

Units 1408 & 1412 – Hannah’s Mexican Fusion – Lease Abstract

Commencement Date	June 1, 2022
Space Leased	4,152 SF
Current Term	June 1, 2022 – June 30, 2027
Effective Rent Schedule	\$4,152/month Base Rent +\$2,017/month NNN No escalations during term
Lease Type	NNN (Tenant responsible for PGE, SoCal Gas, digital services)
Renewal Option(s)	Two (2), five (5)-year options with 5% increase in base rent at option
Roof Responsibility	Landlord
HVAC Responsibility	LL to complete bi-annual HVAC filter changes
Estoppel	10 day’s written notice
Security Deposit	\$3,500