

**Unit 1488 – Francisco’s Country Kitchen – Lease Abstract**

<b>Commencement Date</b>	September 1, 2018
<b>Space Leased</b>	1,741 SF
<b>Current Term</b>	September 1, 2023 – August 31, 2028
<b>Effective Rent Schedule</b>	September 1, 2023 – August 31, 2025: \$2,071.79/month + \$783.45/month NNN (\$0.45/SF/mo) + \$43.71/month (Organics Trash Billing) = \$2,898.55) September 1, 2025 – August 31, 2028: Rent escalates 5.00% annually for remaining three (3) years of the five (5) year term
<b>Lease Type</b>	NNN
<b>Renewal Option(s)</b>	“One additional option in 2028” “the formula used to calculate adjustments to the Base Rate during the original Term of the Lease shall continue to be used during the extended term.”
<b>Roof Responsibility</b>	Landlord
<b>HVAC Responsibility</b>	Tenant (R&M)
<b>Estoppel Language</b>	Due within 10 days of request
<b>Security Deposit</b>	\$3,500

**Amendments**

1. First Amendment (August 31, 2023)
  - a. Extend lease from September 1, 2023 – August 31, 2028
  - b. Monthly Rent: \$2,071.79 (\$1.19/SF/mo) + \$783.45/month (\$0.45/SF/mo) + \$43.71/month for Trash Billing = \$2,898.55/month
  - c. Rent escalates 5% per year beginning September 1, 2025
  - d. One additional option in 2028 – don’t know for how long or at what rent