

**Unit 1460 – H&R Block Franchisee – Lease Abstract**

<b>Commencement Date</b>	September 1, 2011
<b>Space Leased</b>	2,660 SF
<b>Current Term</b>	January 1, 2022 – November 30, 2027
<b>Effective Rent Schedule</b>	January 1, 2022 – December 31, 2023: \$2,660/month + \$957/month NNN = \$3,617/month Escalates three percent (3%) annually thereafter
<b>Lease Type</b>	NNN
<b>Renewal Option(s)</b>	One (1), five (5) year option at a renegotiated rate and escalating at 3% annually
<b>Roof Responsibility</b>	Landlord
<b>HVAC Responsibility</b>	Tenant (R&M)
<b>Estoppel</b>	10 day's written notice
<b>Security Deposit</b>	\$2,500

**Amendments**

1. First Amendment (January 1, 2022)
  - a. Lease extended from January 1, 2022 – November 30, 2027
  - b. New Monthly Rent: \$2,660/month (\$1.00/SF/month) escalating at three percent (3%) annually
  - c. New NNN: \$957/month (\$0.36/SF/month)
  - d. One (1), five (5) year renewal option commencing December 1, 2027 at a renegotiated and agreed upon rate that escalates three percent (3%) annually