

Units 1428 – Nikolay’s Barbershop – Lease Abstract

Commencement Date	June 8, 2020
Space Leased	698 SF
Current Term	August 1, 2023 – July 31, 2026
Effective Rent Schedule	\$1,298/month (\$1.86/SF)
Lease Type	Gross
Renewal Option(s)	One (1), three (3) year option at a 3% increase of rent with no escalations
Roof Responsibility	Landlord
HVAC Responsibility	Tenant (R&M)
Estoppel	10 days request
Security Deposit	\$2,000

First Amendment (July 6th, 2023):

- Lease extended for three years commencing August 1, 2023, and expiring on July 31, 2026.