

Unit 1468 – Sunbrite – Lease Abstract

Commencement Date	September 1, 2020
Space Leased	1,762 SF
Current Term	June 1, 2022 – May 31, 2027
Effective Rent Schedule	June 1, 2022 – May 31, 2023: \$1,920/month + \$716/month NNN 3.00% annual escalations thereafter (currently \$2,036.93/month + NNN)
Lease Type	NNN
Renewal Option(s)	None
Roof Responsibility	Landlord
HVAC Responsibility	Tenant (R&M)
Estoppel	10 days request
Security Deposit	\$1,674

First Amendment (September 14, 2020)

- Leased changed from MTM to a five (5) year term commencing June 1, 2022
- Base rent set to \$1,920/month + \$716/month NNN
- Base rent increasing by 3.0% each year
- Late fee set to 15% of overdue rent if not received after five (5) days from when amount is due