

DATE:	15-Jul-19
CLIENT:	Bob Jones Clar Partners 123 ABC Street Washington, DC 20005
CONTACT:	202-555-5555
Lease Type: Net Lease	

BASIC	
Landlord Entity	Properties, LP
Tenant d/b/a	Systems Inc.
Premises Address	Heron St. Suite 123 St. Petersburg, FL 33701
Rentable/Useable Square Feet	778
Pro Rata Share w/ Denominator Considerations	Not Provided

TERM		
Lease Date	Basic Lea	4/1/2015
Lease Commencement Date	Sec. 1.d	4/30/2015
Rent Commencement Date	Sec. 1.g	4/1/2015 <-- Contradicts rent schedule set forth in Sec. 1g
Lease Expiration Date	Sec. 1.e	12/31/2017 <-- According to the Rent Schedule set forth in Sec. 1.g
Term	Sec. 1.e	3 Yrs. <-- Based of Lease Year Commencement Date.
Security Deposit	BLI Sec. 1	\$1,167.00

RENT																																																	
	<table border="1"> <thead> <tr> <th></th> <th>Period</th> <th>\$/SF/YR</th> <th>\$/Year</th> <th>\$/Month</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Base Rent</td> <td>Sec. 1.g</td> <td>1/1/2015</td> <td>\$0.00</td> <td>\$0.00</td> <td rowspan="4">Rent Schedule contradicts Rent Commencement Date as specified in Sec. 1d</td> </tr> <tr> <td></td> <td>3/1/2015</td> <td>\$15.43</td> <td>\$12,004.00</td> </tr> <tr> <td></td> <td>1/1/2016</td> <td>\$17.43</td> <td>\$13,560.04</td> </tr> <tr> <td></td> <td>1/1/2017</td> <td>\$19.43</td> <td>\$15,115.96</td> </tr> <tr> <td rowspan="4">Option Rent</td> <td>Sec. 1.h</td> <td>1/1/2018</td> <td>\$20.01</td> <td>\$15,569.44</td> <td rowspan="4"></td> </tr> <tr> <td></td> <td>1/1/2019</td> <td>\$20.61</td> <td>\$16,036.52</td> </tr> <tr> <td></td> <td>1/1/2020</td> <td>\$21.23</td> <td>\$16,517.62</td> </tr> <tr> <td></td> <td>1/1/2021</td> <td>\$21.87</td> <td>\$17,013.15</td> </tr> <tr> <td>TI Allowance</td> <td>Sec. 5.b/8</td> <td colspan="4">LL shall construct such work set forth in Exh. C including replacing any damaged ceiling tiles, failed light bulbs and insure that the HVAC system is in good working order.</td> </tr> </tbody> </table>		Period	\$/SF/YR	\$/Year	\$/Month	Notes	Base Rent	Sec. 1.g	1/1/2015	\$0.00	\$0.00	Rent Schedule contradicts Rent Commencement Date as specified in Sec. 1d		3/1/2015	\$15.43	\$12,004.00		1/1/2016	\$17.43	\$13,560.04		1/1/2017	\$19.43	\$15,115.96	Option Rent	Sec. 1.h	1/1/2018	\$20.01	\$15,569.44			1/1/2019	\$20.61	\$16,036.52		1/1/2020	\$21.23	\$16,517.62		1/1/2021	\$21.87	\$17,013.15	TI Allowance	Sec. 5.b/8	LL shall construct such work set forth in Exh. C including replacing any damaged ceiling tiles, failed light bulbs and insure that the HVAC system is in good working order.			
	Period	\$/SF/YR	\$/Year	\$/Month	Notes																																												
Base Rent	Sec. 1.g	1/1/2015	\$0.00	\$0.00	Rent Schedule contradicts Rent Commencement Date as specified in Sec. 1d																																												
		3/1/2015	\$15.43	\$12,004.00																																													
		1/1/2016	\$17.43	\$13,560.04																																													
		1/1/2017	\$19.43	\$15,115.96																																													
Option Rent	Sec. 1.h	1/1/2018	\$20.01	\$15,569.44																																													
		1/1/2019	\$20.61	\$16,036.52																																													
		1/1/2020	\$21.23	\$16,517.62																																													
		1/1/2021	\$21.87	\$17,013.15																																													
TI Allowance	Sec. 5.b/8	LL shall construct such work set forth in Exh. C including replacing any damaged ceiling tiles, failed light bulbs and insure that the HVAC system is in good working order.																																															

PERCENTAGE RENT	
% Rent	Sec. 1.h (6%) of Gross Sales in excess of over (\$250,000.00) per year.

ADDITIONAL RENT	
CAM/Operating Expenses	Sec. 1./9 CAM Charge of (\$4,084.50) annually, paid in (12) monthly installments of (\$340.38). Tenant shall pay pro rata share of LL's CAM plus over head of (15%) excluding capital items. Tenant's pro rata share shall be based on LL's actual cost less any amounts paid by Major Stores (30,000 SF or more). Tenant's pro rata shall be computed with Net Rentable area of the Shopping Center less the Net Rentable square footages of major stores. Tenant shall also pay pro rata share of security costs less any amounts paid by Major Stores.
Operating Expenses Defined	Sec. 1.m/ CAM shall include LL's actual costs for operating and maintaining the Common Areas excluding: costs of any items of a capital nature, charges covered by insurance or condemnation proceeds, legal fees, leasing commissions, tenant improvement costs, initial acquisition, reserves, items not typically included as operating and maintenance costs and promotion and advertising costs.
Items included in Cap	Sec. 1.n 5% Cap on Controllable Expenses which include actual operating expenses other than insurance and utilities.
Real Estate Taxes	Sec. 1.n/4 Tenant shall pay pro rata share of total real estate taxes and assessments, excluding: (i) those portions of LL's land and buildings for which separate tax bills are received which are the sole responsibility of a single user; (ii) amounts received from any Major Stores (30,000 SF or more) which are not responsible for their full pro rata share. Such pro rata share Estimated at (\$583.50) annually paid in monthly installments of (\$48.63).
Insurance	Sec. 1.n Tenant pays its pro rata share.
Utilities	Sec. 10 Tenant shall pay for electricity, HVAC, water, sewage, janitor service, garbage disposal and other utilities or services required. Tenant agrees to operate any separate HVAC unit in the Premises during all hours that Tenant's store is open for business and all hours than HVACs in the mall area are in operation.
Rent Tax	Sec. 38 Tenant agrees to pay any rent tax applicable.
Roof/Structure and other Capital Items	Sec. 8 LL shall maintain the roof systems, foundation, subfloors, the exterior and structural portion of the building and other improvements.

TENANT OPTIONS	
Renewal	Sec. 1.k (2) x (5) years with no more than (9) months and no less than (6) months prior written notice to LL. Rents shall be at rates as set forth in Rent Schedule.