

	Square Feet	Lease Start Date	Lease Expiration Date	Rent Increase Start Date	Rent Increase End Date	Base Rent	\$PSF	CPI or FMV	Option Notice Date
Yarmouth	484 Station Avenue	Total Sq Ft: 59,687							
Bike Zone (TAW)	3,600	03/16/2016	06/30/2022	RCD: 7/1/2016		Expense Reimbursement -		NNN	
	Lease Term:	6	Years	07/01/2021	06/30/2022	\$4,425.54	\$14.75		
Domino's Pizza	1,800	04/10/2014	08/31/2034	RCD: 8/26/2014		Expense Reimbursement -		NNN	
	Lease Term:	20	Years	09/01/2024	08/31/2025	\$3,037.50	\$20.25		
				09/01/2025	08/31/2026	\$3,112.50	\$20.75		
				09/01/2026	08/31/2027	\$3,187.50	\$21.25		
				09/01/2027	08/31/2028	\$3,300.00	\$22.00		
				09/01/2028	08/31/2029	\$3,412.50	\$22.75		
				09/01/2029	08/31/2030	\$3,525.00	\$23.50		
				09/01/2030	08/31/2031	\$3,637.50	\$24.25		
				09/01/2031	08/31/2032	\$3,787.50	\$25.25		
				09/01/2032	08/31/2033	\$3,937.50	\$26.25		
				09/01/2033	08/31/2034	\$4,087.50	\$27.25		

+ Rent increases during option period

	Square Feet	Lease Start Date	Lease Expiration Date	Rent Increase Start Date	Rent Increase End Date	Base Rent	\$PSF	CPI or FMV	Option Notice Date
Yarmouth	484 Station Avenue	Total Sq Ft: 59,687							
Interstate All Battery Center	1,751	01/20/2011	01/31/2027	RCD: 2/7/2011		Expense Reimbursement -		NNN	
	Lease Term:	16	Years						
				02/01/2024	01/31/2025	\$2,871.35	\$19.68		
				02/01/2025	01/31/2026	\$2,957.49	\$20.27		
				02/01/2026	01/31/2027	\$3,046.21	\$20.88		
Marathon Sports	1,800	12/06/2012	03/31/2027	RCD: 3/22/2013		Expense Reimbursement -		NNN	
	Lease Term:	14	Years						
				04/01/2024	03/31/2025	\$2,261.46	\$15.08		
				04/01/2025	03/31/2026	\$2,329.30	\$15.53		
				04/01/2026	03/31/2027	\$2,399.18	\$15.99		

+ Rent increases during option period

	Square Feet	Lease Start Date	Lease Expiration Date	Rent Increase Start Date	Rent Increase End Date	Base Rent	\$PSF	CPI or FMV	Option Notice Date
Yarmouth #1	484 Station Avenue	Total Sq Ft: 59,687							
Stop & Shop	40,526	07/01/1987	06/30/2033	RCD: 7/1/1987		Expense Reimbursement -		NNN	
	Lease Term:	46	Years						
				3	07/01/2022	06/30/2028	\$40,526.00	\$12.00	
				4	07/01/2028	06/30/2033	\$40,526.00	\$12.00	
			AUTO	5	07/01/2033	06/30/2038	\$42,234.50	\$12.51	10/03/2031
			AUTO	6	07/01/2038	06/30/2043	\$43,943.00	\$13.01	
			AUTO	7	07/01/2043	06/30/2048	\$45,651.50	\$13.52	
			AUTO	8	07/01/2048	06/30/2053	\$47,360.00	\$14.02	
Verizon (Go Wireless, Inc.)	1,250	07/26/2012	09/30/2025	RCD: 9/29/2012		Expense Reimbursement -		NNN	
	Lease Term:	13	Years						
				10/01/2020	09/30/2025	\$2,330.21	\$22.37		

+ Rent increases during option period

	Square Feet	Lease Start Date	Lease Expiration Date	Rent Increase Start Date	Rent Increase End Date	Base Rent	\$PSF	CPI or FMV	Option Notice Date
Yarmouth #1	484 Station Avenue	Total Sq Ft: 59,687							
Yarmouth Wine & Spirits	8,960	05/17/1991	04/30/2029	RCD: 5/1/2009		Expense Reimbursement -		NNN	
	Lease Term:	20	Years						
				05/01/2024	04/30/2025	\$21,653.33	\$29.00		
				05/01/2025	04/30/2026	\$22,026.67	\$29.50		
				05/01/2026	04/30/2027	\$22,400.00	\$30.00		
				05/01/2027	04/30/2028	\$22,773.33	\$30.50		
				05/01/2028	04/30/2029	\$23,146.67	\$31.00		

+ Rent increases during option period

	Square Feet	Lease Start Date	Lease Expiration Date	Rent Increase Start Date	Rent Increase End Date	Base Rent	\$PSF	CPI or FMV	Option Notice Date
Yarmouth #3	474 Station Avenue Condos			Total Sq Ft: 3,316					
Mirror Image	1,767	11/08/2010	12/31/2027	RCD: 12/7/2010		Expense Reimbursement -		NNN	
	Lease Term: 17		Years						
				01/01/2024	12/31/2024	\$4,323.49	\$29.36		
				01/01/2025	12/31/2025	\$4,453.20	\$30.24		
				01/01/2026	12/31/2026	\$4,586.79	\$31.15		
				01/01/2027	12/31/2027	\$4,724.40	\$32.08		
Mirror Image (Residential)	1,549	11/08/2010	12/31/2027	RCD: 12/7/2010		Expense Reimbursement -		Gross	
	Lease Term: 17		Years						
				01/01/2024	12/31/2024	\$423.16	\$3.28		
				01/01/2025	12/31/2025	\$435.85	\$3.38		
				01/01/2026	12/31/2026	\$448.93	\$3.48		
				01/01/2027	12/31/2027	\$462.40	\$3.58		

+ Rent increases during option period