

LEASE

THIS LEASE (the “**Lease**”) is entered to be effective as of May 18th, 2023, by and between **G&I IX MJW LAKE POINTE III & IV LLC**, a Delaware limited liability company (“**Landlord**”), and **LEAP MANAGED IT, LLC**, an Indiana limited liability company (“**Tenant**”), and Landlord and Tenant agree as follows:

1. **Description of Premises.** Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, approximately 1,228 rentable square feet known as Suite 128 as depicted on Exhibit A (“**Premises**”) in the building commonly known as Lake Pointe IV and located at 8520 Allison Pointe Blvd., Indianapolis Indiana (the “**Building**”) (which together with the adjacent building known as Lake Pointe III shall be referred to as the “**Office Park**”). Tenant shall have the right, in common with others, to the nonexclusive use of the unrestricted parking spaces designated for use by Building tenants from time to time on a “first-come, first-served” basis. For long as such amenities are offered to tenants of the Building, Tenant shall have the right to the use of the following “Tenant Amenities” at no additional fee: fitness facility, 2nd floor training room and 1st floor tenant lounge. Landlord will provide ten (10) keys/fobs to access the Building and Tenant Amenities.

2. **Term and Delivery of Premises.** The term of this Lease shall be for a period of thirty-nine (39) months (the “**Term**”) commencing on the Substantial Completion Date (as defined in Exhibit B) which is anticipated to be on July 1, 2023 (the “**Lease Commencement Date**”). Except for the completion of work to be performed by Landlord as expressly set forth in Exhibit B attached hereto and made a part hereof (“**Landlord’s Work**”), Tenant’s occupancy of the Premises on the date of possession and thereafter shall be “as-is” and without warranty of any kind as to condition, fitness or otherwise. Landlord grants to Tenant an option to extend the Term for one (1) additional period of five (5) years commencing at the expiration of the initial Term, upon the same terms and conditions as herein set forth, provided that Tenant shall not be in default of any of Tenant’s obligations under this Lease at the time such option is to be exercised. Should Tenant elect to exercise this option to extend, Tenant shall do so by written notice to Landlord at least twelve (12) but not more than fifteen (15) months prior to the scheduled expiration of the initial Term. Base Rent for the additional term shall be at the then prevailing market rates in the northern Indianapolis submarket. Tenant’s renewal option contained herein is personal to Leap Managed IT, LLC (“**Named Tenant**”), shall not be transferable, and shall automatically terminate if (i) Named Tenant’s right to possession of the Premises is terminated, (ii) an Event of Default under the Lease shall have occurred, or (iii) Named Tenant no longer leases and occupies at least 1,228 square feet in the Building.

Notwithstanding the foregoing or anything to the contrary, for up to thirty (30) days prior to the Lease Commencement Date, Tenant shall have the right and privilege of going onto the Premises to complete interior decoration work and otherwise complete preparation of the Premises for Tenant’s occupancy; provided, however, that Tenant’s schedule for such work shall be communicated with the Landlord in advance, who shall then have the right to reschedule such work to avoid interference with Landlord’s Work, and all of Tenant’s covenants under this Lease shall be binding upon Tenant in respect of such possession the same as if the first day of the Term had been fixed as of the date when Tenant entered such possession except that Tenant shall not be obligated to pay Rent for the period prior to the Lease Commencement Date. Landlord shall notify Tenant when the work to be performed by Landlord is substantially completed.

3. **Rent.**

(a) **Base Rent.** Tenant shall pay to Landlord on or before the first day of each calendar month, in advance, rental in the amount set forth in the following schedule:

<u>Months of Term</u>	<u>Monthly Installment of Base Rent</u>	<u>Annual Rental Rate per Rentable Square Foot</u>
Months 1* - 3	\$0.00	\$0.00
Months 4 – 15	\$2,241.10	\$21.90
Months 16 – 27	\$2,278.96	\$22.27
Months 28 – 39	\$2,317.85	\$22.65

Tenant shall pay \$2,241.10 upon the execution of the Lease which shall be applied toward the first installment of Rent due under this Lease. Rent for any partial month shall be prorated based on the actual number of days of such month. If Tenant fails to pay any installment of rent or other sum payable hereunder when due, Tenant shall pay Landlord an administration fee equal to ten percent (10%) of the past due amount. Any rent or other sum payable under this Lease not paid when due shall bear interest at the rate per annum equal to the lesser of (i) five percent (5%) in excess of the rate per annum announced from time to time by Chase Bank, or its successor as its “prime rate” or similar rate, or (ii) the highest rate permitted by law.

(b) Additional Rent. In addition to the Base Rent payable by Tenant, Tenant shall pay to Landlord monthly installments of Tenant’s Proportionate Share of Excess Operating Expenses and Tenant’s Proportionate Share of Excess Real Estate Taxes as provided for in Exhibit C (“**Additional Rent**”).

4. Security Deposit. Simultaneously with Tenant’s execution and delivery of this Lease, Tenant shall deposit with Landlord a Security Deposit in the amount of \$2,241.10 as security for the faithful performance and observance by Tenant of all of the terms, provisions and conditions of this Lease. At no time is such Security Deposit to be deemed an advance payment of Rent. In the event Tenant defaults in respect of any of the terms, provisions or conditions of this Lease, including, but not limited to, the payment of Rent or any other charge payable by Tenant, Landlord may use, apply or retain the whole or any part of the Security Deposit to the extent required for the payment of any Rent or other charge or sum as to which Tenant is in default or for any sum which Landlord may expend or may be required to expend by reason of Tenant’s default in respect of any of the terms, covenants and conditions of this Lease. In the event that any portion of such Security Deposit is so expended or applied by Landlord, Tenant shall promptly pay to Landlord upon demand from Landlord an amount sufficient to restore such Security Deposit to the original amount thereof. In the event that Tenant shall fully and faithfully comply with the terms, covenants and conditions of this Lease, the Security Deposit, or so much thereof as to which Tenant may be entitled, shall be returned to Tenant within sixty (60) days after the date fixed as the end of the Lease and after delivery of exclusive possession of the Premises to Landlord in the condition as required herein. In the event of a sale or leasing of the Building, Landlord shall have the right to transfer the Security Deposit to the purchaser or lessee and Landlord shall thereupon be released by Tenant from all responsibility or liability for return of such Security Deposit and Tenant agrees to look to the new party standing in the position of Landlord for the return of said Security Deposit.

5. Occupancy. The Premises are leased solely for general office use in accordance with all applicable laws, codes, ordinances, regulations, etc. Tenant agrees to comply with all rules and regulations of the Building as set forth on Exhibit D (“**Rules and Regulations**”) subject to modification from time to time by Landlord.

6. **Reserved Rights.** Landlord reserves the right, upon reasonable notice to Tenant, to (i) enter the Premises for inspection thereof at all reasonable hours and whenever necessary or appropriate to make repairs, (ii) show the Premises to prospective lessees, purchasers or mortgagees at reasonable hours, and (iii) relocate Tenant to another office suite in the Office Park of similar size and quality.

7. **Utilities, Services and Taxes.** Electricity, gas, water, sewer, and janitorial charges for the Premises shall be paid for by Landlord. Subject to reimbursement as Additional Rent, Landlord shall be responsible for the payment of all real estate taxes assessed with respect to the Building. Tenant shall be responsible for any personal property taxes and assessments due and payable in connection with the Premises. Tenant shall be responsible, at its sole expense, for all internet, cable, and phone services. The current cleaning specifications for the Building, subject to modification from time to time by Landlord, are attached hereto as Exhibit E ("Building Cleaning Specifications"). While the Building Cleaning Specifications may be modified from time to time by Landlord, they will always at minimum provide weekly full cleaning service to Premises.

8. **Alterations.** Tenant shall not cause or permit any alterations, additions or changes of or upon any part of the Premises without first obtaining the written consent of Landlord which may be withheld in its sole and absolute discretion. All approved alterations, additions or changes to the Premises shall be made in accordance with all applicable laws and shall become the property of Landlord. No person shall ever be entitled to any lien, directly or indirectly, derived through or under Tenant, or through or under any act or omission of Tenant, upon the Premises or Building.

9. **Holdover and Surrender of Premises.** If Tenant holds over after the expiration or earlier termination of the Term, Tenant shall pay Landlord one hundred fifty percent (150%) of Base Rent and one hundred percent (100%) of Additional Rent for the first thirty (30) days and thereafter two hundred percent (200%) of the amount of Base Rent herein specified and one hundred percent (100%) of Additional Rent for any month during which Tenant holds over for any period of time, together with all damage's sustained by Landlord. At the expiration or earlier termination of this Lease, Tenant shall quit and deliver up the Premises to Landlord in good condition as they were at the commencement of this Lease, ordinary wear and tear and damage due to casualty excepted. Upon surrender of the Premises, Tenant shall have removed all of Tenant's personal property and wiring and shall deliver to Landlord all keys to the Premises. If any of Tenant's property is not removed by the time of such surrender, it shall, at Landlord's option, be deemed abandoned and become Landlord's property.

10. **Improper Use of Premises.** Tenant shall not make, permit, nor suffer any illegal, unlawful, improper, noisy or otherwise offensive or disruptive use of the Premises, nor permit any nuisance thereon, nor make any use whatsoever thereof other than as expressly permitted herein.

11. **Waivers.** Waiver by Landlord of any breach of any covenant or duty of Tenant under this Lease shall not be a waiver of a breach of any other covenant or duty of Tenant, or of any subsequent breach of the same covenant or duty.

12. **Assignment or Sublease.** Tenant shall not assign this Lease, or sublet the Premises or any interest therein, without the prior written consent of Landlord which may be withheld in its sole and absolute discretion. No assignment or sublease shall relieve Tenant of its obligations and liability hereunder. Landlord reserves the right to assign its interests in this Lease and/or in any sums received or payable hereunder.

13. **Default.** Landlord may terminate this Lease and/or terminate Tenant's right to possession of the Premises upon the failure of Tenant to pay any amount due hereunder or to observe or satisfy any other term, covenant or condition of this Lease and the continuation of such failure for a period of five (5)

days after Tenant's receipt of notice thereof or immediately in the event Tenant abandons the Premises or files or is the subject of any bankruptcy proceeding. Upon default by Tenant any of the foregoing reasons, Landlord may reenter the Premises with or without process of law, and remove all persons and property therefrom and shall be entitled to all remedies available at law or in equity. The prevailing party hereunder shall be entitled to be paid (and indemnified against) by the other party hereunder all costs and charges, including reasonable attorneys' fees, incurred by the prevailing party in enforcing any covenant or agreement of the other party contained in this Lease.

14. **Hazardous Materials.** Tenant shall not keep or have on the Premises, including on or about the grounds, if any, any article or thing of a dangerous, inflammable, or explosive character that may unreasonably increase the danger of fire in the Premises or that may be considered hazardous or extra hazardous by any responsible insurance company or governmental agency and shall indemnify, defend and save harmless Landlord from any claims, damages, losses or liabilities with respect to a violation of such negative covenant.

15. **Subordination of Lease; Estoppel Certificates; Financial Statements.** This Lease and Tenant's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens, mortgages or encumbrances now or hereafter placed on the Premises. Tenant shall on request execute promptly any instrument evidencing such subordination and any estoppel certificates reasonably requested by Landlord. Tenant shall cause to be delivered to Landlord, within ten (10) days of Landlord's request, with such request not given more than one time per calendar year unless Tenant is in default hereunder or at any time with respect to a potential sale, refinancing or capitalization event, Tenant's most recent financial statements as well as statements of income, retained earnings and changes in financial position of Tenant of the most recent fiscal year and a balance sheet of Tenant as of the close of such fiscal year, all in reasonable detail, such year-end financial statements to be certified as to accuracy by Tenant (and, if such is Tenant's normal practice, audited by an independent auditor). In lieu of the foregoing financial statements, Tenant may provide a letter from its bank or accounting demonstrating Tenant's then current financial condition. Landlord hereby covenants to keep any financial statements or letters provided by or on behalf of tenant strictly confidential and not to share such financial information with any party that has not agreed in writing to likewise maintain all such information confidential at all times.

16. **Tenant's Insurance, Indemnification and Waiver of Claims.**

(a) **Tenant's Insurance.** Throughout the Term, Tenant shall maintain:

(i) a general commercial liability insurance policy which provides a minimum of One Million Dollars (\$1,000,000.00) for each occurrence and not less than Two Million Dollars (\$2,000,000.00) in the aggregate, including automobile liability, and employer's liability insurance in the amount of One Million Dollars (\$1,000,000.00), insuring the liability of Tenant, its employees, agents and invitees for bodily injury and property damage;

(ii) an excess limits (umbrella) policy in the amount of at least One Million Dollars (\$1,000,000.00) for each occurrence and not less than Two Million Dollars (\$2,000,000.00) in the aggregate;

(iii) special coverage/all-risk property insurance, including fire and lightning, extended coverage, sprinkler damage, theft, vandalism and malicious mischief, or the ISO causes of loss-special form; and flood insurance (if required by Landlord, any lender of the Building, or any governmental authority) in an amount adequate to cover 100% of the replacement costs, without co-insurance, of Tenant's personal property and trade fixtures, as well as the

Improvements (hereinafter defined), whether provided or performed by or through Landlord or Tenant and with no deductible; and

(iv) a worker's compensation insurance policy in the required statutory amount, all in a company reasonably acceptable to Landlord.

Tenant shall furnish to the Landlord a certificate issued by the insurance carrier showing all such insurance as is described above to be in force and shall name the Landlord, mortgagees and Landlord's property management company (except with respect to worker's compensation insurance) and that such policies cannot be canceled or materially modified on less than thirty (30) days' prior written notice to Landlord. All insurance policies shall be issued by insurance companies rated "A- VIII" or higher in A.M. Best's Insurance Guide (latest edition in effect as of the date hereof and subsequently in effect as of the date of renewal of the required policies). Should Tenant fail to carry such insurance and furnish Landlord with such certificate of insurance after a request to do so, Landlord shall have the right to obtain such insurance and collect the cost thereof from Tenant as Additional Rent.

Each policy shall also include the broad form comprehensive general liability endorsement or equivalent and, in addition, shall provide at least the following extensions or endorsements, if available: (1) coverage for explosion, collapse, and underground damage hazards, when applicable; (2) personal injury coverage to include liability assumed under any contract; (3) a cross liability or severability of interest extension or endorsement or equivalent so that if one insured files a claim against another insured under the policy, the policy affords coverage for the insured against whom the claim is made as if separate policies had been issued; (4) a knowledge of occurrence extension or endorsement so that knowledge of an occurrence by the agent, servant, or employee of the insured shall not in itself constitute knowledge by the insured, unless a managing general partner or an executive officer, as the case may be, shall have received the notice from the agent, servant, or employee; (5) a notice of occurrence extension or endorsement so that if the insured reports the occurrence of an accident to its workers' compensation carrier and the occurrence later develops into a liability claim, the failure to report the occurrence immediately to each or any other company when reported to the workers' compensation carrier shall not be deemed a violation of the other company's policy conditions; (6) an unintentional errors and omissions extension or endorsement so that failure of the insured to disclose hazards existing as of the inception date of the policy shall not prejudice the insured as to the coverage afforded by the policy, provided the failure or omission is not intentional; and (7) a blanket additional insured extension or endorsement or equivalent providing coverage for unspecified additional parties as their interest may appear with the insured. Tenant shall cooperate with Landlord and Landlord's insurers in the adjustment of any insurance claim pertaining to the Building or the Office Park or Landlord's use thereof.

Any failure of Tenant to obtain and maintain the insurance policies and coverages required hereunder or failure by Tenant to meet any of the insurance requirements of this Lease shall constitute an event of default hereunder, and such failure shall entitle Landlord to pursue, exercise or obtain any of the remedies provided for herein, and Tenant shall be solely responsible for any loss suffered by Landlord as a result of such failure. In the event of failure by Tenant to maintain the insurance policies and coverages required by this Lease or to meet any of the insurance requirements of this Lease, Landlord, at its option, and without relieving Tenant of its obligations hereunder, may obtain said insurance policies and coverages or perform any other insurance obligation of Tenant, but all costs and expenses incurred by Landlord in obtaining such insurance or performing Tenant's insurance obligations shall be reimbursed by Tenant to Landlord, together with interest on same from the date any such cost or expense was paid by Landlord until reimbursed by Tenant.

(b) Indemnification. To the maximum extent permitted by applicable law and except to the extent caused by Landlord's gross negligence or willful misconduct, Tenant hereby agrees to indemnify,

protect, defend and hold harmless Landlord and its designated property management company, and their respective partners, members, affiliates, and all of their respective officers, trustees, directors, shareholders, employees, servants, partners, representatives, insurers and agents (collectively, “**Landlord Indemnitees**”) for, from and against all liabilities, claims, fines, penalties, costs, damages or injuries to persons, damages to property, losses, liens, causes of action, suits, judgments and expenses (including court costs, attorneys’ fees, expert witness fees and costs of investigation), of any nature, kind or description of any person or entity, directly or indirectly arising out of, caused by, or resulting from (in whole or part) (1) Tenant’s construction of, or use, occupancy or enjoyment of, the Premises, (2) any activity, work or other things done, permitted or suffered by Tenant and its agents and employees in or about the Premises, (3) any breach or default in the performance of any of Tenant’s obligations under this Lease, (4) any act, omission, negligence or willful misconduct of Tenant or any of its agents, contractors, employees, business invitees or licensees, or (5) any damage to Tenant’s personal property, or the property of Tenant’s agents, employees, contractors, business invitees or licensees, located in or about the Premises. This Section 16(b) shall survive the expiration or earlier termination of this Lease.

(c) Waiver of Claims To the maximum extent permitted by applicable law and except to the extent caused by Landlord’s gross negligence or willful misconduct, Landlord shall not be liable for any injury, loss or damage suffered by Tenant or to any person or property occurring or incurred in or about the Premises, the Building or the Office Park from any cause. Without limiting the foregoing, neither Landlord nor any of its partners, officers, trustees, affiliates, directors, employees, contractors, agents or representatives (collectively, “**Landlord Parties**”) shall be liable for and there shall be no abatement of Rent for (i) any damage to Tenant’s personal property, (ii) loss of or damage to any property by theft or any other wrongful or illegal act, or (iii) any injury or damage to persons or property resulting from fire, explosion, falling plaster, steam, gas, electricity, water or rain which may leak from any part of the Building or the Office Park or from the pipes, appliances, appurtenances or plumbing works therein or from the roof, street or sub-surface or from any other place or resulting from dampness or any other cause whatsoever or from the acts or omissions of other tenants, occupants or other visitors to the Building or the Office Park or from any other cause whatsoever, (iv) any diminution or shutting off of light, air or view by any structure which may be erected on lands adjacent to the Building, whether within or outside of the Office Park, or (v) any latent or other defect in the Premises, the Building or the Office Park. Tenant shall give prompt notice to Landlord in the event of (i) the occurrence of a fire or accident in the Lease Premises or in the Building, or (ii) the discovery of a defect therein or in the fixtures or equipment thereof. This Section 16(c) shall survive the expiration or earlier termination of this Lease

17. Maintenance. Landlord shall keep and maintain the roof, foundation, other structural elements, and HVAC, plumbing, electrical, and mechanical systems and components of the Premises in good condition, order and repair during the Term. Except as allocated to Landlord in the preceding sentence, Tenant shall keep and maintain the Premises in good condition, order and repair including, without limitation, maintenance and repair sufficient to keep the Premises in an operable, clean, safe, good and attractive condition at all times. Tenant shall not commit or permit waste upon the Premises.

18. Brokers. Landlord and Tenant represent to each other that they have not had any dealings with any real estate brokers or agents in connection with the negotiation of the Lease, other than Mark Sturgis of ADM Real Estate Inc. on behalf of Tenant and Kevin Gillihan of JLL on behalf of Landlord. Landlord and Tenant hereby agree to indemnify and hold each other harmless from and against any liability and cost the other may suffer in connection with a breach of the foregoing representation by the other party.

19. Notices. All notices, demands or communications required to be given under this Lease shall be in writing served by one of the following methods: (i) personal delivery; (ii) delivery to a nationally recognized courier service which provides dated delivery receipts; or (iii) deposit with the United States Postal Service as registered or certified mail, with return receipt requested and postage prepaid. Notice so

delivered shall conclusively be deemed dated, given and/or received as of the: (i) date of the receipt acknowledging personal delivery; (ii) date of receipt or date of first attempted delivery as noted by the selected overnight courier service; or (iii) date of receipt or date of first attempted delivery as noted by the United States Postal Service on the return receipt card. Each notice, demand, or communication shall be sent simultaneously to the respective addresses of the parties hereinafter set forth or to such other place as any of the parties hereto may from time to time designate by written notice to the other.

Notices to Landlord:

G&I IX MJW Lake Pointe III & IV LLC
c/o M & J Wilkow Properties, LLC
20 South Clark Street, Suite 3000
Chicago, Illinois 60603
Attention: Marc R. Wilkow, President

With a copy to:

G&I IX MJW Lake Pointe III & IV LLC
c/o DRA Advisors, LLC
575 Fifth Avenue, 38th Floor
New York, New York 10017
Attn: Lease Administrator

Payment Address:

First Class Mail Only:

G&I IX MJW Lake Pointe III & IV LLC
PO Box 775910
Chicago, Illinois 60677-5910

Overnight Mail Only:

G&I IX MJW Lake Pointe III & IV LLC
Lockbox Number 775910
350 East Devon Avenue
Itasca, Illinois 60143

Electronic Payment Only:

G&I IX MJW Lake Pointe III & IV LLC
Account Number: 2748657
Bank ABA Number: 071 006 486
Bank Name: CIBC

Notices to Tenant:

Leap Managed IT, LLC
8520 Allison Pointe Blvd., Suite 128
Indianapolis, Indiana 46250

With a copy to:

Leap Managed IT, LLC
5752 W. Kilgore Ave.
Muncie, IN 47304

20. **Miscellaneous.** All covenants and representations herein contained are binding upon and shall inure to the benefit of the heirs, executors, administrators, successors and permitted assigns of Landlord and Tenant. Neither Landlord nor any agents or representatives of Landlord have made any statement, promise or agreement, orally or in writing, in conflict with or enlarging the terms of this Lease. If more than one party signs as Tenant hereunder, the covenants, conditions and agreements herein of Tenant shall be joint and several obligations of each such party. The undersigned executed this Lease on behalf of each party hereto represent and warrant that such individual has the capacity authority to so execute this Lease and that no further consent or authorization is necessary to bind such party. The captions herein are inserted only as a matter of convenience and do not in any way define, limit, construe or describe the scope or intent of this Lease or any section hereof or in any other way affect this Lease. The Lease may be executed in multiple counterparts, including by electronic signature and transmission, each of which shall be deemed an original, and all of which when taken together, shall be deemed one and the same instrument.

21. **Patriot Act Compliance.** Neither Tenant nor any of Tenant's affiliates, nor any individual, entity or organization holding any material ownership interest in the Tenant, nor any of their respective brokers or other agents acting in any capacity in connection with the transactions contemplated by this Lease, is or will be (a) (i) designated on the List of Specially Designated Nationals ("SDNs") and Blocked Persons maintained by the U.S. Department of the Treasury's Office of Foreign Assets Control ("OFAC"), (ii) owned in the aggregate 50% or more, or otherwise controlled, by SDNs, or (iii) organized, resident, or located in a country or territory subject to comprehensive or government-wide sanctions administered by OFAC ("Sanctioned Countries") (currently consisting of Cuba, Iran, North Korea, Syria, Venezuela, the Crimea region of Ukraine, the so-called Donetsk People's Republic region of Ukraine, and the so-called Luhansk People's Republic region of Ukraine) (such persons described in this clause (a), "**Prohibited Persons**"); (b) conducting any business or engaging in any transaction or dealing with any Sanctioned Country or Prohibited Person, including the making or receiving of any contribution of funds, goods or services to or for the benefit of any such Prohibited Person; (b) engaging in dealings with countries and organizations designated under Section 311 of the USA PATRIOT Act as warranting special measures due to money laundering concerns; (c) dealing in, or otherwise engaging in any transaction relating to, any property or interests in property blocked pursuant to Executive Order No. 13224 dated September 24, 2001, relating to "Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism"; (d) a foreign shell bank or any person that a financial institution would be prohibited from transacting with under the USA PATRIOT Act; or (e) engaging in or conspiring to engage in any transaction that evades or avoids, or has the purpose of evading or avoiding, or attempting to violate, any of the prohibitions set forth in (i) sanctions laws administered by OFAC and the U.S. Department of State, (ii) any U.S. anti-money laundering law, (iii) the Foreign Corrupt Practices Act, (iv) the U.S. mail and wire fraud statutes, (v) the Travel Act, (vi) any similar or successor statutes or (vii) any regulations promulgated under the foregoing statutes. If at any time this representation becomes false then it shall be considered a default under this Lease and Landlord shall have the right to exercise all of the remedies set forth in this Lease including, without limitation, immediate termination of this Lease.

[Remainder of page intentionally left blank; signatures on following page(s)]

IN WITNESS WHEREOF, Tenant and Landlord have executed this Lease as of the day and year first above written.

Landlord:

G&I IX MJW LAKE POINTE III & IV LLC
a Delaware limited liability company

By: M & J LP INVESTORS LLC,
a Delaware limited liability company,
its Operating Manager

By: M & J LP MANAGER INC.,
a Delaware corporation,
its Manager

By: 
Name: Marc R. Wilkow
Title: President

Tenant:

LEAP MANAGED IT, LLC,
an Indiana limited liability company

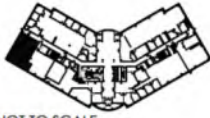
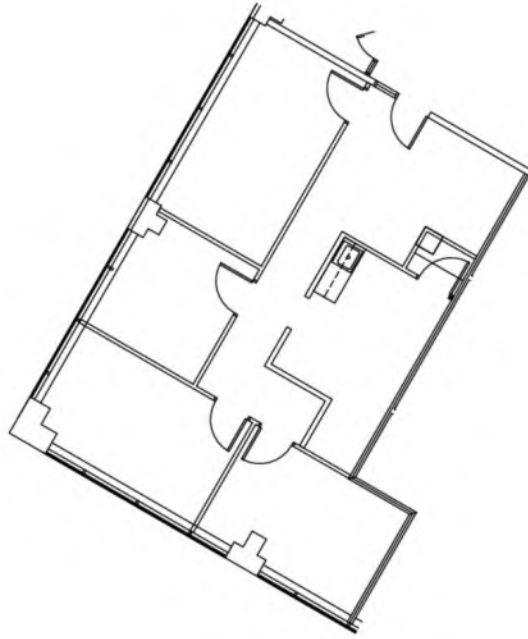
By: 
Name: Michael Thomas
Title: Senior Partner

EXHIBIT A

Premises

LEASING CONTACT:

KEVIN GILLIHAN
317-810-7355



NOT TO SCALE

schott
design
www.schottdesign.com
SCALE: NOT TO SCALE

**SUITE 128
LAKE POINTE IV**
8520 ALLISON POINTE BLVD.
INDIANAPOLIS, INDIANA



1,228 RENTABLE S.F.

EXHIBIT B

Landlord's Work

This Work Letter shall set forth the terms and conditions relating to the construction of tenant improvements within the Premises. All references in this Work Letter to Articles or Sections of "this Lease" shall mean the relevant portions of the Lease to which this Work Letter is attached as Exhibit B, and all references in this Work Letter to Sections of "this Work Letter" shall mean the relevant portions of this Work Letter. All capitalized terms appearing in this Work letter shall have the same meaning as those appearing in the Lease, except as expressly modified herein.

1. **Condition of Premises.** Except as expressly provided in this Work Letter, Tenant agrees to accept the Premises in its present condition, "AS IS," with no obligation for Landlord to do or pay for any improvements; and Tenant shall be responsible at its expense for all other work necessary to prepare the Premises for occupancy.

2. **Tenant Improvements.** Landlord shall, at its expense, construct or install such improvements in the Premises pursuant to the plans and specifications attached as Exhibit B-1 ("Initial Improvements") which have been approved by Landlord and Tenant. Unless otherwise agreed and if applicable, the Initial Improvements shall use Building standard materials (or comparable substitute materials designated by Landlord) in amount, type and quality; and Tenant shall promptly make any necessary selections.

Any work performed by or on behalf of Tenant prior to the Lease Commencement Date in addition to the Initial Improvements ("Additional Work") shall be subject to Landlord's prior written consent and shall be constructed by or on behalf of Tenant, at Tenant's expense, pursuant to Paragraph 6 of this Work Letter in a manner that does not interfere with the Initial Improvements and other work in the Building. Following the Lease Commencement Date, any work performed by or on behalf of Tenant shall be constructed pursuant to Article 8 of the Lease.

3. **Substantial Completion.** For purposes of this Work Letter, "Substantial Completion" means: (i) completion of the Initial Improvements in the Premises except for Punch-List Items (defined below) which do not materially interfere with Tenant's use and occupancy of the Premises; and (ii) issuance of any necessary municipal certificate of occupancy, temporary certificate of occupancy, or their equivalent. The date on which the Initial Improvements are substantially complete, is sometimes referred to herein as the "Substantial Completion Date." Upon notice from Landlord that the Initial Improvements are Substantially Complete, the parties shall inspect the Premises and prepare a list of certain specified and enumerated minor items, the lack of completion of which (and the work required for the completion of which) will not interfere with Tenant's ability to occupy and use the Premises for Tenant's normal business purposes (herein referred to as the "Punch-List" and such items contained on the Punch-List hereinafter referred to as the "Punch-List Items"). Tenant agrees that, at the request of Landlord from time to time thereafter, Tenant will promptly furnish to Landlord revised Punch-Lists reflecting the completion of any prior Punch-List Items. If the Punch-List or any revised Punch-List consists only of items which would not materially impair Tenant's use or occupancy of the Premises for its intended purpose, then, in such event, the work shall be deemed to be Substantially Complete and Tenant will acknowledge in writing that the Initial Improvements are Substantially Complete and accept possession of the Premises; provided, however, that such acknowledgement of acceptance shall not relieve Landlord of its obligation to promptly complete all Punch-List Items. At any time after the Substantial Completion Date, Landlord may enter the Premises to complete Punch-List Items, and any such entry by Landlord or its agents, employees or contractors for such purposes shall not constitute an actual or constructive eviction, or entitle Tenant to any abatement of Rent, or relieve Tenant from any obligation under the Lease, or impose any liability upon Landlord or its

agents. Upon Substantial Completion, the Initial Improvements shall be deemed by Tenant to be satisfactorily completed except to the extent noted in the Punch-List.

4. **Tenant Delay.** The Lease Commencement Date under the Lease shall be accelerated on a day-for-day basis for each day that substantial completion of the Initial Improvements is delayed by any of the following (each, a "Tenant Delay"):

a. Tenant's failure to timely make any selections, provide any approvals, or to make any payments required under this Work Letter in connection with the Initial Improvements; or

b. Tenant's failure to pay the Security Deposit, if any, or any other sum, as required in the Lease; or

c. Any upgrades or other non-Building Standard items, or items not customarily provided by Landlord, to the extent that the same involve lead times, installation times, delays or difficulties in obtaining building permits, requirements for any governmental approval, permit or action beyond the issuance of normal building permits, or other delays not typically encountered in connection with Landlord's standard improvements; or

d. A breach by Tenant of the terms of this Work Letter or the Lease; or

e. Tenant's changes in the Initial Improvements or in any plans relating thereto (notwithstanding Landlord's approval of any such changes); or

f. Changes which must be made in the Initial Improvements or in any plans relating thereto because they do not comply with applicable Laws; or

g. Changes to the base, shell or core of the Building required by the Initial Improvements; or

f. The performance of any Additional Work in the Premises, or any other act or omission, by Tenant or its contractors, employees or agents;

For example, if substantial completion of the Initial Improvements actually occurs on January 16 of a given year, but there were fifteen (15) days of Tenant Delay, then substantial completion of the Initial Improvements will be deemed to have occurred on January 1 of such year.

5. **Access By Tenant.** Landlord, at Landlord's discretion, may permit Tenant and Tenant's agents and contractors to enter the Premises prior to completion of the Initial Improvements in order to make the Premises ready for Tenant's use and occupancy. If Landlord permits such entry prior to completion of the Initial Improvements, then such permission is conditioned upon Tenant and Tenant's agents, contractors, workmen, mechanics, suppliers and invitees working in harmony and not interfering with Landlord and Landlord's contractors in doing the Initial Improvements or with other tenants and occupants of the Building. If at any time such entry shall cause or threaten to cause such disharmony or interference, Landlord shall have the right to withdraw such permission upon twenty-four (24) hours oral or written notice to Tenant. Tenant agrees that any such entry into the Premises shall be deemed to be under all of the terms, covenants, conditions and provisions of the Lease (including, without limitation, all insurance requirements), except as to the covenant to pay Rent thereunder, and further agrees that Landlord shall not be liable in any way for any injury, loss or damage which may occur to any items of work constructed by Tenant or to other property of Tenant that may be placed in the Premises prior to completion of the Initial Improvements, the same being at Tenant's sole risk.

Tenant shall conduct its labor relations and relations with Tenant's contractors in a manner calculated to avoid strikes, picketing, and boycotts of, on, or about the Premises or Building. If any Tenant's contractors or their employees strike, or if picket lines or boycotts or other visible activities of a similar nature that are objectionable to Landlord are established, conducted, or carried out against Tenant, Tenant's contractors, or their respective employees, agents, subcontractors, or suppliers, in or about the Premises or Building, Tenant shall immediately cease any activities resulting in such strike, picket lines, boycotts, or activities, and close the Premises to such contractor(s) and the employees thereof until the dispute has been settled.

6. **Miscellaneous.** The terms and provisions of this Work Letter are intended to supplement and are specifically subject to all the terms and provisions of the Lease. This Work Letter may not be amended or modified except in a writing signed by Landlord and Tenant. In no event shall any rights of Tenant hereunder be transferable or assignable to any party except to a permitted assignee of all of Tenant's rights under the Lease. All sums due hereunder from Tenant shall be deemed Additional Rent for purposes of the Lease, and upon any default hereunder, Landlord shall have all of the rights and remedies provided for in the Lease as well as all remedies otherwise available to Landlord, including, without limitation, the right to suspend any work or payments provided for hereunder or to withhold delivery of possession of the Premises until any such default is cured. This Work Letter shall not create a contractual relationship of any kind with, nor any rights in favor of, any third party. Except as otherwise agreed in the Lease or any amendment thereof, this Work Letter shall not apply to any space hereafter added to the Premises, nor to any extension or renewal of the Lease, whether pursuant to any option or right under the Lease or otherwise.

EXHIBIT B-1

INITIAL IMPROVEMENTS

1. Landlord shall remove and replace all carpeting in Tenant's demised premises with a carpet with the color of Tenant's choice.
2. Paint throughout. Tenant to select colors.
3. Replace suite lock with keypad entry lock.
4. Replace kitchen upper and lower cabinets and counter tops.

EXHIBIT C

Additional Rent

In addition to paying the Base Rent, Tenant shall pay as additional rent: (a) Tenant's Share of the annual Operating Expenses that are in excess of the amount of Operating Expenses applicable to the Operating Expenses Base Year, and (b) Tenant's Share of the annual Tax Expenses that are in excess of the amount of Tax Expenses applicable to the Tax Expenses Base Year (collectively, the "**Excess**"). Such additional rent, together with any and all other amounts payable by Tenant to Landlord pursuant to the terms of this Lease, shall be hereinafter collectively referred to as the "**Additional Rent**." The Base Rent and Additional Rent are herein collectively referred to as the "**Rent**." The obligation of Tenant to pay Rent hereunder is an independent covenant of Tenant under this Lease. All amounts due under this Article 4 as Additional Rent shall be payable for the same periods and in the same manner, time and place as the Base Rent. Without limitation on other obligations of Tenant which shall survive the expiration of the Term, the obligations of Tenant to pay the Additional Rent shall survive the expiration of the Term.

As used herein, the following terms shall have the meanings hereinafter set forth:

"**Calendar Year**" shall mean each calendar year in which any portion of the Term falls, through and including the calendar year in which the Term expires.

"**Expense Year**" shall mean each Calendar Year, provided that Landlord, upon notice to Tenant, may change the Expense Year from time to time to any other twelve (12) consecutive-month period, and, in the event of any such change, Tenant's Share of Operating Expenses and Tax Expenses shall be equitably adjusted for any Expense Year involved in any such change.

"**Operating Expenses**" shall mean all expenses, costs and amounts of every kind and nature which Landlord incurs or which accrue during any Expense Year because of or in connection with the ownership, management, maintenance, repair, restoration or operation of the real property and the personal property used in conjunction therewith other than Tax Expenses, including, without limitation: (a) the cost of insurance carried by Landlord, in such amounts as Landlord may reasonably determine or as may be required by any mortgagees or the lessor of any underlying or ground lease affecting the real property, including any deductibles thereunder, as well as the cost to retain third party consultants from time to time to assist with and manage the processing of insurance claims and to provide related insurance advice concerning such insurance coverage; (b) the cost of supplying all utilities to the real property (other than utilities for which tenants of the Building are separately metered), including but not limited to utilities for supplying electricity, water, sewer and the heating, ventilation and air conditioning system for the Building and common areas; and (c) the cost of any capital improvements or other costs (i) which are intended as a labor-saving device or to effect other economies in the operation or maintenance of the real property, (ii) made to the Building and/or real property after the Lease Commencement Date that are required under any governmental law or regulation or (iii) for the refurbishment or replacement of Building and/or real property improvements or amenities; provided, however, that if any such cost described in (i), (ii) or (iii) above is a capital expenditure, such cost shall be amortized (including interest on the unamortized cost) over its useful life as Landlord shall reasonably determine. Notwithstanding anything to the contrary contained herein, in no event shall Tenant be entitled to any refund or credit in the event Operating Expenses for the Operating Expenses Base Year exceed Operating Expenses for any subsequent Expense Year. If the Building is less than ninety-five percent (95%) occupied during any portion of the Operating Expenses Base Year or any Expense Year, Landlord shall make an appropriate adjustment to the variable components of Operating Expenses for such year, employing sound accounting and management principles, to determine the amount of Operating Expenses that would have been paid had the Building been ninety-five percent (95%) occupied.

"Operating Expenses Base Year" shall mean the calendar year 2023.

"Systems and Equipment" shall mean any plant, machinery, transformers, duct work, cable, wires, and other equipment, facilities, and systems designed to supply heat, ventilation, air conditioning and humidity or any other services or utilities, or comprising or serving as any component or portion of the electrical, gas, steam, plumbing, sprinkler, communications, alarm, security, or fire/life safety systems or equipment, or any other mechanical, electrical, electronic, computer or other systems or equipment which serve the real property in whole or in part.

"Tax Expenses" shall mean all taxes, fees, charges or other impositions of every kind and nature, whether general, special, ordinary or extraordinary, (including, without limitation, real estate taxes, general and special assessments, transit taxes, leasehold taxes or taxes based upon the receipt of rent, including gross receipts or sales taxes applicable to the receipt of rent, unless required to be paid by Tenant, personal property taxes imposed upon the fixtures, machinery, equipment, apparatus, Systems and Equipment, appurtenances, furniture and other personal property used in connection with the real property), which are levied or assessed or imposed by any authority having the direct or indirect power to tax, including, without limitation, any federal, state, county, or city government, or any improvement or assessment district of any kind, whether or not consented to or joined in by Tenant, which Landlord shall pay during any Expense Year because of or in connection with the ownership, leasing and operation of the real property or Landlord's interest therein, as well as the costs to Landlord for retaining counsel, consultants, and an appraiser to negotiate or obtain the lowering of such taxes or assessments and related cost of any negotiations, contests or appeals of any taxes or assessments. Notwithstanding anything to the contrary contained herein, in no event shall Tenant be entitled to any refund or credit in the event Tax Expenses for the Tax Expenses Base Year exceed Tax Expenses for any subsequent Expense Year. If the aggregate amount of Tax Expenses paid by Landlord is reduced pursuant to I.C. § 6-1.1-10-2, then for purposes of this Section 4.2.7, the Tax Expenses after giving effect to such reduction shall be grossed up to reflect the amount of the Tax Expenses as if Tax Expenses had not been reduced pursuant to I.C. § 6-1.1-10-2.

"Tax Expenses Base Year" shall mean the calendar year 2023.

"Tenant's Share" shall mean a fraction, the numerator of which is the rentable area of the Premises and the denominator of which is the total rentable area of the Building, which is initially calculated to be 1.51%.

Statement of Actual Expenses and Payment by Tenant. Landlord shall give to Tenant following the end of each Expense Year, including the Operating Expenses Base Year and Tax Expenses Base Year, a statement (the "**Statement**") which shall state the Operating Expenses and Tax Expenses incurred or accrued for such preceding Expense Year, and which shall indicate the amount, if any, of any Excess. Upon receipt of the Statement for each Expense Year commencing or ending during the Term, if an Excess is present, Tenant shall pay, with its next installment of Base Rent due (or within thirty (30) days of receipt if the Term has expired prior to Tenant's receipt of the Statement), the full amount of the Excess for such Expense Year, less the amounts, if any, paid during such Expense Year as Estimated Excess. The failure of Landlord to timely furnish the Statement or the Estimated Statement for any Expense Year shall not prejudice Landlord from enforcing its rights under this Exhibit C. The provisions of this paragraph shall survive the expiration or earlier termination of the Term.

Notwithstanding anything to the contrary, Tenant's Share of Operating Expenses (exclusive of Non-Controllable Expenses) shall not increase by more than six percent (6%) per annum on a cumulative and compounding basis. As used herein, "Non-Controllable Expenses" shall mean (i) Tax Expenses, (ii) insurance premiums, (iii) snow and ice removal, (iv) utilities and other services furnished to the Premises

and other portions of the Building, including without limitation, water, sewage, electric and gas, (v) labor costs, including any expense increase arising from the unionization of any service rendered at the Building, or otherwise resulting from union wage increases, and (vi) fees payable to governmental agencies other than as interest or penalty for delinquent payment.

Statement of Estimated Expenses. In addition, Landlord shall endeavor to give Tenant a yearly expense estimate statement (the "Estimate Statement") which shall set forth Landlord's reasonable estimate (the "Estimate") of what the total amount of Operating Expenses and Tax Expenses for the then-current Expense Year shall be and the estimated Excess (the "Estimated Excess"). If pursuant to the Estimate Statement an Estimated Excess is calculated for the then-current Expense Year, Tenant shall pay, with its next installment of Base Rent due, a fraction of the Estimated Excess for the then-current Expense Year. Such fraction shall have as its numerator the number of months which have elapsed in such current Expense Year to the month of such payment, both months inclusive, and shall have twelve (12) as its denominator. Until a new Estimate Statement is furnished, Tenant shall pay monthly, with the monthly Base Rent installments, an amount equal to one-twelfth ($1/12^{\text{th}}$) of the total Estimated Excess set forth in the previous Estimate Statement delivered by Landlord to Tenant.

Audit Right. Tenant shall have sixty (60) days after receipt of a Statement ("Review Period") to dispute the amount set forth in the Statement. If Tenant does not deliver written notice of such dispute to Landlord within sixty (60) days after receipt of such Statement, such Statement shall be considered final and binding on Tenant. If Tenant timely disputes the amount set forth in the Statement, Tenant's employees or an independent certified public accountant, (which accountant is not compensated on a contingency fee basis), designated by Tenant, may, after reasonable notice to Landlord and during Landlord's standard operating hours, inspect Landlord's records (pertaining to Landlord's calculation of Operating Expenses and Tax Expenses) at Landlord's offices, provided that Tenant is not then in default after expiration of all applicable cure periods and provided further that Tenant and such accountant shall, and each of them shall cause their respective agents and employees to maintain all information contained in Landlord's records in strict confidence. Notwithstanding the foregoing, Tenant shall only have the right to review Landlord's records one (1) time during any twelve (12) month period. Tenant's failure to dispute the amounts set forth in any Statement within the Review Period shall be deemed to be Tenant's approval of such Statement and Tenant, thereafter, waives the right or ability to dispute the amounts set forth in such Statement. If after such inspection, but no later than sixty (60) days following the Review Period, Tenant notifies Landlord in writing that Tenant still disputes such amounts, a certification as to the proper amount shall be made, at Tenant's expense, by an independent certified public accountant selected by Landlord. Landlord shall cooperate in good faith with Tenant and the accountant to provide Tenant and the accountant with the information upon which the certification is to be based. However, if such certification by the accountant proves that the total amount of Operating Expenses and Tax Expenses set forth in the Statement were overstated by more than ten percent (10%), then the actual, documented and reasonable cost of the accountant and such certification shall be paid for by Landlord, in an amount not to exceed Two Thousand, Five Hundred and No/100 Dollars (\$2,500.00). Promptly following the parties receipt of such certification, the parties shall make such appropriate payments or reimbursements, as the case may be, to each other, as are determined to be owing pursuant to such certification. In no event shall Landlord or its property manager be required to (i) photocopy any accounting records or other items or contracts, (ii) create any ledgers or schedules not already in existence, (iii) incur any costs or expenses relative to such inspection, or (iv) perform any other tasks other than making available such accounting records as are described in this Section. Landlord shall not be liable for the payment of any contingency fee payments to any auditor or consultant of Tenant. The provisions of this Section shall be the sole method to be used by Tenant to dispute the amount of Operating Expenses and Tax Expenses payable by Tenant under this Lease, and Tenant waives any other rights or remedies relating thereto.

Taxes and Other Charges for Which Tenant Is Directly Responsible. Tenant shall reimburse Landlord upon demand for any and all taxes or assessments required to be paid by Landlord (except to the extent included in Tax Expenses by Landlord), excluding state, local and federal personal or corporate income taxes measured by the net income of Landlord from all sources and estate and inheritance taxes, whether or not now customary or within the contemplation of the parties hereto, when: (i) said taxes are measured by or reasonably attributable to the cost or value of Tenant's equipment, furniture, fixtures and other personal property located in the Premises, or by the cost or value of any leasehold improvements made in or to the Premises by or for Tenant, to the extent the cost or value of such leasehold improvements exceeds the cost or value of a building standard build-out as determined by Landlord regardless of whether title to such improvements shall be vested in Tenant or Landlord; (ii) said taxes are assessed upon or with respect to the possession, leasing, operation, management, maintenance, alteration, repair, use or occupancy by Tenant of the Premises or any portion of the real property (including the parking facilities); or (iii) said taxes are assessed upon this transaction or any document to which Tenant is a party creating or transferring an interest or an estate in the Premises.

EXHIBIT D

Rules and Regulations

1. The sidewalks, entrances, driveways, passages, courts, elevators, vestibules, stairways, corridors or halls shall not be obstructed or encumbered by any Tenant or used for any purpose other than for ingress or egress from the Premises. All deliveries of merchandise and equipment that require use of the Building loading dock must be made in accordance with Landlord's rules and regulations, including, without limitation, any scheduling requirements, and all deliveries of furniture, equipment and other items in connection with a lessee moving into or out of its Premises shall, in addition, be scheduled between the hours of 6:00 p.m. and 8:00 a.m. Monday through Friday or on the weekends. All such deliveries shall be made in a prompt and efficient manner using only elevators and passageways designated for such delivery by Landlord. There shall not be used in any space, or in the public halls of the Building, either by any Tenant or by jobbers or others in the delivery or receipt of merchandise, any hand trucks other than those equipped with rubber tires and sideguards. No packages or boxes are to be left in the lobby or hallways.

2. The wash basins, water closets and other plumbing fixtures shall not be used for any purposes other than those for which they were designed or constructed and no sweeping, rubbish, rags, acids or other substances shall be deposited therein, and the expense of any breakage, stoppage, or damage resulting from the violation of this rule shall be borne by the Tenant who, or whose agents, employees or visitors, shall have caused it.

3. No Tenant shall sweep or throw or permit to be swept or thrown from the Premises any dirt or other substances into any of the corridors, halls, elevators or stairways of the Building, and Tenants shall not use, keep or permit to be used or kept any foul or noxious gas or substance in the Premises or permit or suffer the Premises to be occupied or used in manner offensive or objectionable to Landlord or other occupants of the Building by reason of noise, odors and/or vibrations, or interfere in any way with other Tenants or those having business therein, nor shall any animals or birds be kept in or about the Building. Smoking or carrying lighted tobacco products in the elevators of the Building is prohibited. Cooking in the Building is prohibited. Use of any part of the Premises as a residence is prohibited.

4. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any Tenant on any part of the outside of the Premises of the Building or on the inside of the Premises without the prior consent of Landlord. In the event of the violation of the foregoing by any Tenant, Landlord may remove same without any liability, and may charge the expense incurred by such removal to any Tenant violating this rule. Interior signs on doors and directory tablet shall be inscribed, printed or affixed for such Tenant by Landlord at the expense of such Tenant, and shall be of a size, color and style acceptable to Landlord.

5. No Tenant shall mark, paint, drill into, or in any way deface any part of the Premises of the Building of which they form a part. No boring, cutting or stringing of wires shall be permitted, except with the prior consent of Landlord, and as Landlord may direct. No Tenant shall lay linoleum, or other similar floor covering so that the same shall come in direct contact with the floor of the Premises, and, if linoleum or other similar floor covering is desired to be used, an interlining of builder's deadening felt shall be first affixed to the floor, by a paste of other material, soluble in water, the use of cement or other similar adhesive material being expressly prohibited.

6. Landlord reserves the right to exclude from the Building between the hours of 6 p.m. and 8 a.m. and at all hours on Saturdays, Sundays and legal holidays all persons who do not present a pass to the Building signed by Landlord. In such event, Landlord will furnish passes to persons for whom any Tenant requires same in writing. Each Tenant shall be responsible for all persons for whom it requests such pass

and shall be liable to Landlord for all acts of such persons.

7. Landlord shall have the right to prohibit any advertising by any Tenant which, in Landlord's opinion, tends to impair the reputation of the Building or its desirability as a Building for offices, and upon written notice from Landlord, Tenant shall refrain from or discontinue such advertising.

8. Tenant shall not bring or permit to be brought or kept in or on the Premises any inflammable, combustible or explosive fluid, material, chemical or substance, or cause or permit any odors of cooking or other processes, or any unusual or other objectionable odors to permeate in or emanate from the Premises.

9. Landlord shall furnish two (2) keys for each corridor door entering the Premises. Additional keys required by Tenant shall be obtained from Landlord at a charge by Landlord to reimburse it for the cost of making and providing any such keys. All such keys shall remain the property of Landlord. No additional locks shall be permitted on any doors of the Premises without Landlord's prior permission and Tenant shall not make, or permit to be made, any duplicate keys except those furnished by Landlord. Upon termination of the Lease, Tenant shall surrender to Landlord all keys to the Premises and shall give to Landlord the keys to and combination of all locks for safes, safe cabinets and vault doors, if any, remaining in the Premises.

10. Canvassing, peddling, soliciting and distribution of handbills or any other written materials in the Building are prohibited, and each Tenant shall cooperate to prevent the same.

11. The requirements of the Tenants under these rules will be attended to only upon application by telephone or in person at the office of the Building, followed by a written request. Employees of Landlord shall not perform any work or do anything outside of their regular duties at the direction of any Tenant unless under special instructions from Landlord. Any request made by Tenant under a lease shall be made in accordance with the terms of the Lease.

12. Landlord may waive any one or more of these Rules for the benefit of any particular Tenant or Tenants, but no such waiver by Landlord shall be construed as a waiver of such Rules in favor of any other Tenant or Tenants, nor prevent Landlord from thereafter enforcing any such Rules against any or all of the Tenants of the Building.

13. These Rules of the Building are in addition to, and shall not be construed to in any way modify or amend, in whole or in part, the terms, covenants, agreements and conditions of any lease of premises in the Building or any lessee handbook published from time to time by Landlord or its agents, with which Tenant must comply.

14. Landlord reserves the right to make such other reasonable rules and regulations as in its judgment may from time to time be needed for the safety, care and cleanliness of the Building and/or the Office Park, and for the preservation of good order therein.

15. At no time shall Tenant permit or shall Tenant's agents, employees, contractors, guests, or invitees smoke (including vaping) in any Office Park Common Area, unless such Office Park Common Area has been declared a designated smoking area by Landlord. The use of illicit drugs is prohibited anywhere on the Land, including within the Building or any Office Park Common Area.

16. Tenant shall not maintain armed security in or about the Premises nor possess any weapons, explosives, combustibles or other hazardous devices in or about the Building and/or Premises.

17. Landlord shall have the absolute right at all times, including an emergency situation, to limit, restrict, or prevent access to the Building in response to an actual, suspected, perceived or publicly or privately announced health or security threat.

18. Landlord reserves the right at any time to take one elevator out of service to tenants for exclusive use by management in servicing the Building.

19. No electric heaters or electric fans are allowed on the Premises with the prior written consent of.

20. Tenant shall not provide access to vendors or other parties that are not their invitees, agents or employees.

21. Tenant shall comply with all applicable federal, state and municipal laws, ordinances and regulations, insurance requirements and building rules and regulations and shall not directly or indirectly make any use of the Premises which may be prohibited by any of the foregoing or which may be dangerous to persons or property or may increase the cost of insurance or require additional insurance coverage.

22. Tenant shall not serve, nor permit the serving of alcoholic beverages in the Premises unless shall have procured the necessary permits and Liquor Liability Insurance, issued by companies and in amounts reasonably satisfactory to Landlord, naming Landlord as an additional party insured.

23. No air-conditioning units, fans or other projections shall be attached to the Building. No curtains, blinds, shades or screens shall be attached to or hung in, or used in connection with, any window or door of the Premises or Building, without the prior written consent of Landlord. All curtains, blinds, shades, screens or other fixtures must be of a quality type, design and color, and attached in the manner approved by. All electrical fixtures hung in offices or spaces along the perimeter of the Premises must be of a quality type, design and bulb color approved by unless the prior consent of has been obtained for other lamping.

EXHIBIT E

Cleaning Specifications

Service Requirements

Cleaning Specifications provided by CCS, Inc. for Lake Pointe

Description

Frequency

Office Areas

1. Empty all trash receptacles and replace liners as necessary.	Daily
2. Dust/damp-mop all hard surface floors as needed.	Daily
3. Vacuum traffic areas (hallways, offices, cubicles).	Daily
4. Spot clean glass doors (within reach).	Daily
5. Clean and de-scale drinking fountains.	Daily
6. Clean conference room tables (dust/damp wipe w/o polish).	Daily
7. Spot clean glass desktops (where accessible).	Daily
8. Spot clean by hand carpet as needed.	Daily
9. Dust horizontal surfaces within reach (medium dusting).	Daily
10. Spot clean side-light glass as needed (within reach).	Daily
11. Detail vacuum all carpeted flooring.	Weekly
12. Spot clean walls and window ledges (within reach).	Weekly
13. Dust window blinds (within reach).	Monthly
14. Scrub/refinish or burnish resilient/finished floors or as needed.	Monthly
15. Dust baseboards (no more than light dust OK)	As needed
16. Damp wipe baseboards	Quarterly
17. Scrub/strip and refinish resilient/finished floors or as needed.	Annually

Main Lobby, Corridors, and Elevators

1. Clean entrance door glass (interior and exterior within reach).	Daily
2. Clean and de-scale water fountains.	Daily
3. Vacuum carpeted flooring and mats.	Daily
4. Dust/damp mop hard surface flooring as needed.	Daily
5. Remove debris and replace gravel (if necessary) in ashtrays and urns.	Daily
6. Clean entry area and door tracks.	Daily
7. Collect and remove exterior trash within 10ft of doors.	Daily
8. Empty trash, replace liners and spot clean all exterior waste receptacles.	Daily
9. Clean all accessible bright metal and stone/Formica reception counters.	Daily
10. Clean directory glass.	Daily
11. Spot clean walls (within reach).	Daily
12. Clean and polish elevator tracks.	Daily
13. Spot clean carpet by hand as needed.	Daily
14. Dust furnishings, sills, and ledges (within reach).	Weekly
15. Spot clean vinyl baseboard or as needed.	Weekly
16. Spot clean light switches or as needed.	Weekly
17. Dust grills and diffusers (within reach).	Monthly

18. Scrub/strip and refinish resilient/finished floors as needed.	Monthly
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Restrooms

1. Empty and wipe down trash containers.	Daily
2. Damp wipe receptacles.	Daily
3. Empty and clean sanitary napkin dispensers.	Daily
4. Clean and restock dispensers.	Daily
5. Clean basins, urinals, and commodes.	Daily
6. Clean/polish accessible bright work and mirrors.	Daily
7. Sweep and damp mop hard surface flooring.	Daily
8. Spot clean partitions, entry doors and frames, walls, and light switches.	Daily
9. Dust sills and ledges.	Daily
10. Wipe interior of partitions	Daily
11. Wipe entire partitions next to urinals and spot clean walls.	Daily
12. Wipe clean partitions 100%.	Monthly
13. Clean exhaust vents or as needed.	Monthly

Stairwells

1. Spot clean steps and landings.	Daily
2. Police stairwells for debris.	Daily
3. Sweep public stairs.	Weekly
4. Dust sills and ledges within reach.	Weekly
5. Wipe handrails.	Weekly
6. Wipe standpipes (up to six feet tall).	Weekly
7. Damp mop stairs where appropriate.	Weekly

Miscellaneous Common Area

1. CCS will maintain carpet (bonnet and/or extract) at rates quoted on pricing pg.	Quarterly/ As Needed
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Deposit Account Reporting

Deposit Accounts Activity Summary

Report Created: 05/24/2023 12:26:32 PM (ET)

Account: G&I IX MJW Lake Pointe III & IV Collecti -
Checking - 071006486 - *8657 - Accessible
\$18,992.44

Date Range: 05/23/2023 to 05/24/2023

Transaction Types: All Transactions

Detail Option: Includes transaction detail

Total By Day: Includes total by day within the selected date range

**G&I IX MJW Lake Pointe III & IV Collecti - Checking - 071006486 - *8657 -
Accessible \$18,992.44**

Post Date	Reference	Additional Reference	Description	Debit	Credit
05/24/2023 12:26 PM (ET)			ACH CREDIT Thomas Office Ma ACH Paymen 1st Months Rent		\$2,240.10
05/24/2023	Total Calculated Credits (1 item)				\$2,240.10

05/23/2023	74901670000767		ACH CREDIT Thomas Office Ma ACH Paymen Ste 128 8520 AP Security Deposit		\$2,241.10
05/23/2023	Total Calculated Credits (1 item)				\$2,241.10
05/24/2023	Totals			\$0.00	\$4,481.20

Showing 1 - 1 of 1

LEASE ANALYSIS FORM

Lease Information

Center

Building/Center #

Tenant Name

Main Suite # / Additional Suite #s

Rentable Square Footage

Firm Lease Term (# Months)

Free Rent (#Months)

Deal Type (New,Renewal,Expansion)

Lease Start Date (mm/dd/yy)

Lease Expiration Date

% of Building

Lake Pointe IV	
713	
Leap Managed IT	
128	
1,228	
39.0	
3	
New	
7/1/2023	
9/30/2026	
1.51%	

Capital Investments

Leasing Commissions Landlord Broker

Leasing Commissions Landlord Broker

Tenant Improvements (\$ / SF)

Tenant Improvement cost based on

Total Design & Legal Costs

Pro Fee (Atlanta Only)- fill in Monthly Rent in cell H26

Pro Fee \$ Amount Tenant Broker (Atlanta only)

Pro Fee \$ Amount Landlord Broker (Atlanta only)

Construction Management Fee

Misc. Expenses

Total Capital Investments

Total \$ Amount	
\$2,461.66	
\$1,641.09	
\$16,302.00	
Turnkey estimate	
\$1,500.00	
No	
INCLUDED IN TI	
\$21,904.75	

Version:

Initial Analysis Date:

Revised Date:

Final

24-May-23

PROPERTY DATA

Property Rentable SF

Current Occupancy

Annual Operating Expense / SF

Annual % Increase in OPEX*

Is this a Net Lease?

*(0% if 100% pass-through)

81,542

98.49%

\$11.51

3%

No

COMMISSION BASED ON

TOTAL INCOME:

\$82,055

LESS CONCESSIONS:

Lease Assumption:

Moving Allowance:

Rent during Termination Option Period:

TI Above Building Standard:

Other (describe below):

TOTAL CONCESSIONS:

NET INCOME:

\$82,055

TENANT INFO

Type Business

Public/Private

Years in Business

Financial Strength

IT Firm

Private

2.5 years

Good

Stock Symbol

SIC Code 737109

* Budget and proposed SF amount are calculated on the total term.

Budgeted				Proposed			
Rentable Square Footage	1,228			Base Rent (\$/SF)			
Term (Months)	39			Term (Months)			
Base Rent (\$/SF)	\$21.90			Escalations(\$/SF/yr) OR			
Free Rent Months	3			Escalations(%/SF/yr)			
Escalations(\$/SF/yr) OR		OPEX (\$/SF/yr)	\$11.51	OPEX (\$/SF/yr)			
Escalations(%/SF/yr)	2.00%	Concessions(\$/SF/yr)	\$1.68	Concessions(\$/SF/yr)			
		Effective Rate (\$/SF/yr)	\$8.71	Effective Rate (\$/SF/yr)			
TI and CM Fees (\$)	\$16,302.00	TI, Misc, CM (\$/SF/yr)	\$4.08	TI, Misc, CM (\$/SF/yr)			
Leasing Commissions (\$)	\$4,102.75	Commissions(\$/SF/yr)	\$1.03	Commissions(\$/SF/yr)			
		Net Rent (\$/SF/yr)	\$3.59	Net Rent (\$/SF/yr)			

\$21.90	
39	
2.00%	
\$11.51	
\$1.68	
\$8.71	
\$4.08	
\$1.03	
\$3.59	
100.00%	

Annual Cash Flows

	Starting Date	End Date	Face Rate	Gross Income	Operating Exp	Net Income	Total Cash Flow
*Month range must be 12 or less except in free rent area							
Free/Step Rent 3	7/1/23	9/30/23			(\$3,534)	(\$3,534)	(\$21,905)
Free/Step Rent 0							(\$3,534)
Free/Step Rent 0							
Month(s) 12	10/1/23	9/30/24	\$21.90	26,893	(\$14,134)	\$12,759	\$12,759
Month(s) 12	10/1/24	9/30/25	\$22.27	27,348	(\$14,134)	\$13,213	\$13,213
Month(s) 12	10/1/25	9/30/26	\$22.65	27,814	(\$14,134)	\$13,680	\$13,680
Month(s) 0							
Month(s) 0							
Month(s) 0							
Month(s) 0							
Month(s) 0							
Month(s) 0							
Total Term : 39							
Aggregate Totals				\$82,055	(\$45,936)	\$36,119	\$14,214

Pay-back Analysis

Annualized Cash-on-Cash Return

Estimated Pay-back Period (# of Months)

19.97%
9.774106466

TI Job Code

LC Job Code

Lease Notes

Leased Address

8520 Allison Pointe Blvd

Indianapolis, IN 46250

Suite 128

Billing Address

8520 Allison Pointe Blvd

Indianapolis, IN 46250

Suite 128

Tenant Contact: Michael Thomas

Phone #: 317-536-8485

Corporate Decision Michael Thomas

Title Senior Partner

Corporate RE Director N/A

Title

Local RE Director N/A

Title

COMMISSION RECAP

LANDLORD BROKER COMMISSION PERCENTAGE	2.0%	Pro Fee LLD Broker	\$1,641
TENANT BROKER COMMISSION PERCENTAGE	3.0%	Pro Fee Trt Broker	\$2,462
TOTAL COMMISSION PERCENTAGE	5.0%		\$4,103

Tenant Broker to be paid by Property

Has the first month's rent been received? Yes

Has the Security Deposit been received? Yes

Distribution:

	%	Amount
Tenant Broker:	100%	\$2,462
Landlord Broker:	100%	\$1,641
Total		\$4,102.75

LANDLORD BROKER / ADDRESS

JLL

8900 Keystone Crossing, Suite 1150

Indianapolis, Indiana 46240

% Due	Amount	Date Due
TOTAL AMOUNT DUE	100.00%	\$1,641.09 1-Jun-23
AMOUNT DUE UPON EXECUTION	100%	\$1,641.09 1-Jun-23
AMOUNT DUE UPON RENTALPAYMENT	\$	-

TENANT BROKER / REMITTANCE ADDRESS

ADM Commercial Properties, Inc.

3410 West Fox Ridge Lane

Muncie, IN 47304

% Due	Amount	Date Due
TOTAL AMOUNT DUE	100.00%	\$2,461.66 1-Jun-23
AMOUNT DUE UPON EXECUTION	100%	\$2,461.66 1-Jun-23
AMOUNT DUE UPON RENTALPAYMENT	\$	-

Commission Notes

PREPARED BY:

REVIEWED & APPROVED BY LEASING AGENT:

APPROVED BY DRA ASSET MANAGER:

5/24/2023

Kevin Gillihan

5/24/2023

Regina Hall

Kevin Gillihan

Regina Hall

D R A · ADVISORS LLC
Lease Documentation Checklist

Center/Building: Lake Pointe IV
 Tenant: Leap Managed IT
 Suite: 128
 RSF: 1,228

Deal Type: New

Document/Lease Package Review:	Yes	No	Comments
At least two original leases with exhibits, signed by Tenant.			electronic
Lease Analysis Form.	x		
Leasing agent sign-off that encumbrances and/or options/rights of third parties are cleared. AGENT MUST INITIAL HERE	KG		
Is Lender approval required?		x	
If required , has Lender approval been obtained?			
Letter of Credit -- executed, original document, if applicable		x	N/A
Guaranty, signed by all parties, if applicable.		x	N/A
Copy of Security Deposit check.	x		
Copy of first month's rent check.	x		
Tenant financials, if available.		x	N/A
Tenant insurance certificate.	x		
Has the tenant made any interlineations or changes in the document and if so have they been initialed and flagged for LL to initial?		x	
Has the term commencement date or any other date in the document passed yet? If so, confirm that no changes are required to the document.		x	
Did Tenant fill in date of the document (instead of leaving for us to fill in)? If so, confirm that this does not create a problem.		x	
Are all Exhibits attached?/ Are they the correct versions?/ Has leasing approved them? If blanks are filled-in in Exhibits, are they correct and are they filled in the same on each copy?	x		
Is there any other document this Tenant was supposed to supply? (Documentation of merger/name change, etc.)		x	

Reviewed and Approved:

Kevin Gillihan

Leasing Agent (signature)

Kevin Gillihan

Leasing Agent (print)

Office Client Profile Sheet

Occupant Legal Name	<u>Leap Managed IT</u>	Transaction Type	
Building	<u>Lake Pointe IV</u> <u>713</u>	New Deal	<u>x</u>
Suite Number	<u>128</u>	Renewal	<u></u>
Square Footage	<u>1,228</u>	Expansion	<u></u>
Term:	<u>7/1/23 - 9/30/26</u> <u>39 mos.</u>	Other	<u></u>

Client Information

Industry / SIC Code	<u>737109</u>	Organization Structure	<u>Private</u> (Public, Private, S-Corp., Etc..)
Stock Symbol	<u>0</u>	Tax ID # or SS #	<u></u>
Location Profile (What do they do in this location?)	<u>Insurance Company</u>	Previous Location(s)	<u></u>

Notice Address

Company	<u>Leap Managed IT</u>
Name	<u></u>
Title	<u></u>
Address	<u>8520 Allison Pointe Blvd</u>
Address	<u>Indianapolis, IN 46250</u>
Address	<u>Suite 128</u>
Phone #	<u>Michael Thomas</u>
Fax #	<u>317-536-8485</u>
E-mail Address	<u></u>

Local Operations/Emergency Contact

Name	<u></u>
Title	<u></u>
Address	<u></u>
Address	<u></u>
Address	<u></u>
Phone #	<u></u>
Fax #	<u></u>
E-mail Address	<u></u>

Local Address

Company	<u>Leap Managed IT</u>
Address	<u>8520 Allison Pointe Blvd</u>
Address	<u>Indianapolis, IN 46250</u>
Address	<u>Suite 128</u>
Contact Name	<u>Michael Thomas</u>
Phone #	<u>317-536-8485</u>
Fax #	<u></u>
E-Mail	<u></u>

Billing Address

Company	<u>Leap Managed IT</u>
Address	<u>8520 Allison Pointe Blvd</u>
Address	<u>Indianapolis, IN 46250</u>
Address	<u>Suite 128</u>
Contact Name	<u></u>
Phone #	<u></u>
Fax #	<u></u>
E-Mail	<u></u>

Corporate Decision Maker

Name	<u>Michael Thomas</u>
Title	<u>Senior Partner</u>
Address	<u>0</u>
Address	<u>0</u>
Address	<u>0</u>
Phone #	<u></u>
Fax #	<u></u>
E-mail Address	<u>0</u>

Corporate Real Estate Executive (CRE)

Name	<u>N/A</u>
Title	<u>0</u>
Address	<u>0</u>
Address	<u>0</u>
Address	<u>0</u>
Phone #	<u></u>
Fax #	<u></u>
E-mail Address	<u></u>

Local Real Estate Director

Name	<u>N/A</u>
Title	<u>0</u>
Address	<u>0</u>
Address	<u>0</u>
Address	<u>0</u>
Phone #	<u></u>
Fax #	<u></u>
E-mail Address	<u></u>

Client's Broker

Name	<u>ADM Commercial Properties, Inc.</u>
Title	<u></u>
Address	<u>3410 West Fox Ridge Lane</u>
Address	<u>Muncie, IN 47304</u>
Address	<u>0</u>
Phone #	<u></u>
Fax #	<u></u>
E-mail Address	<u></u>

(Complete phone, fax and e-mail if available)

LP IV

Leap Managed IT, PROPOSAL 39 Months

Rent \$21.90 sf, 0.02 bumps, T/I \$18.52 psf, 39 Mos Term, 3 month(s) free rent

1228 RSF

July 1, 2023

Year	1	2	3	4	5	6	
Rate	\$ 21.90	\$ 22.27	\$ 22.65		\$ -	\$ -	
							Total
Rent \$21.90 sf, 0.02 bumps	\$ 20,170	\$ 27,348	\$ 27,814	\$ -	\$ -	\$ -	\$ 75,332
Base Year \$11.51	\$ (10,601)	\$ (14,134)	\$ (14,134)				\$ (38,869)
T/I \$18.52 psf	\$ (22,743)						\$ (22,743)
L/C 0.05	\$ (3,514)						\$ (3,514)
Landlord Costs	\$ -						\$ -
Landlord Costs	\$ -						\$ -
Landlord Costs	\$ -						\$ -
Free Rent 3 month(s)	\$ (5,042)						\$ (5,042)
	\$ (21,730)	\$ 13,213	\$ 13,680	\$ -	\$ -	\$ -	\$ 5,163
IRR	15%						
NPV 6.0 %	\$2,745						

Business Point	Leap Managed IT
Premises:	LP IV
RSF:	1,228
New or Renewal:	New
Lease Term:	39 Months
Commencement Date:	7/1/1023
Beneficial Occupancy:	n/a
Base Rent:	\$21.90 with 3%bumps
Free Rent:	3 month(s)
TIA:	\$18.52
BRE:	\$0.00
Commission:	5%
IRR:	15%

Building		LP IV	
Tenant	Leap Managed IT		
New, Renewal, Expanison		New	
RSF		1,228	
COM		7/1/2023	
Term		39	
Months of free rent		3	
Rate	\$	21.90	
Bumps		2%	102.0%
TIA	\$	18.52	
BRE	\$	-	
OPEX	\$	11.51	
L/C		5%	

DRA ADVISORS ASSET MANAGEMENT LEASE DOCUMENTATION CHECKLIST

Property: Lake Pointe IV

Tenant: Leap Managed IT

Space: Suite 128

Size / SF: 1,228 sq ft

Deal Type: N, R, Expansion: New

Deal Review and Approval: (Asset Manager) Patrick Leary

DEAL REVIEW:	YES	NO	COMMENTS
Final term sheet and/or LOI attached?	☒	☐	Click or tap here to enter text.
Asset Manager / broker completed NPV analysis?	☒	☐	Click or tap here to enter text.
Ranger 2.0 NER Calculation attached?	☐	☒	N/A
Lease Commission Worksheet attached?	☒	☐	Click or tap here to enter text.
Financial statements received and reviewed by Asset Manager?	☒	☐	Click or tap here to enter text.
DRA partner / acquisition review and approval needed?	☐	☒	Approved
THIRD PARTY APPROVALS: CRITICAL			
Any <i>pre-execution</i> lender approvals/compliance required? Approval attached?	☐	☒	Click or tap here to enter text.
Any <i>pre-execution</i> JV partner compliance/approvals required? i.e. not attached?	☐	☒	Click or tap here to enter text.
DOCUMENT / LEASE PACKAGE REVIEW			
Have any related deals or third party options/rights been cleared by leasing agent or DRA? (ROFO, ROFR, exclusives, etc.)	☒	☐	Click or tap here to enter text.
Security deposit/LOC/Guaranty received? (include copy of check or LOC with lease package)	☒	☐	
First month's rent received? (Include copy of check with lease package.)	☒	☐	
Has the tenant made any interlineations or changes in the document? Are changes initialed and approved? If so, flag for LL to initial if required.	☐	☒	Click or tap here to enter text.
Are <i>all</i> final, correct Exhibits attached?	☒	☐	Click or tap here to enter text.
Has the term commencement date or any other date in the document passed that require changes to the document?	☐	☒	Click or tap here to enter text.
Is there any other document the Tenant was supposed to supply? (Documentation of merger/name change, guarantee etc.)	☐	☒	Click or tap here to enter text.
Lease abstract submitted with lease, fully populated with SIC code and estimated Commencement Date?	☒	☐	Click or tap here to enter text.
Tenant insurance certificate received and approved?	☒	☐	
EXECUTION AND DISTRIBUTION			
Tenant-executed lease package with related documentation should be scanned to Lease Admin for LL execution and distribution. Either date document or leave for Lease Admin to complete. Note: As a reminder, to facilitate the upload to the DRA Intranet, please instruct the broker or manager to scan the lease package sections separately, i.e. lease; abstract; NPV, etc. (If wet signatures are required, the full lease package with originals should be delivered to DRA's NY office.)			
DocuSign may be used by a Tenant for execution so please coordinate with their attorney or broker to provide the correct info to be used to designate the DRA signer; if possible, provide prior notice to DRA Lease Admin that DocuSign is being used and forward the Lease Checklist, Abstract, NPV, etc at that time.			
Lease Admin will distribute scanned copies of the fully-executed lease package to the required parties.			



THOMASOF01

MHARMON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/30/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Thompson Group 12703 State Road 32 PO Box 298 Parker City, IN 47368	CONTACT NAME: Molly Harmon PHONE (A/C, No, Ext): (765) 433-3172 E-MAIL ADDRESS: mollyh@thethompsonsgroup.net FAX (A/C, No):
INSURED Thomas Office Machines Leap Managed IT 5752 West Kilgore Avenue Muncie, IN 47304	INSURER(S) AFFORDING COVERAGE INSURER A: Westfield Insurance Company INSURER B: United States Liability Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 24112 25895

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☒ CLAIMS-MADE ☒ OCCUR ☒ X,C,U incl GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	X		CWP4985642	10/5/2022	10/5/2023	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000	
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			CWP4985642	10/5/2022	10/5/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$ 0	X	X	CWP4985642	5/15/2023	10/5/2023	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000	
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	X	WCP4985818	10/5/2022	10/5/2023	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
B	Professional Liab			PT1000122	7/29/2022	7/29/2023	Aggregate 1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Lake Point III & IV LLC located at 8520 Allison Pointe Blvd., Indianapolis, IN

G&I IX MJW Lake Pointe III & IV LLC, as owner; M & J Wilkow Properties, LLC, Series JJJ, as management agent; DRA Advisors LLC, its subsidiaries, successors and assigns; and Canadian Imperial Bank of Commerce, acting through its New York branch, as administrative agent for the lenders, successors and/or assigns, as mortgagee are all included as Additional Insureds regarding Leap Managed IT, LLC new location at 8520 Allison Pointe Blvd., Indianapolis, IN. Coverages shown are all primary & non-contributory. Workers Compensation includes a Waiver of Subrogation in favor of the additional insureds.

CERTIFICATE HOLDER

CANCELLATION

M&J Wilkow, Ltd.
20 South Clark Street, Suite 3000
Chicago, IL 60603

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE