

**Units 1452 – Muse Salon – Lease Abstract**

<b>Commencement Date</b>	October 31, 2022
<b>Space Leased</b>	1,650 SF
<b>Current Term</b>	March 1, 2023 – March 31, 2028
<b>Effective Rent Schedule</b>	March 1, 2023: \$2,800/month (\$1.29/SF) + NNN March 1, 2026: 3.00% increase in Base Rent + NNN March 1, 2028: 2.00% increase in Base Rent + NNN
<b>Lease Type</b>	NNN (Tenant responsible for PGE meter and digital services)
<b>Renewal Option(s)</b>	One (1) option to extend, three (3)-year option with 3% increase at three years (\$66) and 2% (\$50) increase at five (5) years.
<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>	\$3,000