

**Unit 1420 – Paragon – Lease Abstract**

<b>Commencement Date</b>	May 1, 2018
<b>Space Leased</b>	2,817 SF
<b>Current Term</b>	July 1, 2024 – June 30, 2027
<b>Effective Rent Schedule</b>	\$2,900/month (\$1.03/SF) + \$1,268 NNN = \$4,168/month No escalations
<b>Lease Type</b>	NNN
<b>Renewal Option(s)</b>	Two (2), three (3) year options at rent to be negotiated by LL
<b>Roof Responsibility</b>	Landlord
<b>HVAC Responsibility</b>	Tenant (R&M)
<b>Estoppel</b>	10 days request
<b>Security Deposit</b>	\$3,500

**Second Amendment (July 8<sup>th</sup>, 2024):**

- Lease extended for three years commencing July 1, 2024, and expiring on June 30, 2027.
- Rent increased to \$2,900/month (\$1.03/SF) + \$1,268 NNN = \$4,168/month
- “Lessee has two (2) additional 3-year lease options