

ABC Center

SAMPLE_D_RETAIL

Lease Economic Review

Space #	Tenant	Lease Sq. Ftg.	Lease Commence Date (LCD)	Lease Expiration Date (LED)	Renewal Option(s)	Lease Annual Rent (\$)	Date: Rent Increase/ Decrease (\$)	Rent Concessions	Other Income (e.g. Promo)	Percentage Rent (% over \$)	Tenant Reimbursements				Co-Tenancy: Yes/No (If Yes, page/section)	T Right to Terminate	COMMENTS
											R. E. Taxes	Insurance	CAM	Mgmt/ Admin Fees			
1621	In-Line Retailer # 1, Successor to XYZ Co.	2,100	Earlier of end of T's Construction Period or the date T opens (2/Sec. 2.3) (03/01/04 per RR)	02/28/13	One 5-Year option on 9 - 18 mos notice @ \$105,084.00/yr	\$88,480.00 (See Comment #2)	03/01/08 - \$93,492.00/yr 03/01/09 - \$99,036.00/yr	None	Mktg: \$0.50/psf/yr	None	T pays PRS but not increases resulting from change of ownership	Included in CAM	T pays PRS over BY 2004	None	No	None	1) LCD discrepancy b/t Lease (formula) and RR (03/01/04). 2) Possible monthly payment on NTE \$40,000.00 of "Borrowed Construction Funds", if any, repaid over 120 months with 9.0 % interest (2/Sec. 2(h))
102	In-Line Retailer #2 dba Bob's Pizza	2,492	03/03/03	07/31/08	Two 5-Year Options on 12 - 18 mos notice @ FMV	\$90,000.00 initially, w/CPI increases every 24 months (See Comment #1)	N/A	None	None	6.0 % of GS over Natural BP	Gross	Gross	Gross	None	Yes. (16/Sec. 20)	If Co-tenancy condition remains unsatisfied for 12 mos., T may terminate on 30 days notice (16/Sec. 20)	1) Unable to determine current rent due to CPI increases every 24 mos. (\$97,450.00 / yr per RR). 2) Missing pages 6 - 7 of Lease. 3) Lease expires 07/31/08.
1631B	In-Line Retailer #3	1,300	Earlier of 90 days after delivery of possession or the date T opens (2/Sec. 2) (10/01/06 per RR)	10 years after LCD (2/Sec. 2) (9/30/16 per RR)	Two 5-year options on 180 days notice @ FMV	\$55,380.00	LY 6 - \$62,023.00/yr (i.e., 10/01/11 per RR LCD)	None	If 75% of other tenants join Merchants Assoc, T will join and pay annual dues NTE \$0.10/psf/yr	None	Included in CAM	Included in CAM	T pays fixed PRS (5.56%) NTE \$6.00/psf for 1st LY, with annual increases capped at 5.0 % exclusive of insurance, taxes, and common area utilities.	Mgmt: NTE 15.0% of CAM	No	T may terminate after the last day of the 5th full LY (i.e., 10/01/11 per RR LCD) on 120 days notice and payment of \$35,000.00 (18/Sec. 19)	1) Page 14 of lease is illegible. 2) LCD discrepancy b/t Lease (formula) and RR (10/01/06). 3) LED discrepancy b/t Lease (formula) and RR (09/30/16).
102	In-Line Retailer #4	1,131	04/09/06	03/31/16	Two 5-Year Options on 12 - 18 mos notice @ Opt. 1 - \$57,117.00/yr Opt. 2 - \$60,222.00/yr	\$47,682.00	04/01/09 - \$49,562.00/yr 04/01/11 - \$51,937.00/yr 04/01/14 - \$54,448.00/yr	Base Rent, CAM, and RE Taxes abate in month 13 (i.e., April 2007).	None	5.0 % of GS over Natural BP	T pays PRS	T pays PRS	T pays PRS (init. 5.2%)	Mgmt: 15.0 % of CAM	No	Lapsed (14/Sec. 20)	1) LCD discrepancy b/t Lease (04/09/06) and RR (05/09/06).
103	In-Line Retailer #5	884 approx.	02/26/07	01/31/15	Two 5-Year Options on 9 - 18 mos notice @: Opt. 1 - \$54.85 psf/yr Opt. 2 - \$63.60 psf/yr	\$36,067.20	Each 03/01/xx increases by 3.0%	None	None	6.0% of GS over \$540,000.00/yr	Included in CAM	Included in CAM	T pays PRS w/ 5.0% cap on annual increase, cumulatively. T's PRS during 1st LY NTE \$0.36 psf/mo.	Mgmt: 15.0 % of CAM	No	None	1) Addendum No. 1 is missing from lease.