

**Units 1474 – Let’s Crave it Crepes – Lease Abstract**

<b>Commencement Date</b>	March 1, 2024
<b>Space Leased</b>	1,364 SF
<b>Current Term</b>	April 1, 2024 – April 30, 2027
<b>Effective Rent Schedule</b>	\$1,364/month Base Rent +\$662/month NNN No escalations during term
<b>Lease Type</b>	NNN (Tenant responsible for PGE meter and digital services)
<b>Renewal Option(s)</b>	One (1), five (5)-year options with 5% increase in base rent.
<b>Roof Responsibility</b>	Landlord
<b>HVAC Responsibility</b>	LL to complete bi-annual HVAC filter changes
<b>Estoppel</b>	10 day’s written notice
<b>Security Deposit</b>	\$2,000