

Building Details			
LeaseName:	Main Business Center Lease Agreement	Property:	Main Business Center
Address:	100 Tremont Street	City:	Boston
State:	Main Business Center Lease Agreement	Postal Code:	12190
Country:	United States	Entire Building Size:	100,000 sq ft

Lease Details			
Tenant Legal Name:	iLease Management LLC	Trade Name:	-
Rent Type:	NNN	Suite Number:	Suite 403
Tenant Improvement Allowance Amount:	\$160,000.00	Reconciliation Required:	Yes
Pro Rata Share:	7.50%	Hold over %	150%
Common Area Factor:	-	Base Year:	-
Lease Details comments:	TT shall pay to LL, its Proportionate Share (2.31%) of Operating Costs, Taxes and Insurance. (Lease, Summary of Basic Lease Provision, Pg. II, Para. 9; Pg. 2, 3-5, 17, Para. 3.01(b-c), 3.04-3.05, 11.01(c))		

Key Dates			
Original Commencement Date:	4/3/25	Current Commencement Date:	4/3/25
Original Expiration Date:	4/30/35	Current Expiration Date:	4/30/35
Opex Reconciliation due date:	1/1/26		
Rent Review Date:	-		
Rent Review Comments:	Silent.		
TI Allowance Date	-		
Key Date Comments	Term for a period of 10 Lease Years from 04/03/2025 to 04/30/2035. (Lease, Summary of Basic Lease Provision, Pg. I, Para. 5; Pg. 1, Para. 2.01-2.02)		

Expense							
Type	Start Date	End Date	Square Ft	Rent/SF/annum	Monthly	Yearly	Percentage Increase
Base Rent	4/3/25	4/30/30	1600 SF	\$54.00	\$7,200.00	\$86,400.00	-
Base Rent	5/1/30	4/30/35	1600 SF	\$59.40	\$7,920.00	\$95,040.00	-
Sales Tax - Base Rent	4/3/25	4/30/35	1600 SF	\$0.00	\$0.00	\$0.00	-
Operating Expenses	4/3/25	4/30/35	1600 SF	\$5.00	\$666.67	\$8,000.00	-
Sales Tax - Operating Expenses	4/3/25	4/30/35	1600 SF	\$0.00	\$0.00	\$0.00	-
RE Taxes	4/3/25	4/30/35	1600 SF	\$5.50	\$733.33	\$8,800.00	-
Sales Tax - RE Taxes	4/3/25	4/30/35	1600 SF	\$0.00	\$0.00	\$0.00	-
Insurance	4/3/25	4/30/35	1600 SF	\$0.50	\$66.67	\$800.00	-
Sales Tax - Insurance	4/3/25	4/30/35	1600 SF	\$0.00	\$0.00	\$0.00	-

Comment	<p>Base Rent Payment: TT shall pay to LL, Base Rent in advance on the first day of each calendar month. Any partial month shall be pro-rated. TT shall have no right to pay rent more than 60 days in advance. (Lease, Summary of Basic Lease Provision, Pg. II, Para. 7; Pg. 2, Para. 3.01(a, c))</p> <p>Operating Cost Payment: TT shall pay to LL, its Proportionate Share (2.31%) of estimated Operating Costs of \$5.00/SF/annum for the first Lease Year, payable in advance on the first day of each calendar month as Additional Rent. Any partial month shall be pro-rated. (Lease, Summary of Basic Lease Provision, Pg. II, Para. 9-10; Pg. 2, 4-5, Para. 3.01(b-c), 3.05)</p> <p>Taxes Payment: TT shall pay to LL, its Proportionate Share (2.31%) of estimated RE Taxes of \$5.50/SF/annum for the first Lease Year, payable in advance on the first day of each calendar month as Additional Rent. Any partial month shall be pro-rated. (Lease, Summary of Basic Lease Provision, Pg. II, Para. 9; Pg. 2, 3-4, Para. 3.01(b-c), 3.04)</p> <p>Insurance Payment: TT shall pay to LL, its Proportionate Share (2.31%) of estimated Insurance of \$0.50/SF/annum for the first Lease Year, payable in advance on the first day of each calendar month as Additional Rent. Any partial month shall be pro-rated. (Lease, Summary of Basic Lease Provision, Pg. II, Para. 9; Pg. 2, 17, Para. 3.01(b-c), 11.01(c))</p> <p>Sales Tax: TT shall pay to LL, Florida Sales and Use Tax on Base Rent, Operating Costs, Taxes and Insurance payable in advance on the first day of each calendar month. (Lease, Pg. 3, Para. 3.04(b))</p>
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Size Change			
Original Size	1,600	Unit of Measurement	SF
Change in Size	-	Change Date	-
Reason	-		
Size Change Comment	Original Premises: TT leases an area of 1,600 SF on Suite 403. (Lease, Summary of Basic Lease Provision, Pg. I, Para. 3; Pg. 1, Para. 1.01)		

Contact			
Contact Type	Landlord Address		
Company Name	Tremont Street LLC	C/O	LPV Ventures Partners, LLC
Address1	1210 High Street	Address2	Suite 100
City	Boston	State	MA
Postal Code	12210	Country	United States
First Name	-	Last Name	-
Job Title	-	Fax	-
Work Phone	-	Email	-
Comment	(Lease, Summary of Basic Lease Provision, Pg. I, Para. 1)		

Contact Type	Rent Payment Address		
Company Name	Tremont Street LLC	C/O	SJC Ventures Partners, LLC
Address1	1210 High Street	Address2	Suite 777

City	Boston	State	GA
Postal Code	12210	Country	United States
First Name	-	Last Name	-
Job Title	-	Fax	-
Work Phone	-	Email	-
Comment	(Lease, Summary of Basic Lease Provision, Pg. I, Para. 1)		

Contact Type	Landlord Notice Copy		
Company Name	Boston Legal Law Firm LLP	C/O	-
Address1	171 Boylston Street	Address2	Suite 201
City	Boston	State	MA
Postal Code	12321	Country	United States
First Name	John	Last Name	Smith
Job Title	Partner	Fax	-
Work Phone	781-987-1234	Email	jsmith@BLLLLP.com
Comment	(Lease, Summary of Basic Lease Provision, Pg. I, Para. 1)		

Contact Type	Tenant Address		
Company Name	iLease Management LLC	C/O	-
Address1	100 Cummings Center	Address2	Suite 207-P
City	Beverly	State	MA
Postal Code	11915	Country	United States
First Name	Tom	Last Name	Jones
Job Title	CEO	Fax	-
Work Phone	978-332-8765	Email	tjones@ilease.com
Comment	(Lease, Summary of Basic Lease Provision, Pg. I, Para. 2)		

Documents			
Document Name	Lease	Document Date	8/25/22
Document Type	Legal Documents		
Document Comment	Lease by and between Tremont Street LLC (LL) and iLease Management LLC (TT) for 10 Lease Years for an area of 1,600 SF.		

Security Deposit			
Deposit Type	Cash	Deposit Offset	None
Deposit Amount	\$7,200.00	Return Amount	-
Return Date	4/30/35	Due Date	-

Review Date	-		
SD Comment	<p>Payment Due: Upon Delivery Date, TT to pay LL, in an amount of \$7,200.00 as Security Deposit.</p> <p>General Fund: LL shall not be required to keep the Security Deposit segregated from other funds of LL.</p> <p>Restore: If TT default occurs, then LL may apply the deposit amount to cure such default. Upon demand, TT shall restore the security deposit to its original amount.</p> <p>Refund: Upon expiration of the Lease, LL shall refund the deposit without interest to TT.</p> <p>Note: Due Date is unknown. Hence left such a field blank. (Lease, Summary of Basic Lease Provision, Pg. II-III, Para. 15(a); Pg. 27, Para. 16.31)</p>		
Date Type	Return Date	Date	4/30/35
Return Date Comment	Upon expiration of the Lease, LL shall refund the deposit without interest to TT. (Lease, Pg. 27, Para. 16.31)		

Option			
Option Type	Renewal	Option Category	Available
Notice Start Date	-	Notice End Date	12/31/34
Notice Comment	TT shall provide LL 120 days written notice prior to the expiration of the current term. (Lease, Pg. 1-2, Para. 2.03)		
Effective Start	5/1/35	Effective End	4/30/40
Option Comment	TT shall have the right to extend the term for 5 years by providing 120 days written notice to LL prior to the expiration of the current term. Renewal Rent shall be \$8,712.00/month (\$104,544.00/annum). (Lease, Summary of Basic Lease Provision, Pg. I, II, Para. 5, 7; Pg. 1-2, Para. 2.03)		

Clauses

Alterations:	<p>With Consent: TT at its expense, shall redecorate the Premises and to make other interior and non-structural alterations without affect any systems serving other premises; however, if the cost of any such alterations exceeds the sum of \$2,500.00 in any 1 year or if TT's proposed alterations are structural in nature, LL's consent shall be required, which consent shall not be unreasonably withheld.</p> <p>Plans & Specification: Within 30 days of the completion of any alteration or improvement by TT, TT shall deliver to LL as-built drawings depicting any such alteration or improvement.</p> <p>TT's Property: All counters, shelving, trade fixtures and other equipments installed by TT at its expense and all erections, additions and improvements not affixed to the Premises at the expense of TT and removed from the Premises without damaging the structure of the Premises and shall remain the property of TT. (Lease, Pg. 9, 16, Para. 5.04(a), 10.01)</p>
Assignment/Sublet:	<p>With Consent: TT shall not assign the Lease or sublet all or any part of the Premises without the prior written consent of LL, which consent shall not be unreasonably withheld, except to its affiliates.</p> <p>Rent Profit: 100% of excess Rent to LL.</p> <p>Recapture: LL shall have the option, if any proposed sublease or assignment, to terminate the Lease, or in the case of a proposed sublease of less than the entire Premises, to recapture the portion of the Premises to be sublet, as of the date the sublease or assignment is to be effective, in which case, TT and Guarantor shall have no further obligations under the Lease. The option shall be exercised, if at all, by LL giving TT written notice within 30 days following LL's receipt of TT's written notice.</p> <p>Processing Fee: Upon any request to assign or sublet, TT shall pay to LL the Assignment/Subletting Fee as \$2,500.00/per request.</p> <p>Liable: In the event of any assignment/subletting, TT shall remain liable for the payment of the rental and obligations under the Lease. (Lease, Summary of Basic Lease Provision, Pg. II, Para. 11; Pg. 14-15, Para. 11, 9.01)</p>
Audit Rights:	<p>Audit Timeframe: TT shall have the right to audit and inspect at office LL's books and records relating to Actual Operating Costs at all reasonable times, within 180 days after LL's delivery of its Statement, upon prior written notice to LL. LL shall furnish to TT at TT's reasonable request, back-up invoices, receipts and such other data as shall be reasonably necessary to permit TT to verify Actual Operating Costs.</p> <p>Audit Fee: If TT's inspection of audit records reveals that LL overstated the Actual Operating Costs by more than 5%, LL shall also pay the reasonable cost of TT's audit. (Lease, Pg. 5, Para. 3.05(e))</p>
Brokers & Broker Fees:	<p>Brokers: LL Broker: N/A. TT Broker: Cheryl Tulane of Lease Brokers & Associates, LLC</p> <p>Broker Fees: LL agrees to pay Broker(s) any commissions owing in connection with this transaction pursuant to a separate written agreement between LL and Broker(s). (Lease, Summary of Basic Lease Provision, Pg. II, Para. 12; Pg. 24-25, Para. 16.11)</p>

Business Hours:	TT agrees to continuously use, occupy and operate all of the Premises for its Permitted Use for at least 40 hours a week during the hours which the Property is open for business (10:00 am –9:00 pm). (Lease, Pg. 13, Para. 8.03)
Co-Tenancy:	Silent.
Continuous Operation:	TT agrees to continuously use, occupy and operate all of the Premises for its Permitted Use for at least 40 hours a week during the hours which the Property is open for business (10:00 am –9:00 pm). (Lease, Pg. 13, Para. 8.03)
Default - LL:	Silent.
Default - TT:	<p>Monetary Default: If TT shall default in the payment of Annual Rent or any item of Additional Rent.</p> <p>Non-Monetary Default: Within 30 days after written notice from LL.</p> <p>LL Remedies: In the event of TT default occurs, LL may (i) re-enter and take possession of the Premises without terminating the Lease or (ii) without terminating the Lease, enter upon and operate the Premises or (iii) terminate the Lease. (Lease, Pg. 19-21, Para. 14.01-14.02)</p>
Estoppel:	<p>Requested by LL: Within 15 days after written request by LL, TT agrees to deliver an estoppel certificate to LL or any party designated by LL, certifying certain conditions set forth in Para. 16.06 of the Lease.</p> <p>Requested by TT: Within 15 days after written request by TT, LL agrees to deliver an estoppel certificate to TT or any assignee or subtenant designated by TT, certifying certain conditions set forth in Para. 16.06 of the Lease. (Lease, Pg. 24, Para. 16.06)</p>
Exclusive Use:	None
Financial Statements:	TT shall, within 30 days after receipt of a written request from LL in connection with a default by TT under the Lease, the refinancing, sale or other disposition of all or any portion of the Property, furnish to LL a certified financial statement reflecting TT's financial position as of the most recent annual audited period. TT may satisfy the financial statement requirement by providing the most recent annual Form 10-K filed with the Securities and Exchange Commission. Net worth is defined as TT's assets minus liabilities. LL is limited to one such request in any 12-month period. (Lease, Pg. 28, Para. 16.34)

Go-Dark:	<p>If TT shall fails to open for business by the Required Opening Date and fail to cause its business to be operated during the hours required and such failure shall continue for a period of 15 days after LL notifies TT of such failure, then TT shall pay to LL as liquidated damages a sum equal to \$100.00 for each day or portion thereof, following such 15-day cure period, during which TT has not opened which amount LL and TT agree represents a reasonable estimate of the damages that LL would suffer and not a penalty. A vacation or abandonment of other premises by any other tenant or occupant of the Property shall not release TT from its obligations. (Lease, Pg. 13, Para. 8.03)</p>
Gross Sales Report:	<p>Gross Sales Report: Within 30 days following demand by LL, TT shall prepare and deliver to LL a Statement of TT's Gross Sales Report.</p> <p>Records: TT agrees at all times during the term (and for a period of 36 months thereafter) to keep true, full and accurate books of account containing a complete statement of all transactions relating to the business conducted in the Premises and the calculation of Gross Sales.</p> <p>Inclusions: Gross Sales shall mean all revenue generated from all merchandise and services sold or rendered in the Premises by TT, any subtenant and any concessionaire and licensee, whether at retail or wholesale, whether for cash, check or on a charge, credit or time basis.</p> <p>Exclusions: Gross Sales shall not include: (i) the selling price of any goods returned by any customer; (ii) sales at a discount, but only if the discount exceeds 20% of the retail sale price of the merchandise in question, to employees of TT not to exceed, however, 1% of Gross Sales, and sales from vending machines and telephones located in employee-only areas of the Premises; (iii) donations of merchandise to non-profit charitable and religious institutions not to exceed 1% of Gross Sales for each Lease Year; (iv) returns to shippers or manufacturers; and (v) cash or credit refunds to customers on transactions otherwise included in Gross Sales. Refer Sec. 3.03 for more exclusions. (Lease, Pg. 2-3, 5, Para. 3.03, 3.06)</p>
Guarantor:	<p>Guarantor Name: Thomas L Butterfield</p> <p>Obligations: Guarantor guarantees to LL under the Lease and remains liable for the terms, conditions and payment by TT under the Lease. (Lease, Summary of Basic Lease Provision, Pg. I, Para. 2; Pg. 27, Para. 16.30; Exhibit H, Pg. 1-4)</p>
Holdover:	<p>Holdover Rent: 150% of the last paid Annual Rent immediately preceding the expiration of the term plus 100% of TT's Proportionate Share of Operating Costs, Taxes, Insurance and all other Additional Rent.</p> <p>Consent Required: Without LL's consent, TT shall permit to holding over the Premises.</p> <p>Other Terms: TT shall be liable to LL for all damages and TT hereby indemnifies LL against liability resulting from such holdover, including any claims made by any succeeding tenant or prospective tenant founded upon such holdover. (Lease, Pg. 22-23, Para. 16.01)</p>

Insurance - Building:	<p>Building Insurance: LL shall maintain “all-risk” property insurance covering the Premises, the Building and the remainder of the improvements in the Property against loss or damage resulting from fire and other insurable loss. Such insurance shall be in an amount no less than 90% replacement cost basis.</p> <p>Payment Due: TT shall pay to LL, its Proportionate Share (2.31%) of estimated Insurance of \$0.50/SF/annum for the first Lease Year, payable in advance on the first day of each calendar month as Additional Rent. Any partial month shall be pro-rated.</p> <p>Reconciliation: Following receipt of all insurance bills, LL shall furnish TT with a written statement of the actual amount of TT's Proportionate Share of the insurance costs for such year. If any amount is (i) overpaid, then such amount shall be credited on the next succeeding payment due and (ii) underpaid, TT shall pay the difference within 30 days of receipt of notice from LL. (Lease, Summary of Basic Lease Provision, Pg. II, Para. 9; Pg. 2, 17, Para. 3.01(b-c), 11.01)</p>
Insurance - TT:	<p>TT shall maintain (i) any construction that TT may perform in connection with the Premises; (ii) contractual liability shall provide limits not less than (a) \$1,000,000.00 with respect to injury to any one person, \$1,000,000.00 with respect to any one occurrence, and \$1,000,000.00 with respect to property damage arising out of any one occurrence, or (b) \$1,000,000.00 combined single limit coverage; (iii) umbrella coverage in the amount of at least \$3,000,000.00; (iv) all risk property insurance covering any improvements or alterations to the Premises paid for by TT in an amount no less than 90% of the replacement cost basis.</p> <p>Additional Insured: LL</p> <p>COI: Prior to the Commencement Date, and at least 15 days prior to the expiration of any existing policy, TT will provide LL with a certificate of required insurance.</p> <p>Waiver of Subrogation: Yes.</p> <p>Cancellation: Containing endorsements requiring 30 days advance written notice to named and any additional insured's of any cancellation or reduction in coverage.</p> <p>Increases in Insurance: No more often than once every 3 years during the Term, LL may require TT to raise its insurance limits to reasonable levels that are customarily carried by tenants operating comparable properties in the state in which the Property is located. (Lease, Pg. 17-18, Para. 11.02-11.03)</p>
Late Charges:	<p>Late Fee: Any Annual Rent or Additional Rent installment received after the 5th day of each month will be considered a late fee. Any Rents or other sums is not received by LL when due, then TT to pay a late charge of 5% of the amount past due.</p> <p>Interest: If TT shall fail to pay any rent or other sums after the same become due shall bear interest at the per annum rate of 7% in excess of the rate from time to time published in The Wall Street Journal as the prime rate, calculated on the basis of actual days elapsed, based on a 360 day year, from the date which is 30 days following the due date of such rent or other sums to the date of payment; provided that such interest shall never exceed the maximum legal rate from time to time permitted by applicable law. (Lease, Pg. 2, 3, 5, 6, 25, Para. 3.01(a), 3.04(e), 3.05(d), 3.07, 16.16)</p>
Merchant Association / Promotional Funds:	Silent.

Maintenance & Repairs - LL:	LL shall make all repairs to the exterior of the Premises, the roof, the structural portions of the floor slab, the load bearing walls, foundations, and other structural members, as well as all utility lines serving outside of the Premises. LL shall maintain and operate the Common Areas in good order and condition, as consistent with other first class Property developments in the Tremont Beach, Florida area; including maintenance of Property signs, parking area surface, stripe painting, the removal of standing water, snow and ice therefrom, landscaped areas and the removal of rubbish and other refuse and debris. The cost of (i) repair, maintenance and operation of the Common Areas and (ii) cost of the replacement of roofs of any building in the Property shall be included in Operating Costs. (Lease, Pg. 4, 9, 10-11, Para. 3.05(b), 5.01, 6.01-6.02)
Maintenance & Repairs - TT:	TT at its expense, shall (i) repair, keep and maintain the Premises and all elements thereof and systems therein in good order and condition, including the HVAC and mechanical, electrical and plumbing systems; (ii) carry a commercially reasonable maintenance and quarterly service contract covering the HVAC facilities serving only the Premises and (iii) replace, any and all plate glass damaged or broken from any cause in the Premises. (Lease, Pg. 9, Para. 5.02)
Opex/Service Charges:	<p>Payment Due: TT shall pay to LL, its Proportionate Share (2.31%) of estimated Operating Costs of \$5.00/SF/annum for the first Lease Year, payable in advance on the first day of each calendar month as Additional Rent. Any partial month shall be pro-rated.</p> <p>CAP: Not to exceed 5% except the cost for snow and ice removal, storm clean-up, utility charges and insurance premiums.</p> <p>Reconciliation: As soon as practicable after each calendar year, LL shall furnish to TT a reconciliation of its Proportionate Share of Operating Costs thereof and the amount paid by TT for the applicable period. If any amount is (i) overpaid, then such amount shall be credited on the next succeeding payment due and (ii) underpaid, TT shall pay the difference within 30 days of receipt of notice from LL.</p> <p>Inclusions: Operating Costs shall include repairing, patching, repaving, replacement and restriping the parking areas; maintenance, repair and painting of improvements in the Common Areas; cleaning, sweeping and other janitorial services; sanitation, maintenance of Common Areas; maintenance of landscaping; maintenance of directional signs and other markers; upkeep of lighting and other utilities; electricity and other utilities consumed in connection with the operation of the Common Areas; the cost of any security services provided by LL; the cost of repair and maintenance of the pylon and/or monument sign(s) of the Property; repairs to plumbing and electrical systems located in the Common Areas; and an administrative charge; the cost of the replacement of roofs of any building in the Property; all expenses incurred by LL with respect to repair or maintenance outside of the Property.</p> <p>Exclusions: Operating Costs shall not include the following: real estate brokerage commissions; legal fees incurred in the negotiation of leases for the Property or in leasing disputes with tenants; interest or principal payments on any mortgage or deed of trust or any ground lease payments; any deduction for depreciation, amortization or similar non-cash accounting charges taken on LL's income tax returns; replacement or repairs covered by contractor's warranties, or by insurance proceeds; charges or fees for, or taxes on, the furnishing of gas, fuel, electricity or other utility services to those portions of the Property which are leased to tenants; premiums for liability insurance for personal injury, death and property damage covering the Common Areas; premiums for all insurance carried by LL as to the Property. (Lease, Summary of Basic Lease Provision, Pg. II, Para. 9-10; Pg. 2, 4-5, Para. 3.01(b-c), 3.05)</p>
Other Charges and Fees:	Silent.

Parking:	LL shall have the right to designate a portion of the parking areas of the Common Areas as an employee parking area. TT's employees shall not be permitted to park closer than 300 feet to any part of the Whole Foods premises unless LL specifically designates such space as an Employee Parking Area. At such time as an Employee Parking Area has been designated, TT shall cause its employees to use only the Employee Parking Area. The cost of resealing, repairing, patching, repaving, replacement of and restriping the parking area shall be included in Operating Costs. (Lease, Pg. 4, 11, Para. 3.05(b), 6.04)
Percentage Rent:	N/A. (Lease, Summary of Basic Lease Provision, Pg. II, Para. 8; Pg. 2, Para. 3.02)
Permitted Use / Prohibited Use:	<p>Permitted Use: TT shall use the Premises for the purpose of sale of operation of a health and wellness center providing nutrient IV therapy, medical weight loss, hormone replacement therapy, regenerative medicine, medical facial aesthetics and other functional medical procedures.</p> <p>Prohibited Use: TT shall not use the Premises for the purposes (i) any movie theater, bowling alley, dance hall or discotheque, (ii) Any gasoline or service station, automotive service or repair business, (iii) any dry cleaner, (iv) any "dollar" stores such as Family Dollar, (v) any children's recreational, educational or day-care facility, (vi) any massage parlor. Refer Exhibit D for more prohibition uses. (Lease, Summary of Basic Lease Provision, Pg. I, Para. 6; Pg. 12-13, Para. 8.01-8.02; Exhibit D, Pg. 1)</p>
Radius Restriction:	If T or any guarantor or franchisee shall directly or indirectly, either individually or as a partner, officer, director or stockholder or otherwise, own, operate, or become financially interested in any business similar to or in competition with the business of TT, which competing business is conducted within a radius of 5 miles measured from the outside boundary of the Property, then Annual Rent due under the Lease shall be deemed to be an amount equal to 110% of the Annual Rent otherwise due from TT to LL. (Lease, Pg. 28, Para. 16.33)
Radon Disclosure:	Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon testing may be obtained from your county health unit." LL has no actual knowledge of the existence of radon gas in any part of the Premises or Property. (Lease, Pg. 27-28, Para. 16.32)
Relocation:	<p>Relocation Rights: LL shall provide TT with at least 90 days prior notice of such relocation, and TT shall not be required to move unless and until the relocation space is in move in condition with all improvements completed and necessary inspections passed.</p> <p>Relocation Costs: LL shall pay all reasonable out-of-pocket expenses of any such relocation, consisting of the expenses of moving and reconstruction of all TT furnished and LL furnished improvements, temporary signage on the exterior of the current Premises, the cost associated with transferring or replacing TT's permanent signage, advertising to the public the relocation to the new Premises, telephone connection and disconnection expenses, and the cost of a reasonable supply of TT's stationery and other materials and supplies which must be changed to reflect TT's new address. (Lease, Pg. 26, Para. 16.23)</p>

RE Taxes/Rates/Appeals:	<p>Payment Due: TT shall pay to LL, its Proportionate Share (2.31%) of estimated RE Taxes of \$5.50/SF/annum for the first Lease Year, payable in advance on the first day of each calendar month as Additional Rent. Any partial month shall be pro-rated.</p> <p>Inclusions: Taxes shall mean all real estate or equivalent taxes and assessments including any general or special assessments, water and sewer rents and other governmental impositions imposed, levied and assessed upon the Property.</p> <p>Exclusions: Taxes shall not include any estate, inheritance, succession, personal property, capital levy, gift, corporate, franchise, gross receipts, transfer or income tax of LL nor any fine, penalty, cost or interest for any tax or assessment, or any part thereof.</p> <p>Reconciliation: As soon as practicable after each tax year, LL shall furnish to TT a reconciliation of its Proportionate Share of Taxes thereof and the amount paid by TT for the applicable tax period. If any amount is (i) overpaid, then such amount shall be credited on the next succeeding payment due and (ii) underpaid, TT shall pay the difference within 30 days of receipt of notice from LL. (Lease, Summary of Basic Lease Provision, Pg. II, Para. 9; Pg. 2, 3-4, Para. 3.01(b-c), 3.04)</p>
Right of 1st Offer/Refusal:	Silent.
Signage:	<p>Without LL prior written consent, TT shall not make any changes to the storefront, 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. All signs, lettering, placards, window displays, decorations and advertising media shall conform in all respects to applicable law, the sign criteria for the Property and shall be subject to the prior approval of LL as to construction, method of attachment, size, shape, height, lighting, color and general appearance. In no event shall TT be permitted to place "Going Out of Business", "Closing", "Lost Our Lease" or "Going Bankrupt" signs in the Premises. All signs shall be kept in good condition and in proper operating order at all times. TT shall be responsible for the repair, painting, and, if necessary, replacement of the Building fascia surface where signs are attached. If LL constructs a pylon or monument sign, TT shall have the right to install a panel on such sign, at TT's expense. The cost of maintenance of directional signs and pylon and/or monument sign(s) of the Property shall be included in Operating Cost. (Lease, Pg. 4, 10, Para. 3.05(b), 5.06)</p>
SNDA:	<p>This Lease and all rights of TT hereunder are subject and subordinate to all underlying leases now or hereafter in existence, and to any supplements, amendments, modifications, and extensions of such leases heretofore or hereafter made and to any deeds to secure debt, mortgages, or other security instruments which now or hereafter cover all or any portion of the Property. This provision is declared by LL and TT to be self-operative and no further instrument shall be required to effect such subordination of this Lease. Upon demand, TT shall execute, acknowledge, and deliver to LL any instruments and certificates evidencing such subordination as LL and any mortgagee or lessor of LL shall reasonably require. (Lease, Pg. 22, Para. 15.01)</p>

Surrender/Reinstatement:	<p>Condition upon surrender: Upon expiration, TT at its expense, shall peacefully vacate and surrender the Premises to LL in good order, broom clean and in the same condition as at the Commencement Date, reasonable use and wear thereof excepted.</p> <p>Removal of Alteration: All alterations, additions, and improvements on the Premises, any such counters, shelving and other equipment and fixtures installed by TT including carpeting, but excluding furniture, furnishings, movable partitions of less than full height from floor to ceiling and other trade fixtures, shall be remain the property of TT during the Lease but shall become a part of the realty and belong to LL without compensation to TT upon the expiration. TT at its expense, shall remove all signs, any such counters, shelving and other equipment and fixtures. TT shall remove all other improvements, equipment, signs and fixtures and shall repair damages caused by such removal in good condition. (Lease, Pg. 9-10, 16, 22-23, Para. 5.04(a-b), 5.06, 10.01, 16.01)</p>
Tenant Improvements:	LL shall reimburse TT Allowance in an amount of \$100.00/SF of GLA of the Premises (\$160,000.00). LL shall pay 50% of TT's Allowance to T upon 50% of TT's Work being completed. The remaining 50% of the TT Allowance shall be paid within 45 days following the date upon which TT has furnished to LL. (Lease, Summary of Basic Lease Provision, Pg. II, Para. 13; Pg. 7-8, Para. 4.06)
Utilities:	TT shall be responsible for obtaining water, gas, electric and telephone services directly from the utility supplier and paying all applicable charges with respect thereto. If LL provides any such utility services, then TT shall pay, as Additional Rent, its Proportionate Share of such utility charges. TT shall also be liable for its Proportionate Share of any storm water or sewer fees. The cost of (i) upkeep of lighting and other utilities, (ii) electricity and other utilities consumed in connection with the Common Areas and (iii) repairs to plumbing and electrical systems located in the Common Areas, shall be included in Operating Costs. (Lease, Pg. 4, 8, Pg. 3.05(b), 4.07)

Log			
Type	Additional Rent	10/30/24	General
Log Comment	Only the Initial estimated amounts for Operating Costs, Taxes and Insurance are known. Hence we have flat-lined the known estimated amounts till expiration.		
Type	Key Dates	10/30/24	General
Log Comment	Per Lease, Term for a period of 10 Lease Years, begins on the Commencement Date and terminates on the last day of the 10th Lease Year of the term. The First Lease Year shall begin on the Commencement Date and end on the last day of the 12th full calendar month thereafter and each 12-month period shall constitute a "Lease Year". Whereas per Rent Roll, Term dates shall be 04/03/2025 to 04/02/2035. Hence, we have abstracted the Term dates (04/03/2025 to 04/30/2035) and Rent Dates as per the Lease language.		
Type	Rent Roll	10/30/24	General
Log Comment	Suite and PRS details are not stated in the Lease. Hence we have abstracted such information from Rent Roll.		
Type	Rent	10/30/24	General
Log Comment	Sales Tax percentage is unknown and also Lease Dates is in future. Hence we have abstracted \$0.00 stream for respective components till the expiration.		