

LAKE POINTE III

COMMENCEMENT DATE CERTIFICATE

REAL PROPERTY: 8470 Allison Pointe Blvd., Indianapolis, IN 46250
PREMISES: Suite 250
LANDLORD: G&I IX MJW Lake Pointe III & IV LLC
LEASE DATED: May 10, 2022
TENANT: Comcast of Indianapolis, L.P.

The undersigned Tenant under the lease described above (the "Lease") hereby certifies to Landlord that:

1. Tenant is the tenant under the Lease for space in the above-referenced Real Property demising approximately 11,995 rentable square feet of space (the "Premises").
2. Tenant has accepted possession of and is occupying the Premises pursuant to the Lease.
3. The Lease Commencement Date is November 1, 2022. The Lease Term expires on March 31, 2028.
4. Tenant will commence payment of Rent of \$21,491.04 on April 1, 2023 (received 5 free months of no Rent).
5. The Lease has not been assigned, sublet, modified, supplemented or amended in any way. Accordingly, the Lease constitutes the entire agreement between the parties and there are no other agreements between Landlord and Tenant concerning the Premises.
6. Tenant has no option or right of first refusal to purchase all or any portion of the Real Property.
7. The Lease is valid and in full force and effect and neither Landlord nor Tenant is in default thereunder. Tenant currently has no defense, setoff or counterclaim against Landlord arising out of the Lease or in any way relating thereto, or arising out of any other transaction between Tenant and Landlord, and no event has occurred and no condition exists, which with the giving of notice or the passage of time, or both, will constitute a default under the Lease.

TENANT:

COMCAST OF INDIANAPOLIS, L.P.,
an Indianapolis limited partnership

By: John Hooley
Its: VP Finance
Date: 1/12/2023