

### **Units 1466 – Nail Depot – Lease Abstract**

<b>Commencement Date</b>	February 1, 2005
<b>Space Leased</b>	900 SF
<b>Current Term</b>	February 1, 2024 – January 31, 2027
<b>Effective Rent Schedule</b>	\$1,278/month + \$405/month NNN = \$1,683/month Escalating per CPI annually
<b>Lease Type</b>	NNN
<b>Renewal Option(s)</b>	None remaining – exercised per Amendments 1 & 2
<b>Percentage Rent</b>	Equal to Tenant's Gross Sales (defined in Section 5.1 .6) made during each calendar year multiplied by the Percentage Rate (5%) in Section 1, less the amount of Minimum Annual Rent due and paid during such year.
<b>Roof Responsibility</b>	Landlord
<b>HVAC Responsibility</b>	Landlord – Tenant responsible for R&M
<b>Estoppel</b>	10 day's written notice
<b>Security Deposit</b>	\$1,395

#### **Fifth Amendment (February 1, 2024):**

- Lease extended for three (3) years, commencing February 1, 2024, and expiring January 31, 2027
- Rent increased to \$1,278/month (\$1.42/SF/mo) + \$405 NNN = \$1,683.00/month
- “All remaining terms and provisions of Lease shall remain unchanged” – **I believe this means that there are no remaining options, as they were stated to be exercised in Amendments 1 & 2**