Orland Park,IL 60462	(708) 403-9697 x (Office)	
Taxes	Pier 1 Imports	Diane Arredondo	P.O. Box 161596,Fort Worth,TX 76161-1596	(817) 252-7810 x (Office)	DDARREDONDO@pier1.com



Lease : Panera, Inc. (t0002599)

**Lease Information**

<b>Name</b>	Panera, Inc.	<b>Status</b>	Past
<b>DBA</b>	Panera Bread #600702	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	RESTAURANTS (WITHOUT LIQUOR)
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	4,200.00 (GLA)
<b>Customer</b>	Panera Bread	<b>Area</b>	(GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	0.00
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	0.00
		<b>Deposit</b>	0.00
<b>Primary Contact</b>		<b>Lease Term</b>	From 3/17/2001 To 1/1/2022
<b>Name</b>	Panera, LLC		
<b>Office Phone</b>			
<b>Cell Phone</b>			
<b>E-Mail</b>			

**Space**

<b>Unit</b>	<b>Building</b>	<b>Floor</b>	<b>Area</b>	<b>Amendment Type</b>
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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	3/17/2001	3/31/2001	4,064.52	Monthly	Monthly	Flat Amt	usd		4,200.00	0.97 / Mo	0.00	Original Lease	020
prev	Base Rent - Previous Owner	4/1/2001	3/31/2006	8,400.00	Monthly	Monthly	Flat Amt	usd		4,200.00	2.00 / Mo	0.00	Original Lease	020
prev	Base Rent - Previous Owner	4/1/2006	10/25/2006	9,100.00	Monthly	Monthly	Flat Amt	usd		4,200.00	2.17 / Mo	0.00	Original Lease	020
prev	Base Rent - Previous Owner	10/26/2006	3/31/2011	9,100.00	Monthly	Monthly	Flat Amt	usd		4,200.00	2.17 / Mo	0.00	Original Lease	020
prev	Base Rent - Previous Owner	4/1/2011	5/31/2013	9,800.00	Monthly	Monthly	Flat Amt	usd		4,200.00	2.33 / Mo	0.00	Original Lease	020
brre	Base Rent - Retail	6/1/2013	3/31/2016	9,800.00	Monthly	Monthly	Flat Amt	usd		4,200.00	2.33 / Mo	0.00	Original Lease	020
brre	Base Rent - Retail	4/1/2016	3/31/2021	10,500.00	Monthly	Monthly	Flat Amt	usd		4,200.00	2.50 / Mo	0.00	Original Lease	020
brre	Base Rent - Retail	4/1/2021	1/1/2022	10,500.00	Monthly	Monthly	Flat Amt	usd	0.00	4,200.00	2.50 / Mo	0.00	Renewal	020
came	CAM Estimated Escrow	6/1/2013	4/30/2014	883.83	Monthly	Monthly	Flat Amt	usd		4,200.00	0.21 / Mo	0.00	Original Lease	020
came	CAM Estimated Escrow	4/1/2014	4/30/2014	289.20	Monthly	Monthly	Flat Amt	usd		4,200.00	0.07 / Mo	0.00	Original Lease	020
came	CAM Estimated Escrow	5/1/2014	3/31/2015	956.13	Monthly	Monthly	Flat Amt	usd		4,200.00	0.23 / Mo	0.00	Original Lease	020
came	CAM Estimated Escrow	4/1/2015	11/30/2015	1,218.88	Monthly	Monthly	Flat Amt	usd		4,200.00	0.29 / Mo	0.00	Original Lease	020
came	CAM Estimated Escrow	12/1/2015	7/31/2017	1,218.88	Monthly	Monthly	Flat Amt	usd		4,200.00	0.29 / Mo	0.00	Original Lease	020
came	CAM Estimated Escrow	8/1/2017	9/30/2018	1,338.03	Monthly	Monthly	Flat Amt	usd	0.00	4,200.00	0.32 / Mo	0.00	Original Lease	020
came	CAM Estimated Escrow	10/1/2018	3/31/2021	1,282.54	Monthly	Monthly	Flat Amt	usd	0.00	4,200.00	0.31 / Mo	0.00	Original Lease	020
came	CAM Estimated Escrow	4/1/2021	1/1/2022	1,282.54	Monthly	Monthly	Flat Amt	usd	0.00	4,200.00	0.31 / Mo	0.00	Renewal	020
rete	Real Estate Tax Escrow	6/1/2013	10/31/2013	2,627.92	Monthly	Monthly	Flat Amt	usd		4,200.00	0.63 / Mo	0.00	Original Lease	020
rete	Real Estate Tax Escrow	11/1/2013	8/31/2014	2,045.53	Monthly	Monthly	Flat Amt	usd		4,200.00	0.49 / Mo	0.00	Original Lease	020
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	2,626.67	Monthly	Monthly	Flat Amt	usd		4,200.00	0.63 / Mo	0.00	Original Lease	020
rete	Real Estate Tax Escrow	10/1/2015	11/30/2015	2,215.69	Monthly	Monthly	Flat Amt	usd		4,200.00	0.53 / Mo	0.00	Original Lease	020
rete	Real Estate Tax Escrow	12/1/2015	10/31/2016	2,215.69	Monthly	Monthly	Flat Amt	usd		4,200.00	0.53 / Mo	0.00	Original Lease	020
rete	Real Estate Tax Escrow	11/1/2016	10/31/2017	2,461.88	Monthly	Monthly	Flat Amt	usd		4,200.00	0.59 / Mo	0.00	Original Lease	020
rete	Real Estate Tax Escrow	11/1/2017	11/30/2018	2,485.77	Monthly	Monthly	Flat Amt	usd	0.00	4,200.00	0.59 / Mo	0.00	Original Lease	020
rete	Real Estate Tax Escrow	12/1/2018	9/30/2019	2,455.09	Monthly	Monthly	Flat Amt	usd	0.00	4,200.00	0.58 / Mo	0.00	Original Lease	020
rete	Real Estate Tax Escrow	10/1/2019	3/31/2021	2,511.83	Monthly	Monthly	Flat Amt	usd	0.00	4,200.00	0.60 / Mo	0.00	Original Lease	020
rete	Real Estate Tax Escrow	4/1/2021	1/1/2022	2,511.83	Monthly	Monthly	Flat Amt	usd	0.00	4,200.00	0.60 / Mo	0.00	Renewal	020

## 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	4/1/2021	1/1/2022								Renewal	020
brre	Base Rent - Retail	6/1/2013	3/31/2016								Original Lease	020
brre	Base Rent - Retail	4/1/2016	3/31/2021								Original Lease	020

brre	Base Rent - Retail	4/1/2021	3/31/2021	HoldOver	020
came	CAM Estimated Escrow	4/1/2021	3/31/2021	HoldOver	020
came	CAM Estimated Escrow	8/1/2017	9/30/2018	Original Lease	020
came	CAM Estimated Escrow	10/1/2018	3/31/2021	Original Lease	020
came	CAM Estimated Escrow	5/1/2014	3/31/2015	Original Lease	020
came	CAM Estimated Escrow	4/1/2014	4/30/2014	Original Lease	020
came	CAM Estimated Escrow	4/1/2015	11/30/2015	Original Lease	020
came	CAM Estimated Escrow	12/1/2015	7/31/2017	Original Lease	020
came	CAM Estimated Escrow	6/1/2013	4/30/2014	Original Lease	020
came	CAM Estimated Escrow	4/1/2021	1/1/2022	Renewal	020
prev	Base Rent - Previous Owner	3/17/2001	3/31/2001	Original Lease	020
prev	Base Rent - Previous Owner	4/1/2001	3/31/2006	Original Lease	020
prev	Base Rent - Previous Owner	4/1/2006	10/25/2006	Original Lease	020
prev	Base Rent - Previous Owner	10/26/2006	3/31/2011	Original Lease	020
prev	Base Rent - Previous Owner	4/1/2011	5/31/2013	Original Lease	020
rete	Real Estate Tax Escrow	4/1/2021	1/1/2022	Renewal	020
rete	Real Estate Tax Escrow	6/1/2013	10/31/2013	Original Lease	020
rete	Real Estate Tax Escrow	12/1/2015	10/31/2016	Original Lease	020
rete	Real Estate Tax Escrow	11/1/2016	10/31/2017	Original Lease	020
rete	Real Estate Tax Escrow	10/1/2015	11/30/2015	Original Lease	020
rete	Real Estate Tax Escrow	9/1/2014	9/30/2015	Original Lease	020
rete	Real Estate Tax Escrow	11/1/2013	8/31/2014	Original Lease	020
rete	Real Estate Tax Escrow	11/1/2017	11/30/2018	Original Lease	020
rete	Real Estate Tax Escrow	12/1/2018	9/30/2019	Original Lease	020
rete	Real Estate Tax Escrow	10/1/2019	3/31/2021	Original Lease	020
rete	Real Estate Tax Escrow	4/1/2021	3/31/2021	HoldOver	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
Renewal	3rd Amendment	Activated	9	4/1/2021	1/1/2022	020
Original Lease	Original Lease	Superseded	241	3/17/2001	3/31/2021	020
HoldOver		Superseded	0	4/1/2021	3/31/2021	020

## Options

Type	Status	Start Date	Expiration Date	Notice Date	Description	Amendment Type
Termination	Active		1/1/2022	11/2/2021	LL Termination Right	Renewal
Renewal	Expired		3/31/2026	10/1/2025	3 of 3:5yr Rt. 1st Amend,Sec.3	Original Lease
Renewal	Expired		3/31/2021	10/2/2020	2 of 3-5 Years Option	Original Lease

## Other Lease Provisions / Clauses

Reference	Name	Description	Amendment Type
	Exclusivities-X	Except for existing tenants in the Shopping Center who currently have the right to sell fresh baked breads and bagels, Tenant shall have the exclusive right to sell the following items as a primary sales product; fresh baked breads and bagels.	HoldOver
	Exclusivities-X	Except for existing tenants in the Shopping Center who currently have the right to sell fresh baked breads and bagels, Tenant shall have the exclusive right to sell the following items as a primary sales product; fresh baked breads and bagels.	Original Lease
	Exclusivities-X	Except for existing tenants in the Shopping Center who currently have the right to sell fresh baked breads and bagels, Tenant shall have the exclusive right to sell the following items as a primary sales product; fresh baked breads and bagels.	Renewal
	Abatement	No Lease Provision	HoldOver
	Abatement	No Lease Provision	Original Lease
	Abatement	No Lease Provision	Renewal
	Access	LL shall have the right to enter upon the Premises at any reasonable time after, excepting emergencies, reasonable advance notice to T for the purpose of inspecting the same, or of making repairs to the Premises, or of making repairs, alterations or additions to adjacent Premises, or of showing the Premises to prospective purchasers, tenants or lenders. During the period that is six months prior to the end of the Lease Term LL shall have the right to erect on the Premises suitable signs indicating that the Premises are available for lease. (Lease, Sec. 10.1, Pg. 13)	HoldOver
	Access	LL shall have the right to enter upon the Premises at any reasonable time after, excepting emergencies, reasonable advance notice to T for the purpose of inspecting the same, or of making repairs to the Premises, or of making repairs, alterations or additions to adjacent Premises, or of showing the Premises to prospective purchasers, tenants or lenders. During the period that is six months prior to the end of the Lease Term LL shall have the right to erect on the Premises suitable signs indicating that the Premises are available for lease. (Lease, Sec. 10.1, Pg. 13)	Original Lease
	Access	LL shall have the right to enter upon the Premises at any reasonable time after, excepting emergencies, reasonable advance notice to T for the purpose of inspecting the same, or of making repairs to the Premises, or of making repairs, alterations or additions to adjacent Premises, or of showing the Premises to prospective purchasers, tenants or lenders. During the period that is six months prior to the end of the Lease Term LL shall have the right to erect on the Premises suitable signs indicating that the Premises are available for lease. (Lease, Sec. 10.1, Pg. 13)	Renewal
	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 grant leasehold mortgages or collateral assignments affecting the Lease, w/out first obtaining the written consent of LL. Profit Sharing: 100%. Assignment Fee: No Lease Provision. Permitted Assignment: T may, w/out LL's prior consent: (a) Assign or sublease the Lease, or sublet all or any part of the Premises to its parent (= means any entity that controls T means any entity that controls T) corporation or to any affiliate (= which is directly or indirectly controlled by or controlling any parent or subsidiary which is directly or indirectly controlled by or controlling any parent or subsidiary) of T, or to a joint venture for the operation of the business in the Premises, so long as T's joint venture partner does not participate in the management or operation of said business and further provided any such assignment or subletting is made for good business reasons and not for the sole purpose of avoiding the restrictions on assignments or subletting. Recapture Rights: No Lease Provision. (Lease, Sec. 17, Pg. 19-21)	HoldOver

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 Original Lease lease departments therein, nor grant leasehold mortgages or collateral assignments affecting the Lease, w/out first obtaining the written consent of LL. Profit Sharing: 100%. Assignment Fee: No Lease Provision. Permitted Assignment: T may, w/out LL's prior consent: (a) Assign or sublease the Lease, or sublet all or any part of the Premises to its parent (= means any entity that controls T means any entity that controls T) corporation or to any affiliate (= which is directly or indirectly controlled by or controlling any parent or subsidiary which is directly or indirectly controlled by or controlling any parent or subsidiary) of T, or to a joint venture for the operation of the business in the Premises, so long as T's joint venture partner does not participate in the management or operation of said business and further provided any such assignment or subletting is made for good business reasons and not for the sole purpose of avoiding the restrictions on assignments or subletting. Recapture Rights: No Lease Provision. (Lease, Sec. 17, Pg. 19-21)	
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 Renewal lease departments therein, nor grant leasehold mortgages or collateral assignments affecting the Lease, w/out first obtaining the written consent of LL. Profit Sharing: 100%. Assignment Fee: No Lease Provision. Permitted Assignment: T may, w/out LL's prior consent: (a) Assign or sublease the Lease, or sublet all or any part of the Premises to its parent (= means any entity that controls T means any entity that controls T) corporation or to any affiliate (= which is directly or indirectly controlled by or controlling any parent or subsidiary which is directly or indirectly controlled by or controlling any parent or subsidiary) of T, or to a joint venture for the operation of the business in the Premises, so long as T's joint venture partner does not participate in the management or operation of said business and further provided any such assignment or subletting is made for good business reasons and not for the sole purpose of avoiding the restrictions on assignments or subletting. Recapture Rights: No Lease Provision. (Lease, Sec. 17, Pg. 19-21)	
Base Rent	Rent Changeover Day: On or before the first day of each calendar month. Proration: If the CD is a date other than the first day of a calendar month, a prorated amount of the first full month's Monthly Payment shall be paid for the number of days from the CD to the end of the calendar month in which the CD falls. Lease Year: No Lease Provision. Prepaid Rent: No Lease Provision. (Lease, Sec. 4.2, Pg. 5)	HoldOver
Base Rent	Rent Changeover Day: On or before the first day of each calendar month. Proration: If the CD is a date other than the first day of a calendar month, a prorated amount of the first full month's Monthly Payment shall be paid for the number of days from the CD to the end of the calendar month in which the CD falls. Lease Year: No Lease Provision. Prepaid Rent: No Lease Provision. (Lease, Sec. 4.2, Pg. 5)	Original Lease
Base Rent	Rent Changeover Day: On or before the first day of each calendar month. Proration: If the CD is a date other than the first day of a calendar month, a prorated amount of the first full month's Monthly Payment shall be paid for the number of days from the CD to the end of the calendar month in which the CD falls. Lease Year: No Lease Provision. Prepaid Rent: No Lease Provision. (Lease, Sec. 4.2, Pg. 5)	Renewal
Brokers	None. (Lease, Sec. 28.8, Pg. 30-31)	HoldOver
Brokers	None. (Lease, Sec. 28.8, Pg. 30-31)	Original Lease
Brokers	None. (Lease, Sec. 28.8, Pg. 30-31)	Renewal
CAM Notes	PRS: T's Common Area Maintenance Charge shall be a fraction, the numerator of which shall be the number of SF in the Premises and the Denom of which shall be the number of RSF of all stores in the S/C which are rentable on January 1 of the applicable year. Denominator Exclusions: No Lease Provision. Estimates and its frequency: T's initial CAM Charge shall be \$1.34/SF or \$469.00/Month. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Capital Expense: The cost of the original construction of the S/C or any additions or expansions to the Common Area or the S/C and other items which under generally accepted accounting principles are properly classified as capital expenditures of any kind. Exclusion: Standard Exclusions. Reconciliation Deadline: The Common Area Maintenance Charge shall be payable monthly, in advance, at the same time and manner as the payment of the Minimum Rent, and shall be reconciled annually. Audit Right: No Lease Provision. (Lease, Sec. 1, 6, Pg. 1, 6-8)	HoldOver
CAM Notes	PRS: T's Common Area Maintenance Charge shall be a fraction, the numerator of which shall be the number of SF in the Premises and the Denom of which shall be the number of RSF of all stores in the S/C which are rentable on January 1 of the applicable year. Denominator Exclusions: No Lease Provision. Estimates and its frequency: T's initial CAM Charge shall be \$1.34/SF or \$469.00/Month. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Capital Expense: The cost of the original construction of the S/C or any additions or expansions to the Common Area or the S/C and other items which under generally accepted accounting principles are properly classified as capital expenditures of any kind. Exclusion: Standard Exclusions. Reconciliation Deadline: The Common Area Maintenance Charge shall be payable monthly, in advance, at the same time and manner as the payment of the Minimum Rent, and shall be reconciled annually. Audit Right: No Lease Provision. (Lease, Sec. 1, 6, Pg. 1, 6-8)	Original Lease

CAM Notes	PRS: T's Common Area Maintenance Charge shall be a fraction, the numerator of which shall be the number of SF in the Premises and the Denom of which shall be the number of RSF of all stores in the S/C which are rentable on January 1 of the applicable year. Denominator Exclusions: No Lease Provision. Estimates and its frequency: T's initial CAM Charge shall be \$1.34/SF or \$469.00/Month. Base Year: No Lease Provision. Gross Up: No Lease Provision. Management Fee: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Capital Expense: The cost of the original construction of the S/C or any additions or expansions to the Common Area or the S/C and other items which under generally accepted accounting principles are properly classified as capital expenditures of any kind. Exclusion: Standard Exclusions. Reconciliation Deadline: The Common Area Maintenance Charge shall be payable monthly, in advance, at the same time and manner as the payment of the Minimum Rent, and shall be reconciled annually. Audit Right: No Lease Provision. (Lease, Sec. 1, 6, Pg. 1, 6-8)	Renewal
Co-Tenancy	No Lease Provision	HoldOver
Co-Tenancy	No Lease Provision	Original Lease
Co-Tenancy	No Lease Provision	Renewal
Default	Monetary: Five days after written notice thereof to T. Non-Monetary: W/in 20 days after written notice thereof to T. (Lease, Sec. 19.1, Pg. 23)	HoldOver
Default	Monetary: Five days after written notice thereof to T. Non-Monetary: W/in 20 days after written notice thereof to T. (Lease, Sec. 19.1, Pg. 23)	Original Lease
Default	Monetary: Five days after written notice thereof to T. Non-Monetary: W/in 20 days after written notice thereof to T. (Lease, Sec. 19.1, Pg. 23)	Renewal
Estoppel	W/in ten (10) days after demand therefor an Estoppel Certificate. (Lease, Sec. 28.9, Pg. 31)	HoldOver
Estoppel	W/in ten (10) days after demand therefor an Estoppel Certificate. (Lease, Sec. 28.9, Pg. 31)	Original Lease
Estoppel	W/in ten (10) days after demand therefor an Estoppel Certificate. (Lease, Sec. 28.9, Pg. 31)	Renewal
Go Dark Right	If at any time after the CD the Premises shall cease to be open for business for more than six (6) months except for (a) act of God, war, fire, casualty, eminent domain, strike, shortage of labor or materials or other cause beyond T's reasonable control, other than financial inability, or (b) as a result of remodeling or refixturing or (c) in connection w/ a change in the entity operating the business conducted in the Premises, LL may thereupon, but only so long as the Premises shall not have reopened for business, at LL's option, by not less than 90 days' prior written notice to T, terminate the Lease. (Lease, Sec. 28.23, Pg. 33-34)	HoldOver
Go Dark Right	If at any time after the CD the Premises shall cease to be open for business for more than six (6) months except for (a) act of God, war, fire, casualty, eminent domain, strike, shortage of labor or materials or other cause beyond T's reasonable control, other than financial inability, or (b) as a result of remodeling or refixturing or (c) in connection w/ a change in the entity operating the business conducted in the Premises, LL may thereupon, but only so long as the Premises shall not have reopened for business, at LL's option, by not less than 90 days' prior written notice to T, terminate the Lease. (Lease, Sec. 28.23, Pg. 33-34)	Original Lease
Go Dark Right	If at any time after the CD the Premises shall cease to be open for business for more than six (6) months except for (a) act of God, war, fire, casualty, eminent domain, strike, shortage of labor or materials or other cause beyond T's reasonable control, other than financial inability, or (b) as a result of remodeling or refixturing or (c) in connection w/ a change in the entity operating the business conducted in the Premises, LL may thereupon, but only so long as the Premises shall not have reopened for business, at LL's option, by not less than 90 days' prior written notice to T, terminate the Lease. (Lease, Sec. 28.23, Pg. 33-34)	Renewal
Guar/L.C./Indem.	No Lease Provision	HoldOver
Guar/L.C./Indem.	No Lease Provision	Original Lease
Guar/L.C./Indem.	No Lease Provision	Renewal
Holdover	W/ LL's Consent, MTM tenancy at 200% of last payable Base Rent and 100% of Additional Rent. (Lease, Sec. 21.1, Pg. 27)	HoldOver
Holdover	W/ LL's Consent, MTM tenancy at 200% of last payable Base Rent and 100% of Additional Rent. (Lease, Sec. 21.1, Pg. 27)	Original Lease
Holdover	W/ LL's Consent, MTM tenancy at 200% of last payable Base Rent and 100% of Additional Rent. (Lease, Sec. 21.1, Pg. 27)	Renewal
Insurance	PRS: T's PRS of the cost of Insurance on the S/C shall be computed by multiplying the cost of Insurance by a fraction, the numerator of which shall be the number of SF in the Premises and the Denom of which shall be the number of RSF of all stores in the S/C which are rentable on January 1 of the applicable year. Denominator Exclusions: No Lease Provision. Estimates and its frequency: T's initial monthly Insurance Payment shall be \$0.04/SF or \$14.00/Month. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: The Insurance Payment is subject to increase or decrease as determined by LL to reflect an accurate estimate of T's PRS of the Insurance, and such payments shall be reconciled annually. Audit Right: No Lease Provision. (Lease, Sec. 1, 13.3, Pg. 2, 15-16)	HoldOver

Insurance	PRS: T's PRS of the cost of Insurance on the S/C shall be computed by multiplying the cost of Insurance by a fraction, the numerator of which shall be the number of SF in the Premises and the Denom of which shall be the number of RSF of all stores in the S/C which are rentable on January 1 of the applicable year. Denominator Exclusions: No Lease Provision. Estimates and its frequency: T's initial monthly Insurance Payment shall be \$0.04/SF or \$14.00/Month. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: The Insurance Payment is subject to increase or decrease as determined by LL to reflect an accurate estimate of T's PRS of the Insurance, and such payments shall be reconciled annually. Audit Right: No Lease Provision. (Lease, Sec. 1, 13.3, Pg. 2, 15-16)	Original Lease
Insurance	PRS: T's PRS of the cost of Insurance on the S/C shall be computed by multiplying the cost of Insurance by a fraction, the numerator of which shall be the number of SF in the Premises and the Denom of which shall be the number of RSF of all stores in the S/C which are rentable on January 1 of the applicable year. Denominator Exclusions: No Lease Provision. Estimates and its frequency: T's initial monthly Insurance Payment shall be \$0.04/SF or \$14.00/Month. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: The Insurance Payment is subject to increase or decrease as determined by LL to reflect an accurate estimate of T's PRS of the Insurance, and such payments shall be reconciled annually. Audit Right: No Lease Provision. (Lease, Sec. 1, 13.3, Pg. 2, 15-16)	Renewal
Landlord Work	T accepts Premises in an "as-is " condition. LL shall contribute \$20. 00 per SF payable upon receipt of final waivers of lien from T's general contractor and all sub-contractors. (Lease, Exhibit C, Pg. 37)	HoldOver
Landlord Work	T accepts Premises in an "as-is " condition. LL shall contribute \$20. 00 per SF payable upon receipt of final waivers of lien from T's general contractor and all sub-contractors. (Lease, Exhibit C, Pg. 37)	Original Lease
Landlord Work	T accepts Premises in an "as-is " condition. LL shall contribute \$20. 00 per SF payable upon receipt of final waivers of lien from T's general contractor and all sub-contractors. (Lease, Exhibit C, Pg. 37)	Renewal
Late Fee	Late Charge: If T should fail to pay to LL w/in five days of any installment of rent or other sum to be paid, T will pay LL on demand a late charge of 5% of such installment or other sum overdue in any month (w/ a minimum charge of \$50.00 in any one month). Interest: T shall pay to LL upon demand as additional rental the premium cost thereof plus interest at the rate of the lesser of (i) the maximum amount permitted by law, and (ii) the prime rate of interest plus 5% per annum (the "Default Rate"). NSF Fee: No Lease Provision. (Lease, Sec. 13.2, 25.1, Pg. 15, 29)	HoldOver
Late Fee	Late Charge: If T should fail to pay to LL w/in five days of any installment of rent or other sum to be paid, T will pay LL on demand a late charge of 5% of such installment or other sum overdue in any month (w/ a minimum charge of \$50.00 in any one month). Interest: T shall pay to LL upon demand as additional rental the premium cost thereof plus interest at the rate of the lesser of (i) the maximum amount permitted by law, and (ii) the prime rate of interest plus 5% per annum (the "Default Rate"). NSF Fee: No Lease Provision. (Lease, Sec. 13.2, 25.1, Pg. 15, 29)	Original Lease
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List of Documents	1. Lease Agreement dated 12/18/2000. 2. Option Letter dated 09/08/2010. 3. Lease Amendment dated 01/30/2012. 4. Second Amendment to Lease dated 09/25/2015 Notice letter dated 8/21/2020: TT elects to not renew the lease. Term will naturally expire on 3/31/2021 (DW)	HoldOver
List of Documents	1. Lease Agreement dated 12/18/2000. 2. Option Letter dated 09/08/2010. 3. Lease Amendment dated 01/30/2012. 4. Second Amendment to Lease dated 09/25/2015 Notice letter dated 8/21/2020: TT elects to not renew the lease. Term will naturally expire on 3/31/2021 (DW)	Original Lease
List of Documents	Lease Agreement dated 12/18/2000. Option Letter dated 09/08/2010. Lease Amendment dated 01/30/2012. Second Amendment to Lease dated 09/25/2015. Notice letter dated 8/21/2020: TT elects to not renew the lease. Term will naturally expire on 3/31/2021. 3rd Amendment dated 3/25/2021.	Renewal
LL Maintenance	LL shall at its expense, keep the roof, roof drains, downspouts, foundation and the structural soundness of the Premises, including exterior walls (except store fronts, plate glass windows, doors, door closure devices, window and door frames, molding, locks and hardware and painting or other treatment of interior walls), in good repair and replace when necessary the roof of the Premises, except that LL shall not be required to pay for any repairs occasioned by the act or negligence of T, its agents, employees, subtenants, tenants and concessionaires, which repairs shall be paid for by T, except any such repairs which would be paid for by insurance proceeds to which T is entitled, including the amount of any insurance deductible required to be paid under any insurance policy. LL shall, however, be required to make any repairs occasioned by the act or negligence of LL, its agents, employees, subtenants, tenants, and concessionaires, which repairs shall be paid for by LL; except any such repairs which would be paid for by insurance proceeds to which LL is entitled, including the amount of any insurance deductible required to be paid under any insurance policy. (Lease, Sec. 8.1, Pg. 11)	HoldOver

LL Maintenance	LL shall at its expense, keep the roof, roof drains, downspouts, foundation and the structural soundness of the Premises, including exterior walls (except store fronts, plate glass windows, doors, door closure devices, window and door frames, molding, locks and hardware and painting or other treatment of interior walls), in good repair and replace when necessary the roof of the Premises, except that LL shall not be required to pay for any repairs occasioned by the act or negligence of T, its agents, employees, subtenants, tenants and concessionaires, which repairs shall be paid for by T, except any such repairs which would be paid for by insurance proceeds to which T is entitled, including the amount of any insurance deductible required to be paid under any insurance policy. LL shall, however, be required to make any repairs occasioned by the act or negligence of LL, its agents, employees, subtenants, tenants, and concessionaires, which repairs shall be paid for by LL; except any such repairs which would be paid for by insurance proceeds to which LL is entitled, including the amount of any insurance deductible required to be paid under any insurance policy. (Lease, Sec. 8.1, Pg. 11)	Original Lease
LL Maintenance	LL shall at its expense, keep the roof, roof drains, downspouts, foundation and the structural soundness of the Premises, including exterior walls (except store fronts, plate glass windows, doors, door closure devices, window and door frames, molding, locks and hardware and painting or other treatment of interior walls), in good repair and replace when necessary the roof of the Premises, except that LL shall not be required to pay for any repairs occasioned by the act or negligence of T, its agents, employees, subtenants, tenants and concessionaires, which repairs shall be paid for by T, except any such repairs which would be paid for by insurance proceeds to which T is entitled, including the amount of any insurance deductible required to be paid under any insurance policy. LL shall, however, be required to make any repairs occasioned by the act or negligence of LL, its agents, employees, subtenants, tenants, and concessionaires, which repairs shall be paid for by LL; except any such repairs which would be paid for by insurance proceeds to which LL is entitled, including the amount of any insurance deductible required to be paid under any insurance policy. (Lease, Sec. 8.1, Pg. 11)	Renewal
Miscellaneous	Trash: T shall store all trash and garbage w/in the Premises or w/in dumpster or trash area located outside and to the rear of the Premises, arranging for the regular pickup of such trash and garbage at T's expense. T will store all trash and garbage w/in the area reasonably designated by LL for such trash pickup and removal and only in receptacles of the size, design and color from time to time reasonably prescribed by LL. Roof: Use of the roof above the Premises is reserved to the LL., except that so long as T otherwise complies w/ the Lease, T may make roof penetrations deemed appropriate by T. (Lease, Sec. 7.4, 10.2, Pg. 9, 13)	HoldOver
Miscellaneous	Trash: T shall store all trash and garbage w/in the Premises or w/in dumpster or trash area located outside and to the rear of the Premises, arranging for the regular pickup of such trash and garbage at T's expense. T will store all trash and garbage w/in the area reasonably designated by LL for such trash pickup and removal and only in receptacles of the size, design and color from time to time reasonably prescribed by LL. Roof: Use of the roof above the Premises is reserved to the LL., except that so long as T otherwise complies w/ the Lease, T may make roof penetrations deemed appropriate by T. (Lease, Sec. 7.4, 10.2, Pg. 9, 13)	Original Lease
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OEA Notes	No Lease Provision	HoldOver
OEA Notes	No Lease Provision	Original Lease
OEA Notes	No Lease Provision	Renewal
Outparcel Restriction	No Lease Provision	HoldOver
Outparcel Restriction	No Lease Provision	Original Lease
Outparcel Restriction	No Lease Provision	Renewal
Overtime HVAC	No Lease Provision	HoldOver
Overtime HVAC	No Lease Provision	Original Lease
Overtime HVAC	No Lease Provision	Renewal
Parking	LL may from time to time substitute for any parking area other areas reasonably accessible to the tenants of the S/C so long as such substitution has no adverse effect on visibility, parking access, egress or traffic flow w/ respect to the Premises subject, however, to the requirements of all public authorities having jurisdiction. T shall not provide valet parking in the parking areas of the S/C w/out LL's prior written consent. (Lease, Sec. 6.2, Pg. 6)	HoldOver
Parking	LL may from time to time substitute for any parking area other areas reasonably accessible to the tenants of the S/C so long as such substitution has no adverse effect on visibility, parking access, egress or traffic flow w/ respect to the Premises subject, however, to the requirements of all public authorities having jurisdiction. T shall not provide valet parking in the parking areas of the S/C w/out LL's prior written consent. (Lease, Sec. 6.2, Pg. 6)	Original Lease
Parking	LL may from time to time substitute for any parking area other areas reasonably accessible to the tenants of the S/C so long as such substitution has no adverse effect on visibility, parking access, egress or traffic flow w/ respect to the Premises subject, however, to the requirements of all public authorities having jurisdiction. T shall not provide valet parking in the parking areas of the S/C w/out LL's prior written consent. (Lease, Sec. 6.2, Pg. 6)	Renewal



Penalty for Violating Exclusive	No Lease Provision	HoldOver
Penalty for Violating Exclusive	No Lease Provision	Original Lease
Penalty for Violating Exclusive	No Lease Provision	Renewal
Percentage Rent Information	Percentage Rent rate: No Lease Provision. Breakpoint Type: No Lease Provision. Sales Report Frequency: On or before the 15th day of each calendar month during the term of the Lease, T shall prepare and deliver to LL at the place designated by LL a statement of Gross Sales made during the preceding calendar month certified by T. Payment Frequency: No Lease Provision. Sales Exclusions: Gross Sales shall not include, (i) any sums collected and paid out for any sales or direct excise tax imposed by any duly constituted governmental authority, (ii) the exchange of merchandise between the stores of T, if any, where such exchanges are made primarily for the convenient operation of the business of T and not for the purpose of consummating a sale which has theretofore been made in or from the Premises or for the purpose of depriving LL of the benefit of a sale which otherwise would be made in or from the Premises, (iii) the amount of returns to shippers, distributors or manufacturers, (iv) the amount of any cash or credit refund made upon any sale where the merchandise sold, or some part thereof, is thereafter returned by purchaser and accepted by T, (v) sales of T's fixtures, (vi) the amount of any third party credit card fees, (vii) sales from vending machines designed for the use of employees, including pay telephones and pay toilets, (viii) sales to employees at a discount, (ix) sales of fixtures, equipment and supplies which are not part of T's stock in trade, nor (x) gift certificates, until such time as same have been converted into a sale by redemption at the Premises. Recapture Rights: No Lease Provision. Audit Right: No Lease Provision. (Lease, Sec. 1, 5.1, Pg. 1-2, 5)	HoldOver
Percentage Rent Information	Percentage Rent rate: No Lease Provision. Breakpoint Type: No Lease Provision. Sales Report Frequency: On or before the 15th day of each calendar month during the term of the Lease, T shall prepare and deliver to LL at the place designated by LL a statement of Gross Sales made during the preceding calendar month certified by T. Payment Frequency: No Lease Provision. Sales Exclusions: Gross Sales shall not include, (i) any sums collected and paid out for any sales or direct excise tax imposed by any duly constituted governmental authority, (ii) the exchange of merchandise between the stores of T, if any, where such exchanges are made primarily for the convenient operation of the business of T and not for the purpose of consummating a sale which has theretofore been made in or from the Premises or for the purpose of depriving LL of the benefit of a sale which otherwise would be made in or from the Premises, (iii) the amount of returns to shippers, distributors or manufacturers, (iv) the amount of any cash or credit refund made upon any sale where the merchandise sold, or some part thereof, is thereafter returned by purchaser and accepted by T, (v) sales of T's fixtures, (vi) the amount of any third party credit card fees, (vii) sales from vending machines designed for the use of employees, including pay telephones and pay toilets, (viii) sales to employees at a discount, (ix) sales of fixtures, equipment and supplies which are not part of T's stock in trade, nor (x) gift certificates, until such time as same have been converted into a sale by redemption at the Premises. Recapture Rights: No Lease Provision. Audit Right: No Lease Provision. (Lease, Sec. 1, 5.1, Pg. 1-2, 5)	Original Lease
Percentage Rent Information	Percentage Rent rate: No Lease Provision. Breakpoint Type: No Lease Provision. Sales Report Frequency: On or before the 15th day of each calendar month during the term of the Lease, T shall prepare and deliver to LL at the place designated by LL a statement of Gross Sales made during the preceding calendar month certified by T. Payment Frequency: No Lease Provision. Sales Exclusions: Gross Sales shall not include, (i) any sums collected and paid out for any sales or direct excise tax imposed by any duly constituted governmental authority, (ii) the exchange of merchandise between the stores of T, if any, where such exchanges are made primarily for the convenient operation of the business of T and not for the purpose of consummating a sale which has theretofore been made in or from the Premises or for the purpose of depriving LL of the benefit of a sale which otherwise would be made in or from the Premises, (iii) the amount of returns to shippers, distributors or manufacturers, (iv) the amount of any cash or credit refund made upon any sale where the merchandise sold, or some part thereof, is thereafter returned by purchaser and accepted by T, (v) sales of T's fixtures, (vi) the amount of any third party credit card fees, (vii) sales from vending machines designed for the use of employees, including pay telephones and pay toilets, (viii) sales to employees at a discount, (ix) sales of fixtures, equipment and supplies which are not part of T's stock in trade, nor (x) gift certificates, until such time as same have been converted into a sale by redemption at the Premises. Recapture Rights: No Lease Provision. Audit Right: No Lease Provision. (Lease, Sec. 1, 5.1, Pg. 1-2, 5)	Renewal
Permitted Use	Permitted Use means the operation of a bakery/cafe; for selling at retail for on-Premises consumption premium quality breads, bagels, pastries, salads, muffins, cookies, hot and cold non-alcoholic beverages, fresh and frozen yogurt, sandwiches, soups, potato chips and other related incidentals; for catering the foregoing items; for the sale at retail of ground coffee, coffee beans, gourmet teas and items used in the home preparation and consumption of coffee and tea; and, T shall have the limited right to modify its permitted use only so long as a majority of all T's stores in the metropolitan Chicago area make an identical change to their respective menus and only so long as the change to the menu is a natural and incremental extension of the original use and menu which is hereby allowed, providing it does not conflict w/ existing exclusives in the center. No other purpose will be permitted w/out LL's consent. (Lease, Sec. 1, 7.1, Pg. 2-3, 8)	HoldOver
Permitted Use	Permitted Use means the operation of a bakery/cafe; for selling at retail for on-Premises consumption premium quality breads, bagels, pastries, salads, muffins, cookies, hot and cold non-alcoholic beverages, fresh and frozen yogurt, sandwiches, soups, potato chips and other related incidentals; for catering the foregoing items; for the sale at retail of ground coffee, coffee beans, gourmet teas and items used in the home preparation and consumption of coffee and tea; and, T shall have the limited right to modify its permitted use only so long as a majority of all T's stores in the metropolitan Chicago area make an identical change to their respective menus and only so long as the change to the menu is a natural and incremental extension of the original use and menu which is hereby allowed, providing it does not conflict w/ existing exclusives in the center. No other purpose will be permitted w/out LL's consent. (Lease, Sec. 1, 7.1, Pg. 2-3, 8)	Original Lease

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Premises Notes	T leases approximately 4,200 SF in Space 15252 of the S/C. (Lease, Sec. 1, Pg. 1)	HoldOver
Premises Notes	T leases approximately 4,200 SF in Space 15252 of the S/C. (Lease, Sec. 1, Pg. 1)	Original Lease
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Prohibited Use	T shall not conduct w/in the Premises any fire, auction or bankruptcy sales or operate w/in the Premises a "wholesale" or "factory outlet" store, a cooperative store, a "second hand" store, a "surplus" store or a store commonly referred to as "discount house". T shall not advertise that it sells products or services at "discount", "cut- price", or "cut-rate" prices. T shall not permit any objectionable or unpleasant odors to emanate from the Premises, nor place or permit any radio, television, loud-speaker or amplifier on the roof or outside the Premises or where the same can be seen or heard outside the Premises or in the Common Area, nor place an antenna, awning or other projection on the exterior of the Premises, nor solicit business or distribute leaflets or other advertising material in the Common Area, nor take any other action which in the exclusive judgment of LL, reasonably exercised, would constitute a nuisance or would disturb or endanger other tenants of the S/C or unreasonably interfere w/ their use of their respective Premises, nor do anything which would tend to injure the reputation of the S/C. T acknowledges that T's permitted use does not include use of the Premises for: i. Sales of wicker and rattan furniture from an area greater than 10% of the T's sales area; ii. A store, which as its primary business, sells traditional custom upholstered furnishings. See Lease for complete details. (Lease, Sec. 7.3, Pg. 9)	HoldOver
Prohibited Use	T shall not conduct w/in the Premises any fire, auction or bankruptcy sales or operate w/in the Premises a "wholesale" or "factory outlet" store, a cooperative store, a "second hand" store, a "surplus" store or a store commonly referred to as "discount house". T shall not advertise that it sells products or services at "discount", "cut- price", or "cut-rate" prices. T shall not permit any objectionable or unpleasant odors to emanate from the Premises, nor place or permit any radio, television, loud-speaker or amplifier on the roof or outside the Premises or where the same can be seen or heard outside the Premises or in the Common Area, nor place an antenna, awning or other projection on the exterior of the Premises, nor solicit business or distribute leaflets or other advertising material in the Common Area, nor take any other action which in the exclusive judgment of LL, reasonably exercised, would constitute a nuisance or would disturb or endanger other tenants of the S/C or unreasonably interfere w/ their use of their respective Premises, nor do anything which would tend to injure the reputation of the S/C. T acknowledges that T's permitted use does not include use of the Premises for: i. Sales of wicker and rattan furniture from an area greater than 10% of the T's sales area; ii. A store, which as its primary business, sells traditional custom upholstered furnishings. See Lease for complete details. (Lease, Sec. 7.3, Pg. 9)	Original Lease
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Promotion Fund	No Lease Provision	HoldOver
Promotion Fund	No Lease Provision	Original Lease
Promotion Fund	No Lease Provision	Renewal
Radius Restrictions	No Lease Provision	HoldOver
Radius Restrictions	No Lease Provision	Original Lease
Radius Restrictions	No Lease Provision	Renewal
REA Notes	No Lease Provision	HoldOver
REA Notes	No Lease Provision	Original Lease
REA Notes	No Lease Provision	Renewal

Real estate Tax	PRS: T's PRS of the Taxes on the S/C shall be computed by multiplying the Taxes by a fraction, the numerator of which shall be the number of SF in the Premises and the Denom of which shall be the number of RSF of all stores in the S/C which are rentable on January 1 of the applicable year. Denominator Exclusions: No Lease Provision. Estimates and its frequency: T's initial Tax Payment shall be \$5.94/SF or \$2,079.00/Month. Base Year: No Lease Provision. Admin Fee: No Lease Provision. CAP: No Lease Provision. Exclusion: No Lease Provision. Reconciliation Deadline: The initial Tax Payment is subject to increase or decrease as determined by LL to reflect an accurate estimate of T's PRS of the Taxes on the S/C, and such payments shall be reconciled annually. Audit Right: No Lease Provision. (Lease, Sec. 1, 18.2, Pg. 3, 22)	HoldOver
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Sales Kickout	No Lease Provision	HoldOver
Sales Kickout	No Lease Provision	Original Lease
Sales Kickout	No Lease Provision	Renewal
Security Deposit	No Lease Provision	HoldOver
Security Deposit	No Lease Provision	Original Lease
Security Deposit	No Lease Provision	Renewal
Signage	Consent: T shall not, w/out LL's prior written consent (a) make any changes to or paint the store front; or (b) install any exterior lighting, decorations or paintings; or (c) erect or install any signs, window or door lettering, placards, decorations or advertising media of any type which can be viewed from the exterior of the Premises, excepting only dignified displays of customary type for its display windows. All signs, decorations and advertising media shall conform in all respects to the sign criteria established by LL for the S/C from time to time in the exercise of its sole discretion reasonably exercised, and shall be subject to the prior written approval of LL as to construction, method of attachment, size, shape, height, lighting, color and general appearance. Signage Rights: T agrees to have erected and/or installed and fully operative before the CD of the Lease all signs in accordance w/ LL's sign criteria. Pylon Sign: No Lease Provision. (Lease, Sec. 11, Pg. 13)	HoldOver
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Special Provisions	No Lease Provision	HoldOver
Special Provisions	No Lease Provision	Original Lease
Special Provisions	No Lease Provision	Renewal
Storage	No Lease Provision	HoldOver
Storage	No Lease Provision	Original Lease
Storage	No Lease Provision	Renewal

Subordination	T accepts the Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter created upon the Premises or the S/C, and to any renewals and extensions hereof, but T agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to the Lease. LL is hereby irrevocably vested w/ full power and authority to subordinate the Lease to any mortgage, deed of trust or other lien hereafter placed upon the Premises or the S/C, and T agrees upon demand to execute such further instruments subordinating the Lease as LL may request. (Lease, Sec. 22.1, Pg. 27)	HoldOver
Subordination	T accepts the Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter created upon the Premises or the S/C, and to any renewals and extensions hereof, but T agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to the Lease. LL is hereby irrevocably vested w/ full power and authority to subordinate the Lease to any mortgage, deed of trust or other lien hereafter placed upon the Premises or the S/C, and T agrees upon demand to execute such further instruments subordinating the Lease as LL may request. (Lease, Sec. 22.1, Pg. 27)	Original Lease
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Tenant Approval	No Lease Provision	HoldOver
Tenant Approval	No Lease Provision	Original Lease
Tenant Approval	No Lease Provision	Renewal
Tenant Improvement Allow.	Allowance Amount: \$42,650.00. Unused Portion Rent Credit: No Lease Provision. Payment Descriptions: LL will pay to T the T Improvement Allowance, no later than 30 days after the submission by T to LL of copies of invoices for labor, materials or equipment charges equal to T Improvement Allowance incurred by T in connection w/ the completion of T's improvements. LL fails to pay LL's Cash Allowance in full as provided for herein, interest on the unpaid amount shall be payable from the due date until fully paid at a rate of 10%, until such allowance has been fully paid. Supervision/Management Fee: No Lease Provision. (2nd Amend, Sec. 3, Pg. 1; 1st Amend, Sec. 10, Pg. 3)	HoldOver
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Tenant Restrictions	T shall not use the Premises or permit the Premises to be used (i) for any purpose or in any manner that violates any Legal Requirements (as hereinafter defined); (ii) for the sale, rental or display of drug paraphernalia, or any goods and/or services that, in the sole and absolute discretion of LL, are inconsistent w/ the image of a community or family-oriented center; (iii) as a massage parlor, adult bookstore or second-hand store; (iv) to operate any video, pinball or other gaming machines. See Lease for complete details. (Lease, Sec. 5.1, Pg. 6)	HoldOver
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Tenant's Insurance Requirement	T shall procure and maintain throughout the Lease Term, the limits of such policy or policies to be in an amount not less than \$1,000,000 in respect of injuries to or death of any one person, and in an amount not less than \$2,000,000 in respect of any one accident or disaster. Property Damage: in an amount not less than \$250,000 in respect of property damaged or destroyed, on an occurrence basis, and written by insurance companies qualified to do business in Illinois. Blanket & Umbrella Coverage Insurance: Any such insurance made be blanket w/ other locations of T and may be effected by a combination of basic and excess or so-called umbrella coverage. T may maintain a reasonable deductible w/ respect to such insurance. Additional Insured: LL, LL's managing agent, and LL's mortgagee. (Lease, Sec. 13.2, Pg. 15)	HoldOver

Tenant's Insurance Requirement	T shall procure and maintain throughout the Lease Term, the limits of such policy or policies to be in an amount not less than Original Lease \$1,000,000 in respect of injuries to or death of any one person, and in an amount not less than \$2,000,000 in respect of any one accident or disaster. Property Damage: in an amount not less than \$250,000 in respect of property damaged or destroyed, on an occurrence basis, and written by insurance companies qualified to do business in Illinois. Blanket & Umbrella Coverage Insurance: Any such insurance made be blanket w/ other locations of T and may be effected by a combination of basic and excess or so-called umbrella coverage. T may maintain a reasonable deductible w/ respect to such insurance. Additional Insured: LL, LL's managing agent, and LL's mortgagee. (Lease, Sec. 13.2, Pg. 15)	
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Term Notes	LCD: CD shall be 90 days after LL delivers the premises to T, or the date upon which T opens the Premises to the public for business, whichever first occurs. Lease is contingent with respect to the LCD. Hence, Abstract reflects the CD as 03/17/2001 as per JDE Report. RCD: Lease reflects Rent shall commence on the CD. Hence, Abstract reflects RCD as 03/17/2001. ED: 03/31/2021. (Lease, Sec. 1, 4.2, Pg. 1, 5)	HoldOver
Term Notes	LCD: CD shall be 90 days after LL delivers the premises to T, or the date upon which T opens the Premises to the public for business, whichever first occurs. Lease is contingent with respect to the LCD. Hence, Abstract reflects the CD as 03/17/2001 as per JDE Report. RCD: Lease reflects Rent shall commence on the CD. Hence, Abstract reflects RCD as 03/17/2001. ED: 03/31/2021. (Lease, Sec. 1, 4.2, Pg. 1, 5)	Original Lease
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TT Maintenance	T shall furnish, maintain and replace all electric light bulbs, tubes and tube casings for the Premises. T shall keep the Premises in good, clean condition and shall, at its sole cost and expense, make all needed repairs and replacements, including replacement of cracked or broken glass, except for repairs and replacements required to be made by LL. T shall keep all plumbing units, pipes and connections free from obstruction and protected against ice and freezing. HVAC: Maintenance, repair and replacement of the air conditioning and heating equipment shall be T's sole responsibility. T shall, at its own cost and expense, enter into a regularly scheduled preventive maintenance/service contract w/ a maintenance contractor reasonably approved by LL, for servicing all HVAC systems and equipment servicing the Premises. The service contract must include all services suggested by the equipment manufacturer in the operation/maintenance manual, and must become effective w/in 30 days of the CD. (Lease, Sec. 8.2 - 8.4, Pg. 11-12)	HoldOver
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Utilities	Premises: T shall promptly pay all charges for electricity, water, gas, telephone service, sewerage service and other utilities furnished to the Premises and shall promptly pay any maintenance charges assessed by LL therefor. Non-Separately Metered: LL may, if it so elects, furnish one or more utility services to T, and in such event T shall purchase the utility services tendered by LL, and shall pay on demand as additional rental the rates established therefor by LL which shall not exceed the lesser of LL's cost of providing such services or the rates which would be charged for the same services if furnished directly by the local public utility companies. (Lease, Sec. 12.2, Pg. 14)	HoldOver

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3rd Amend Sec 5	Right to Terminate (Landlord)	Ongoing right to terminate as of the last day of a calendar month with no less than 60 days prior notice.	Renewal

#### Contacts

Role	Company	Name	Address	Phone	Email
Billing		Panera, LLC	3630 S Geyer Rd, Ste 100,St Louis,MO 63127		
CAM		Panera, LLC	3630 S Geyer Rd, Ste 100,St Louis,MO 63127		
CAM		Tammy Shockey	No address Listed	(314) 984-3501 x (Office)	tammy.shockey@panerabread.com
Commercial Cafe Contact		Panera, LLC	No address Listed		tammy.shockey@panerabread.com
Gross Sales		Panera, LLC	3630 South Geyer Road, Suite 100,St Louis,MO 63127		
Notice		Panera, LLC	3630 South Geyer Road, Suite 100,St Louis,MO 63127		
RET Billing Contact		Tammy Shockey	No address Listed	(314) 984-3501 x (Office)	tammy.shockey@panerabread.com
Send Copy To		Panera, LLC	Three Charles River Place,Needham,MA 02494		
Store Contact		Megan Chenier - General Mgr.	No address Listed		Megan.chenier@panerabread.com
Taxes		Panera, LLC	3630 S Geyer Rd, Ste 100,St Louis,MO 63127		

Lease : House of Brides (t0002613)

**Lease Information**

<b>Name</b>	House of Brides	<b>Status</b>	Past
<b>DBA</b>	House of Brides	<b>ICS Code</b>	
<b>VAT Reg Num</b>		<b>Lease Type</b>	Retail
<b>Property</b>	rhc10371	<b>Sales Category</b>	BRIDAL/FORMAL WEAR
<b>Location</b>	Ravinia Plaza	<b>Contract Area</b>	14,434.00 (GLA)
<b>Customer</b>	House of Brides	<b>Area</b>	(GLA)
<b>Legal Entity</b>	usall001	<b>Annual Rent</b>	0.00
<b>Base Currency</b>	usd	<b>Rent Per Area</b>	0.00
<b>Primary Contact</b>		<b>Deposit</b>	0.00
<b>Name</b>	House of Brides	<b>Lease Term</b>	From 10/31/2007 To 9/13/2012
<b>Office Phone</b>			
<b>Cell Phone</b>			
<b>E-Mail</b>			

**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
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**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		Activated	59	10/31/2007	9/13/2012	013

**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		House of Brides	House of Brides,Glen Ellyn,IL 60137		
Commercial Cafe Contact		House of Brides	House of Brides,Glen Ellyn,IL 60137		
Gross Sales		House of Brides	House of Brides,Glen Ellyn,IL 60137		
Notice1		Dale Buziecki	Dale Buziecki,Glen Ellyn,IL 60137		