Database:	MJWILKOW	Rent Roll	Page: 1
Bldg Status:	Active only	Lake Pointe III(0712)	Date: 9/8/2025
		8/31/2025	Time: 5:04 PM

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	LSF Sqft		Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Future Rent Increases Cat	Date	Monthly Amount	PSF	End Date
Vacant Suites															
0712 -100	Vacant			4,671											
0712 -210	Vacant			3,198											
0712 -300	Vacant			23,894											
0712 -G01	Vacant			-281											
0712 -G02	Vacant			838											
0712 -G04	Vacant			126											
Occupied Suites															
0712 -120	**IKIO LED Lighting LLC**	10/1/2020	11/30/2026	2,406	RNT	5,090.70	25.39	1.52	8,625.00		RNT	12/1/2025	5,217.01	26.02	
	Additional Space 0712 -128	6/1/2021	11/30/2026	2,094	RNT	4,430.56	25.39	1.52	0	0.00	RNT	12/1/2025	4,540.49	26.02	
			Total	4,500		9,521.26				0.00					

Opt Date	Type	Notice Date	Suite	SF	Term	Rate	Rate Desc	Term To	Notes
12/1/2026	REN	2/28/2026	120	2,406	60	0.00	FMV	11/30/2031	1-5yr renewal with 9 months notice FMV rent
12/1/2026	REN	2/28/2026	128	2,094	60	0.00	FMV	11/30/2031	1-5yr Option with 9 months notice; FMV rent

Date	Type	Note
4/28/2020	CAM	As of 10/1/2020, Base Year is 2020; Combined PRS is 5.05% (2.7% for Suite 120 and 2.35% for Suite 128)
		2018 Base Year ($582,964.17 OE/$220,746.33 RET). Proshare 2.39% (Bldg 87,662rsf). GU: if <95% then 95%, if 95% or > then 100%.

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	LSF Sqft		Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Future Rent Increases Cat	Date	Monthly Amount	PSF	End Date
0712 -130	**Behavioral Health Practice Services**	8/24/2023	3/31/2031	4,491	RNT	8,095.03	21.63	1.56	0.00		RNT	9/1/2025	8,337.88	22.28	
					RTA	0.00	0.00				RNT	9/1/2026	8,588.01	22.95	
											RNT	9/1/2027	8,845.66	23.64	
											RNT	9/1/2028	9,111.02	24.34	
											RNT	9/1/2029	9,384.36	25.08	
											RNT	9/1/2030	9,665.89	25.83	

Opt Date	Type	Notice Date	Suite	SF	Term	Rate	Rate Desc	Term To	Notes
3/1/2031	REN	5/31/2030	130	4,491	60	0.00	FMV	2/29/2036	1 - 5 year Option to renew with 9 months with notice @ FMV

Date	Type	Note
4/5/2023	CAM	CAM and Tax Base Year 2023; Pro rata share 4.99% CAM - Controllable Expenses commencing with the Lease Year of 2024, shall not exceed an amount determined by increasing Controllable Expenses for the Calendar Year of 2023 at the rate of five percent (5%) per year cumulative and compounded through the Applicable Year (except for taxes, insurance, utilities and snow removal).
4/5/2023	GUARTNR	LIFESTANCE HEALTH, INC.
4/5/2023	MISC	Tenant is required to prepay rent the 8th month rent totaling $7,859.25 within 5 days after execution of the Lease dated 3/29/23
10/16/2023	MISC	Per Suite Acceptance Agreement RCD is 8/24/2023 and term is 3/31/2031

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	LSF Sqft		Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Cat	Date	Monthly Amount	PSF	End Date
0712 -140	**Tom James Company**	11/1/2020	8/31/2028	4,139	RNT	8,481.50	24.59	1.51	0.00		RNT	11/1/2025	8,671.21	25.14	
					RTA	0.00	0.00				RNT	5/1/2026	8,481.50	24.59	
											RNT	6/1/2026	8,671.21	25.14	
											RNT	6/1/2027	8,867.81	25.71	
											RNT	6/1/2028	9,067.86	26.29	
	Additional Space 0712 -150	6/1/2022	8/31/2028	1,010	RNT	2,069.66	24.59	1.51	0		RNT	6/1/2026	2,115.95	25.14	
					RTA	0.00	0.00		0	0.00	RNT	6/1/2027	2,163.93	25.71	
											RNT	6/1/2028	2,212.74	26.29	
			Total	5,149		10,551.16				0.00					

Opt Date	Type	Notice Date	Suite	SF	Term	Rate	Rate Desc	Term To	Notes
9/1/2028	REN	8/31/2027	140	4,139	60	0.00	FMV	8/31/2033	1-5yr Option with 12 months notice and FMV Rent
9/1/2028	REN	8/31/2027	150	1,010	60	0.00	FMV	8/31/2033	1-5yr Option with 12 months notice and FMV Rent

Date	Type	Note
4/28/2020	CAM	Expansion Space (suite 150) has a 2022 Base Year Pro Rata share is 1.15% 2020 Base Year ($TBD OE/$TBD RET) Effective 11/20/20 per 2nd ATL. Proshare 4.60% (Bldg 89,200rsf). GU: < 95% then 95% per 2nd ATL. 5% Controllable Cap (no mention of cumulative) per orig Lease. Controllable is on: Janitorial, Mgmt Fee, Lawn & Sprinkler, Interior Plants & Extermination Service
7/23/2020	SIGNAGE	“Per 2nd ATL, Parag 5: Tenant, at its own expense, may install a new exterior sign on the Building and a monument sign panel subject to the approval of Landlord and subject to all applicable permitting, zoning and ordinance approvals.”

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	LSF Sqft		Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Cat	Date	Monthly Amount	PSF	End Date
0712 -200	**Barnes, Dennig and Co., LTD**	1/1/2022	6/30/2027	5,956	RNT	11,490.12	23.15	1.51	10,671.17		RNT	1/1/2026	11,777.99	23.73	
					RTA	0.00	0.00				RNT	1/1/2027	12,070.83	24.32	

Opt Date	Type	Notice Date	Suite	SF	Term	Rate	Rate Desc	Term To	Notes

Opt Date	Type	Notice Date	Suite	SF	Term	Rate	Rate Desc	Term To	Notes
7/1/2027	REN	9/30/2026	200	5,956	60	0.00	FMV	6/30/2032	1-5yr Option with 9 months notice and FMV rent
6/30/2027	RFR	6/30/2027	210	4,127	0	0.00			ROFO and RFR on 2nd floor contiguous spaces

Date	Type	Note
9/22/2021	CAM	2022 Base Year for CAM and Taxes; PRS is 6.79%; 95% Gross up; 5% Cumulative and Compounding Controllable CAP; Non-Controllable expenses are Taxes, Insurance, snow removal, utilities, unionized labor costs, gov fees, parking lot repairs, maintenance and repair to exterior side of windows, cost of management and amenity spaces, association fees, compliance costs, and unforeseen 3rd party maintenance costs.

Bldg Id-Suit Id		Occupant Name	Rent Start	Expiration	LSF Sqft		Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Cat	Date	Monthly Amount	PSF	End Date
0712	-210B	**Management Office**	1/1/2018	1/31/2018	450											
0712	-250	**Comcast of Indianapolis, L.P.,**	11/1/2022	3/31/2028	11,995	RNT	22,800.50	22.81	1.48	0.00		RNT	4/1/2026	23,480.21	23.49	3/31/2027
						RTA	0.00	0.00				RNT	4/1/2027	24,179.92	24.19	

Opt Date	Type	Notice Date	Suite	SF	Term	Rate	Rate Desc	Term To	Notes
3/31/2028	RFR	3/31/2028		0	0	0.00			ROFR on 2nd floor space contiguous space
4/1/2028	REN	7/1/2027	250	11,381	60	0.00		3/31/2033	1-5yr Option with 9 months notice and FMV rent

Date	Type	Note
6/24/2022	CAM	2022 Base Year for CAM and Taxes; PRS is 13.45%; 95% Gross Up; 5% controllable CAP; Non-controllable is Taxes, Insurance, snow removal, utilities, labor costs

Bldg Id-Suit Id		Occupant Name	Rent Start	Expiration	LSF Sqft		Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Cat	Date	Monthly Amount	PSF	End Date
0712	-400	**Liquid Transport**	7/1/2001	8/31/2028	17,614	RNT	32,292.34	22.00	2.96	0.00						
						RTA	0.00	0.00								

Date	Type	Note
4/28/2020	CAM	2018 Base Year ($582,964.17 OE/$220,746.33 RET). Proshare 20.09% (Bldg 87,681rsf). GU: if <95% then 95%, if 95% or > then 100% (per 5th ATL). 5% Controllable Cap compounded & cumulative. Controllable is OE other than: Tax, Ins, Utilities, Snow Removal & changes in Laws.

Bldg Id-Suit Id		Occupant Name	Rent Start	Expiration	LSF Sqft		Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Cat	Date	Monthly Amount	PSF	End Date
0712	-420	**Bleeke Dillon Crandall PC**	4/1/2024	2/28/2031	6,178	RNT	10,335.42	20.08	0.92	0.00		RNT	2/1/2026	10,335.42	20.08	
						RTA	0.00	0.00				RNT	4/1/2026	10,592.08	20.57	
												RNT	2/1/2027	10,592.08	20.57	
												RNT	4/1/2027	10,857.92	21.09	
												RNT	2/1/2028	10,857.92	21.09	
												RNT	4/1/2028	11,128.33	21.62	
												RNT	2/1/2029	11,128.33	21.62	
												RNT	4/1/2029	11,407.92	22.16	

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	LSF Sqft	Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Cat	Date	Monthly Amount	PSF	End Date
										RNT	2/1/2030	11,407.92	22.16	
										RNT	4/1/2030	11,692.08	22.71	
										RTA	1/1/2026	-10,335.42	-20.08	1/31/2026
										RTA	2/1/2026	0.00	0.00	
										RTA	1/1/2027	-10,592.08	-20.57	1/31/2027
										RTA	2/1/2027	0.00	0.00	
										RTA	1/1/2028	-10,857.92	-21.09	1/31/2028
										RTA	2/1/2028	0.00	0.00	
										RTA	1/1/2029	-11,128.33	-21.62	
										RTA	2/1/2029	0.00	0.00	
										RTA	1/1/2030	-11,407.92	-22.16	1/31/2030
										RTA	2/1/2030	0.00	0.00	

Date	Type	Note
11/27/2023	CONCESS	Per 4th ATL Tenant's obligation to pay Base Rent shall be abated with respect to the entirety of the Premises for Months 1 – 5, 10, 22, 34, 46, 58 and 70 following the Extension Term Commencement Date.
11/27/2023	TAX	Per 4th ATL the Lease is amended to provided that for the Extension Term the "taxes" paid or incurred by Landlord during calendar year 2024 shall be deemed to be Landlord's Share of "taxes" for purposes of Paragraph 4.A, (ii) the first paragraph of Paragraph 5.A. of the Lease is amended to provide that for the Extension Term, if Operating Costs paid or incurred by Landlord in any calendar year in the Extension Term (prorated for any partial calendar year) exceed the Operating Costs paid or incurred by Landlord during calendar year 2024, Base Year effective 4/1/2024
11/28/2023	CAM	2024 Base Year effective 4/1/2024 and pro rata share shall be 6.1172% Per third ATL GU and Controllable Cap shall remain in place GU: if <95% then 95%, if 95% or > then 100% (per 3rd ATL). 5% Controllable Cap compoun24ded & cumulative. Controllable is OE other than: Tax, Ins, Utilities, Snow Removal & changes in Laws.

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	LSF Sqft	Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Cat	Date	Monthly Amount	PSF	End Date
0712 -FITCTR	**Fitness Center**	3/1/2017	3/31/2017	1,131										
0712 -TELCOI	**Crown Castle Fiber LLC**	4/1/2024	3/31/2027	0						ANT	4/1/2026	165.61	0.00	

Opt Date	Type	Notice Date	Suite	SF	Term	Rate	Rate Desc	Term To	Notes
4/1/2027	REN	10/4/2026	TELCOM	0	0	0.00		3/31/2030	1- 3yr Option remain with 180 Days Notice

Date	Type	Note
3/7/2024	MISC	Tenant extended per written notice dated 4/4/2024

Totals:

			LSF Sqft	Monthly Base Rent	Monthly Other Income
Occupied Sqft:	63.91%	11 Units	57,464	105,085.83	0.00
Leased/Unoccupied Sqft:		0 Units	0		
Vacant Sqft:	36.09%	5 Units	32,446		
Total Sqft:		16 Units	89,910	105,085.83	

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	LSF Sqft	Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Future Rent Increases Cat	Date	Monthly Amount	PSF	End Date
Total Lake Pointe III(0712):														
	Occupied Sqft:	63.91%	11 Units	57,464	105,085.83				0.00					
	Leased/Unoccupied Sqft:		0 Units	0										
	Vacant Sqft:	36.09%	5 Units	32,446										
	Total Sqft:		16 Units	89,910	105,085.83									

Bldg Id-Suit Id		Occupant Name	Rent Start	Expiration	LSF Sqft		Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Cat	Date	Monthly Amount	PSF	End Date
Vacant Suites																
0713	-100	Vacant			3,964											
0713	-205	Vacant			2,492											
0713	-310	Vacant			21,548											
0713	-G01	Vacant			-40											
0713	-G02	Vacant			619											
0713	-G04	Vacant			123											
Occupied Suites																
0713	-110	**Western and Southern Life Ins**	8/1/2024	7/31/2029	3,829	RNT	7,396.35	23.18	0.17	0.00		RNT	8/1/2026	7,619.71	23.88	
												RNT	8/1/2027	7,849.45	24.60	
												RNT	8/1/2028	8,085.57	25.34	

Opt Date	Type	Notice Date	Suite	SF	Term	Rate	Rate Desc	Term To	Notes
7/31/2024	RFR	7/31/2024	110B	1,403	0	0.00		7/31/2024	ROFR on suite 110B
7/31/2027	TRM	4/29/2027	110	3,829	0	0.00		7/31/2027	Tenant shall have the one-time right to terminate the Lease effective the 36th full month following the Extension Term Commencement Date, with 3 months written notice and early Termination Fee totaling $57,364.40.

Date	Type	Note
4/28/2020	CAM	2018 Base Year ($555,504.27 OE/$217,974.74 RET) Effective 4/1/19. Proshare 4.71% (Bldg 81,295rsf) per 1st ATL. GU: if <95% then 95%, 95% or > then 100%.
11/1/2024	CAM	Per 2nd ATL Effective the Commencement Date the Base Year is calendar year 2024; pro rata share 4.696% and Tenant's Non-Controllable Expenses shall not increase by more than 5% per annum on a cumulative and compounding basis.

Bldg Id-Suit Id		Occupant Name	Rent Start	Expiration	LSF Sqft		Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Cat	Date	Monthly Amount	PSF	End Date
0713	-110B	**Tenant Lounge**	8/1/2019	8/31/2019	1,397											
0713	-120	**HighPoint Global**	7/1/2023	7/31/2028	3,583	RNT	7,204.82	24.13	1.66	0.00		RNT	8/1/2026	7,419.80	24.85	
												RNT	8/1/2027	7,643.73	25.60	

Opt Date	Type	Notice Date	Suite	SF	Term	Rate	Rate Desc	Term To	Notes
12/31/2024	TRM	10/2/2024	120	3,583	0	0.00		12/31/2024	If at any time Tenant's contract is terminated by the United States of America and Tenant provides documentation of such termination to Landlord, then Tenant shall have the right to terminate the Lease as of December 31, 2024, December 31, 2025 ,December 31, 2026 and December 31, 2027 with 90 days written notice and Termination Fee which shall include transaction costs associated with this Amendment and all rent abated or forgiven.

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	LSF Sqft	Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Cat	Date	Monthly Amount	PSF	End Date

Opt Date	Type	Notice Date	Suite	SF	Term	Rate	Rate Desc	Term To	Notes
12/31/2025	TRM	10/2/2025	120	3,583	0	0.00		12/31/2025	If at any time Tenant's contract is terminated by the United States of America and Tenant provides documentation of such termination to Landlord, then Tenant shall have the right to terminate the Lease as of December 31, 2024, December 31, 2025 ,December 31, 2026 and December 31, 2027 with 90 days written notice and Termination Fee which shall include transaction costs associated with this Amendment and all rent abated or forgiven.
12/31/2026	TRM	10/2/2026	120	3,583	0	0.00		12/31/2026	If at any time Tenant's contract is terminated by the United States of America and Tenant provides documentation of such termination to Landlord, then Tenant shall have the right to terminate the Lease as of December 31, 2024, December 31, 2025 ,December 31, 2026 and December 31, 2027 with 90 days written notice and Termination Fee which shall include transaction costs associated with this Amendment and all rent abated or forgiven.
12/31/2027	TRM	10/2/2027	120	3,583	0	0.00		12/31/2027	If at any time Tenant's contract is terminated by the United States of America and Tenant provides documentation of such termination to Landlord, then Tenant shall have the right to terminate the Lease as of December 31, 2024, December 31, 2025 ,December 31, 2026 and December 31, 2027 with 90 days written notice and Termination Fee which shall include transaction costs associated with this Amendment and all rent abated or forgiven.
8/1/2028	REN	10/31/2027	120	3,583	60	0.00	FMV	7/31/2033	2 - 5 year Options to with 9 months written notice @ FMV
8/1/2033	REN	10/31/2032	120	3,583	60	0.00	FMV	7/31/2038	2 - 5 year Options to with 9 months written notice @ FMV

Date	Type	Note
7/12/2023	CAM	Base Year with respect to Taxes and Operating Expenses shall be the calendar year 2023 Pro rata share 4.3941%
7/12/2023	RENEWAL	Per Fourth Amendment effective as of 7/1/2023 premises was modified to removed suite 310; therefore, amending base rent was billed to suite 120 only totaling $7,810.83

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	LSF Sqft	Cat	Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Cat	Date	Monthly Amount	PSF	End Date
0713 -128	**LEAP MANAGED IT, LLC**	7/1/2023	9/30/2026	1,228	RNT	2,278.96	22.27	1.80	2,241.10		RNT	10/1/2025	2,317.85	22.65	
					RTA	0.00	0.00								

Opt Date	Type	Notice Date	Suite	SF	Term	Rate	Rate Desc	Term To	Notes
10/1/2026	REN	9/30/2025	128	1,228	60	0.00	FMV	11/30/2028	1 - 5 year Option with 12 months written notice @ FMV

Date	Type	Note
6/8/2023	CAM	CAM/TAX Base Year is 2023; Pro rata share is 1.51% CAM - 95% Gross-Up; Tenant's Share of Operating Expense (exclusive of Non-Controllable Expenses) shall not increase by more than 6% per annum on a cumulative and compounding basis.
6/8/2023	MISC	Pre-paid rent totaling $2,241.10 should be applied towards first installment of Rent.

Bldg Id	Suit Id	Occupant Name	Rent Start	Expiration	LSF Sqft		Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Future Rent Increases Cat	Date	Monthly Amount	PSF	End Date
0713	-200	**The Healthcare Group, LLC**	6/1/2023	8/31/2028	4,454	RNT	8,663.03	23.34	1.66	0.00		RNT	6/1/2026	8,922.85	24.04	
						RTA	0.00	0.00				RNT	6/1/2027	9,190.09	24.76	
												RNT	6/1/2028	9,464.75	25.50	

Opt Date	Type	Notice Date	Suite	SF	Term	Rate	Rate Desc	Term To	Notes
9/1/2028	REN	11/30/2027	200	4,451	60	0.00	FMV	8/31/2033	1 - 5 year Option with 9 months written notice @ FMV

Date	Type	Note
6/1/2023	CAM	During the Extension Term, the Base Year with respect to Real Estate Taxes and Operating Expenses shall be the calendar year 2023. During the Extension Term, Tenant's Operating Expense Rental (exclusive of Non-Controllable Operating Expenses) shall not increase by more than 5% per annum on a cumulative and compounding basis. Non-Controllable Expenses" shall mean insurance premiums, snow and ice removal, utilities, the cost of complying with
6/1/2023	CONCESS	Solely as a concession to enter this Amendment, Tenant's obligation to pay Base Rent shall be abated for the first three (3) months of the Extension Term.

Bldg Id	Suit Id	Occupant Name	Rent Start	Expiration	LSF Sqft		Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Future Rent Increases Cat	Date	Monthly Amount	PSF	End Date
0713	-210	**Conference Room**	6/1/2022	6/30/2022	1,378											
0713	-220	**VOBD LLC**	12/1/2021	3/31/2027	3,055	RNT	6,031.48	23.69	1.56	0.00		RNT	12/1/2025	6,182.27	24.28	
						RTA	0.00	0.00				RNT	12/1/2026	6,336.83	24.89	

Opt Date	Type	Notice Date	Suite	SF	Term	Rate	Rate Desc	Term To	Notes
3/31/2027	RFR	3/31/2027	210	1,340	0	0.00			RFR on suite 210
3/31/2025	TRM	6/30/2024	220	3,055	0	0.00			Option to Terminate as of the end of the 40th Month (3/31/2025) with 9 months notice; Termination Fee is 1 month rent plus unamortized leasing costs.

Date	Type	Note
4/28/2020	CAM	Per 2nd Amendment, Effective 12/1/2021 Base Year is 2022 2018 Base Year ($555,504.27 OE/$217,974.74 RET). Proshare 3.78% (Bldg 80,878rsf). GU: if <95% then 95%. 5% Controllable Cap cumulative. Controllable is OE other than: Tax, Ins, Utilities, Snow Removal & Trash Removal, Fire/Life/Safety, Prop Mgmt Fee, Unionized Wages & changes in Laws or other changes not within LL's reasonable control.

Bldg Id	Suit Id	Occupant Name	Rent Start	Expiration	LSF Sqft		Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Future Rent Increases Cat	Date	Monthly Amount	PSF	End Date
0713	-225	**Berkshire Hathaway Specialty Insur**	2/1/2023	6/30/2028	4,631	RNT	9,111.49	23.61	2.39	8,586.65		RNT	2/1/2026	9,385.49	24.32	
						RTA	0.00	0.00				RNT	2/1/2027	9,667.21	25.05	
												RNT	2/1/2028	9,956.65	25.80	

Opt Date	Type	Notice Date	Suite	SF	Term	Rate	Rate Desc	Term To	Notes
7/1/2028	REN	9/30/2027	225	4,631	60	0.00	FMV	6/30/2033	1 - 5 year Option with 9 months notice @ FMV

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	LSF Sqft		Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Cat	Date	Monthly Amount	PSF	End Date

Opt Date	Type	Notice Date	Suite	SF	Term	Rate	Rate Desc	Term To	Notes
6/30/2027	RFR	6/30/2027	200	5,241	0	0.00	FMV		ROFO on 2nd floor contiguous space. See Exhibit J regarding Superior Rights of ROFO.
6/30/2027	RFR	6/30/2027	210	1,702	0	0.00	FMV		ROFO on 2nd floor contiguous space. See Exhibit J regarding Superior Rights of ROFO.
6/30/2027	RFR	6/30/2027	210A	1,671	0	0.00	FMV		ROFO on 2nd floor contiguous space. See Exhibit J regarding Superior Rights of ROFO.
6/30/2027	RFR	6/30/2027	220	3,541	0	0.00	FMV		ROFO on 2nd floor contiguous space. See Exhibit J regarding Superior Rights of ROFO.
6/30/2027	RFR	6/30/2027	230	3,734	0	0.00	FMV		ROFO on 2nd floor contiguous space. See Exhibit J regarding Superior Rights of ROFO.

Date	Type	Note
10/10/2022	CAM	CAM/TAX - Base Year 2023; Pro Rata Share 5.73% CAM - 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

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	LSF Sqft		Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Cat	Date	Monthly Amount	PSF	End Date
0713 -230	**Allworth Financial, L.P**	7/8/2022	3/31/2030	3,598	RNT	7,103.05	23.69	1.56	6,596.33		RNT	8/1/2026	7,279.95	24.28	
					RTA	0.00	0.00				RNT	8/1/2027	7,462.85	24.89	
											RNT	8/1/2028	7,648.75	25.51	
											RNT	8/1/2029	7,840.64	26.15	

Opt Date	Type	Notice Date	Suite	SF	Term	Rate	Rate Desc	Term To	Notes
4/1/2031	REN	6/30/2030	230	3,598	60	0.00	FMV	3/31/2036	1-5yr Option with 9 months Notice; FMV Rent

Date	Type	Note
2/24/2022	CAM	Base Year is 2022 for CAM and tax; PRS is 4.45%; 95% gross up
10/6/2023	MISC	Per Commencement Date Certificate Commencement Date is 7/8/22 and Lease Term expires 3/31/2030
12/16/2024	ASGNSUB	Per Consent to Assignment of Lease dated 12/2/2024 WealthPoint Advisors agreement has been assigned to Allworth Financial

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	LSF Sqft		Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Cat	Date	Monthly Amount	PSF	End Date
0713 -400	**Envigo RMS Inc.**	7/1/2022	12/31/2027	21,479	RNT	52,050.88	29.08	1.85	0.00		RNT	7/1/2026	53,613.26	29.95	
					RTA	0.00	0.00				RNT	7/1/2027	55,218.45	30.85	
	Additional Space 0713 -120A	7/1/2022	12/31/2027	167											
	Additional Space 0713 -130	7/1/2022	12/31/2027	4,037											
			Total	25,683		52,050.88				0.00					

Opt Date	Type	Notice Date	Suite	SF	Term	Rate	Rate Desc	Term To	Notes
12/31/2027	RFR	12/31/2027		0	0	0.00		12/31/2027	Per 2nd Amendment ROFR - Landlord hereby grants to Tenant a right of first

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	LSF Sqft	Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Future Rent Increases Cat	Date	Monthly Amount	PSF	End Date

refusal
("Tenant's ROFR") to lease space on the 1st, 2nd and 3rd floors of the Building
(the "ROFR Space").

Date	Type	Note
7/6/2022	CAM	2022 Base Year. Proshare 31.5% (Bldg 81,524rsf). GU: if <95% then 95%, if 95% or > then 100%. 5% Controllable Cap cumulative & compouded. Controllable is OE other than: Tax, Ins, Utilities, Unionized Janitorial & Security, Snow Removal & changes in Laws.
1/9/2024	RELIEF	Per TI Allowance Base Rental Credit Agreement dated 1/4/2024 LL agree that the the remaining TI totaling $214,737.69 will be utilized as base rental credit beginning February 1, 2024 and continuing thru May 31, 2024 for the full months base rental credit in the amount of Forty Nine Thousand Fifty Four and 53/100 Dollars ($49,054.53). Eighteen Thousand Five Hundred Nineteen and 57/100 Dollars ($18,519.57) will be applied to June 1, 2024 base rental payment. Tenant will continue to pay their monthly Operating Expense and Real Estate Deposits.

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	LSF Sqft	Monthly Base Rent	Annual Rate PSF	Ann Cost Recovery PSF	Security Deposit	Monthly Other Income	Cat	Date	Monthly Amount	PSF	End Date
0713 -FIBER	**MCIMETRO ACCESS YAPBIN 4505ε**	3/1/2024	2/28/2027	0						ANT	3/1/2026	165.61	0.00	

Opt Date	Type	Notice Date	Suite	SF	Term	Rate	Rate Desc	Term To	Notes
3/1/2027	REN	9/1/2026	FIBER	0	0	0.00		2/28/2030	1-3 year option remains with 180 days notice. 2% annual increases

Totals:

Occupied Sqft:	64.80%	12 Units	52,836	99,840.06	0.00
Leased/Unoccupied Sqft:		0 Units	0		
Vacant Sqft:	35.20%	5 Units	28,706		
Total Sqft:		17 Units	81,542	99,840.06	

Total Lake Pointe Building IV(0713):

Occupied Sqft:	64.80%	12 Units	52,836	99,840.06	0.00
Leased/Unoccupied Sqft:		0 Units	0		
Vacant Sqft:	35.20%	5 Units	28,706		
Total Sqft:		17 Units	81,542	99,840.06	

Grand Total:

Occupied Sqft:	64.33%	23 Units	110,300	204,925.89	0.00
Leased/Unoccupied Sqft:		0 Units	0		
Vacant Sqft:	35.67%	10 Units	61,152		
Total Sqft:		33 Units	171,452	204,925.89	