

Unit 1440 & 1446 – Achievement House – Lease Abstract

Commencement Date	June 1, 2017
Space Leased	Suite 1440: 1,200 SF Suite 1446: 3,500 SF **Originally only leased Suite 1446. Suite 1440 added in Fifth Amendment.
Current Term	September 1, 2024 – July 31, 2027
Effective Rent Schedule	Suite 1440: \$1,020/month (\$0.85/SF/mo) + \$540/month NNN (\$0.45/SF/mo) Suite 1446: \$3,710/month (\$1.06/SF/mo) + \$1,575/month NNN (\$0.45/SF/mo) Total Rent: \$4,730/month Total NNN: \$2,115/month Total Due: \$6,845/month
Lease Type	NNN
Renewal Option(s)	Two (2), three (3) year options at renegotiated rent
Roof Responsibility	Landlord
HVAC Responsibility	Tenant (R&M)
Estoppel Language	Due within 10 days of request
Security Deposit	\$4,500

Amendments

1. Fifth Amendment (August 1, 2024) –
 - a. Increased premises by 1,200 SF to include Suite 1440 - Total GLA: 4,700 SF
 - b. additional \$1,000 Security Deposit
 - c. Lease Term extended for three (3) years from September 1, 2024 to July 31, 2027
 - d. Two, 3-year renewal options
 - e. Total Monthly Rent increased to \$4,730/month
 - f. CAM increase to \$2,115/month (\$0.45/SF/month).