

Unit 1480 – Sunny House Foot Spa – Lease Abstract

Commencement Date	January 1, 2019
Space Leased	1,199 SF
Current Term	January 1, 2024 – December 31, 2028
Effective Rent Schedule	\$1,824/month (\$1.53/SF) + NNN
Lease Type	NNN
Renewal Option(s)	One (1), five (5) year option at \$1,878.72/month + NNN
Roof Responsibility	Landlord
HVAC Responsibility	Tenant (R&M)
Estoppel	10 days request
Security Deposit	\$1,470

First Amendment (December 4, 2023)

- Base rent for first five (5) year renewal option set to \$1,834/month (\$1.53/SF) + \$539 NNN
- First renewal option commences January 1, 2024 and expires on December 31, 2028
 - Second renewal option would increase at 3% and then run from January 1, 2029 – December 31, 2033