

**JACKRUSS LLC dba Andiamo****Base Rent Schedule**

Total rsf: 4,000  
 Lease Date: 5/18/2019  
 Rent Commencement Date: 8/21/2020 (When Landlord's Work is deemed substantially complete and CoFO is issued.)  
 Abatement Period Ends: 8/28/2020 (Earlier of 3 months after Rent Commencement or Date Tenant opens for business)

	Period		Base Rent \$				
	From	To	Base	Additional	Annually	Monthly	\$/sf
<b><u>Initial Term</u></b>							
Lease Year 1	8/21/2020	8/31/2021	\$74,000.00	\$0.00	\$74,000.00	\$6,166.67	\$18.50
Lease Year 2	9/1/2021	2/28/2022	\$150,960.00	\$0.00	\$150,960.00	\$12,580.00	\$37.74
Lease Year 2 (Start of Add'l)	3/1/2022	8/31/2022	\$150,960.00	\$27,360.00	\$178,320.00	\$14,860.00	\$44.58
Lease Year 3	9/1/2022	8/31/2023	\$153,979.20	\$27,360.00	\$181,339.20	\$15,111.60	\$45.33
Lease Year 4	9/1/2023	8/31/2024	\$157,058.78	\$27,360.00	\$184,418.78	\$15,368.23	\$46.10
Lease Year 5 (End of Add'l)	9/1/2024	2/28/2025	\$160,199.96	\$27,360.00	\$187,559.96	\$15,630.00	\$46.89
Lease Year 5	3/1/2025	8/31/2025	\$160,199.96	\$0.00	\$160,199.96	\$13,350.00	\$40.05
Lease Year 6	9/1/2025	8/31/2026	\$163,403.96	\$0.00	\$163,403.96	\$13,617.00	\$40.85
Lease Year 7	9/1/2026	8/31/2027	\$166,672.04	\$0.00	\$166,672.04	\$13,889.34	\$41.67
Lease Year 8	9/1/2027	8/31/2028	\$170,005.48	\$0.00	\$170,005.48	\$14,167.12	\$42.50
Lease Year 9	9/1/2028	8/31/2029	\$173,405.59	\$0.00	\$173,405.59	\$14,450.47	\$43.35
Lease Year 10	9/1/2029	8/31/2030	\$176,873.70	\$0.00	\$176,873.70	\$14,739.48	\$44.22
Lease Year 11 (3 months)	9/1/2030	11/30/2030	\$180,411.17	\$0.00	\$180,411.17	\$15,034.26	\$45.10
<b><u>Option 1</u></b>							
Year 1	12/1/2030	11/30/2031	\$184,019.39	\$0.00	\$184,019.39	\$15,334.95	\$46.00
Year 2	12/1/2031	11/30/2032	\$187,699.78	\$0.00	\$187,699.78	\$15,641.65	\$46.92
Year 3	12/1/2032	11/30/2033	\$191,453.78	\$0.00	\$191,453.78	\$15,954.48	\$47.86
Year 4	12/1/2033	11/30/2034	\$195,282.86	\$0.00	\$195,282.86	\$16,273.57	\$48.82
Year 5	12/1/2034	11/30/2035	\$199,188.52	\$0.00	\$199,188.52	\$16,599.04	\$49.80
<b><u>Option 2</u></b>							
Year 1	12/1/2035	11/30/2036	\$203,172.29	\$0.00	\$203,172.29	\$16,931.02	\$50.79
Year 2	12/1/2036	11/30/2037	\$207,235.74	\$0.00	\$207,235.74	\$17,269.65	\$51.81
Year 3	12/1/2037	11/30/2038	\$211,380.45	\$0.00	\$211,380.45	\$17,615.04	\$52.85
Year 4	12/1/2038	11/30/2039	\$215,608.06	\$0.00	\$215,608.06	\$17,967.34	\$53.90
Year 5	12/1/2039	11/30/2040	\$219,920.22	\$0.00	\$219,920.22	\$18,326.69	\$54.98
<b><u>Abatement Period</u></b>							
Lease Year 1 (see above)	8/21/2020	8/27/2020	(\$74,000.00)	\$0.00	(\$74,000.00)	(\$6,166.67)	(\$18.50)