

Units 1432 & 1436 – Tropical Hawaiian BBQ – Lease Abstract

Commencement Date	September 1, 2021
Space Leased	1,800 SF
Current Term	September 1, 2021 – August 31, 2026
Effective Rent Schedule	\$2,503/month + NNN + trash
Lease Type	NNN
Renewal Option(s)	Two (2) five (5) year fixed options: September 1, 2026 – August 31, 2031: \$2,578/month (\$1.43/SF) + NNN September 1, 2031 – August 31, 2036: \$2,664/month (\$1.48/SF) + NNN
Roof Responsibility	Landlord
HVAC Responsibility	Tenant (R&M)
Estoppel	10 days request
Security Deposit	\$2,500

Second Amendment (February 1, 2023)

- Assignment of lease to “Tropical Hawaiian BBQ”