				LEASE AE	BSTRACT						
TENANT NAME:	:	Conn's Appli	ances								
AMENDMENT #:		2nd Amendment					TYPE OF LEASE: NEW RENEWAL X				
	_						EXPANSION		OTHER		
									-		-
PROPERTY INFO											
PROPERTY NAME:		Midland Cent	ter		PROPERTY NUMI	BER:	15238				
SUITE INFORMA									1		
EXISTING:	SUITE A	SUITE B	SUITE C	-		REVISED:	SUITE A	SUITE B	SUITE C		
SUITE/UNIT:	3315			-		SUITE/UNIT:					
LEASABLE SF:	31,385			1		LEASABLE SF:				I	
TENANT INFORI	MATION/STAT	EMENT INFOR	MATION			OCCUPANT	/ SUITE/UNIT/	INFORMATIO	N		
							,				
BILLING/RENTROLL	ΝΔΜΕ	Conn's Annlia	nces			LEGAL NAME:		Conn Applia	nces Inc		
BILLING/ <u>RENTROLL</u> NAME: Conn's Appl ATTENTION TO: Lease Admi								pressway, Ste B			
BILLING ADDRESS:		3265 College							ity, OK 73112		
CITY, STATE, ZIP		Beaumont, T				CITY, STATE, Z		(405) 767-95	•		
BILLING PHONE:		· · · ·				Legal Notice A	ddress:	Conn Applia			
*Email Invoice	e						А	ttention: Lega	l Departme	nt	
	-							chnology Fore	-		
								Woodlands, T	X 77381		
LEASE INFORM	ATION					SECURITY D	EPOSIT		OTHER DEP	OSIT	
MOVE IN DATE:	10,	/1/07	LEASE SIGN DATE:	10/1/2007		AMOUNT:	None		AMOUNT:		
RENT START:			LEASE COMM [FROM]:	1/1/2019		CHECK #:			CHECK #:		
MOVE OUT DATE:			LEASE EXPIRE [TO:]	12/31/2022		-					
LATE CHARGES						(ENTER % OR A					
LATE CHARGES					\$100.00 or 3%			whichever is	1		
DUE DATE:	1st				greater				OTHER ALLOV	VED:	
GRACE PERIOD:	15 days			% MONTHLY RENT					1		
PERCENTAGE:				FLAT AMOUNT							
\$/DAY:				% OWED MONTH							
			sessing such late charge to g							-	
			the late charge shall be asse						nsecutive mo	onths shall hav	ve elapsed
RECURRING CH.		delinquency, a	t which time notice shall aga	ain be required as a cor	idition of asses	sing such late	charge. [Secti	on 4.1, Cj			
CHARGE CODE		RIPTION	START DATE	END DATE	AMO	UNT	FREQ	COMMENTS			
		ENT	1/1/2019		25,89		monthly				
							monthly				
							monthly				
	С	AM			3,104		monthly				
	-	AXES			3,087		monthly				
	INSU	JRANCE			1,555	5.00	monthly				
							monthly				
							monthly				
TENANT EXPEN	SE RECAPTUR	F					monthly				
							I square footage that they share				
LEASED SQ FT:		31,385 sf		BUILDING SQ FT:	42,113	with Chipotle	s that they shale	PRORATA SHAR	E %:	74.53%	
BILL			START	END			PRORATA	BASE	EXP STOP	EXP CEILING	% INCREASE
CODE	DESC	RIPTION	DATE	DATE	AMO	UNT	SHARE %	YEAR	\$/PSF	\$/PSF	MAX/YEAR
z-esc1	OPERATIN	IG EXPENSES									
	-	IG EXPENSES									
Y-CAM 1 +		ONCILIATION			PR share						5%
5% admin	-				00.4						
Y-TAX		AXES AXES			PR sl	lare					
Y-INS	INSURANCE				PR share						
INSURAN											
GROSS UP:		NOTES					1			U	
	-		-								
LEASE OPTIONS	/PROVISIONS										
		NOTICE	EFFECTIVE	AMOUNT	TERM						
OPTION TYPE		PERIOD	DATE	\$/PSF	(YEARS)	COMMENTS					
EXCLUSIVE USE											
EXPANSION											
OTHER											
PURCHASE											
RELOCATION RENEWAL/EXTENSION 1 180 (180 days	1/1/2019	\$10.89	4						
NEINENNAL/ CATEINSI	UNIT T	±ou udys	1/1/2013	210.02	4						

RENEWAL/EXTENSIO	NI 2	190 days	1/1/2022	ć11.09	- I					
		180 days	1/1/2023	\$11.98	5					
RENEWAL/EXTENSIC	DN 3	180 days	1/1/2028	\$13.17	5					
RENEWAL/EXTENSIO	DN 4	180 days	1/1/2033	\$14.49	5					
RENEWAL/EXTENSIO)N 5	180 days	1/1/2038	\$16.00	5					
RIGHT OF FIRST OFFI			_,_,	+	-					
	EN									
RIGHT OF REFUSAL			L							
TERMINATION										
USE OF TENANT: fo	or the operation	of (i) a retail store	offering, whether or not new, f	for sale, including, without	limitation, household	d appliances, l	home products,.			
In addition, Tenant s	hall have the ng	ht to use the Prem	nises for any other use as typical	Ily found in a Class A Shop	oing Center in the Okl	lahoma City N	Metropolitan Are	ea.		
GUARANTOR: Conn	's Inc									
	., .		-							
PARKING:										
SIGNAGE:										
TI BUILDOUT INFO:										
II BOILDOOT INTO.										
-										
Holdover - 125	% [112]									
LIABILITY		\$1,000,000	[
			1							
			1					LL named as ins	ured [11.20]	
WORKERS COMP		Not stated								
			1							
			l							
BUSINESS AUTO		Not stated	1							
PROPERTY		Not stated								
PROPERTY		Not stated	1							
			1							
			L							
OTHER CONTACT	ГS									
		AME	СОМРА	INY INT	ADDRESS	5	CITY ST	ATE ZIP	EMAIL	PHONE/FAX
OTHER CONTACT TYPE		AME	СОМРА	NY	ADDRESS	5	CITY ST	ATE ZIP	EMAIL	PHONE/FAX
		AME	СОМРА	INY	ADDRESS	5	CITY ST	ATE ZIP	EMAIL	PHONE/FAX
		AME	COMPA	NY	ADDRESS	5	CITY ST	ATE ZIP	EMAIL	PHONE/FAX
		AME	COMPA	INY	ADDRESS	5	CITY ST	ATE ZIP	EMAIL	PHONE/FAX
TYPE		AME	COMPA	NY	ADDRESS	5	CITY ST	ATE ZIP	EMAIL	PHONE/FAX
		AME	COMPA	NY	ADDRESS	5	CITY ST	ATE ZIP	EMAIL	PHONE/FAX
TYPE		AME	COMPA	INY	ADDRESS	5	CITY ST	ATE ZIP	EMAIL	PHONE/FAX
TYPE		AME	COMPA	INY	ADDRESS	5	CITY ST	ATE ZIP	EMAIL	PHONE/FAX
ТҮРЕ		AME	COMPA	INY	ADDRESS	5	CITY ST	ATE ZIP	EMAIL	PHONE/FAX
ТҮРЕ	N	AME	COMPA	NY 	ADDRESS		CITY ST	ATE ZIP	EMAIL	PHONE/FAX
TYPE	N	AME	COMPA	NY	ADDRESS				EMAIL	PHONE/FAX
NOTES: ABSTRACTED BY:	N Erin Tewell			INY	ADDRESS				EMAIL	PHONE/FAX
TYPE	N Erin Tewell			INY	ADDRESS				EMAIL	PHONE/FAX
TYPE NOTES: ABSTRACTED BY: USE, HOURS OI	N Erin Tewell F OPERATIC	N & EXCLUSI	VE CLAUSE				DATE:	9/24/2018		PHONE/FAX
TYPE NOTES: ABSTRACTED BY: USE, HOURS OI	N Erin Tewell F OPERATIC	N & EXCLUSI					DATE:	9/24/2018		PHONE/FAX
NOTES: ABSTRACTED BY: USE, HOURS OF	Erin Tewell F OPERATIO	PN & EXCLUSI ration of (i) a	VE CLAUSE				DATE:	9/24/2018		PHONE/FAX
TYPE NOTES: ABSTRACTED BY: USE, HOURS OF USE:	Erin Tewell F OPERATIO for the ope products,	N & EXCLUSI ration of (i) a	IVE CLAUSE retail store offering, wh	ether or not new, fo	or sale, including	g, without	DATE: limitation, ł	9/24/2018 iousehold ap	pliances, home	
TYPE NOTES: ABSTRACTED BY: USE, HOURS OF	Erin Tewell F OPERATIO for the ope products, In addition,	PN & EXCLUSI ration of (i) a Tenant shall l	VE CLAUSE	ether or not new, fo	or sale, including	g, without	DATE: limitation, ł	9/24/2018 iousehold ap	pliances, home	
TYPE NOTES: ABSTRACTED BY: USE, HOURS OF	Erin Tewell F OPERATIO for the ope products, In addition,	N & EXCLUSI ration of (i) a	IVE CLAUSE retail store offering, wh	ether or not new, fo	or sale, including	g, without	DATE: limitation, ł	9/24/2018 iousehold ap	pliances, home	
TYPE NOTES: ABSTRACTED BY: USE, HOURS OF	Erin Tewell F OPERATIO for the ope products, In addition,	PN & EXCLUSI ration of (i) a Tenant shall l	IVE CLAUSE retail store offering, wh	ether or not new, fo	or sale, including	g, without	DATE: limitation, ł	9/24/2018 iousehold ap	pliances, home	
TYPE NOTES: ABSTRACTED BY: USE, HOURS OF	Erin Tewell F OPERATIO for the ope products, In addition,	PN & EXCLUSI ration of (i) a Tenant shall l	IVE CLAUSE retail store offering, wh	ether or not new, fo	or sale, including	g, without	DATE: limitation, ł	9/24/2018 iousehold ap	pliances, home	
TYPE NOTES: ABSTRACTED BY: USE, HOURS OF	Erin Tewell F OPERATIO for the ope products, In addition,	PN & EXCLUSI ration of (i) a Tenant shall l	IVE CLAUSE retail store offering, wh	ether or not new, fo	or sale, including	g, without	DATE: limitation, ł	9/24/2018 iousehold ap	pliances, home	
TYPE NOTES: ABSTRACTED BY: USE, HOURS OF	Erin Tewell F OPERATIO for the ope products, In addition,	PN & EXCLUSI ration of (i) a Tenant shall l	IVE CLAUSE retail store offering, wh	ether or not new, fo	or sale, including	g, without	DATE: limitation, ł	9/24/2018 iousehold ap	pliances, home	
TYPE NOTES: ABSTRACTED BY: USE, HOURS OF	Erin Tewell F OPERATIO for the ope products, In addition,	PN & EXCLUSI ration of (i) a Tenant shall l	IVE CLAUSE retail store offering, wh	ether or not new, fo	or sale, including	g, without	DATE: limitation, ł	9/24/2018 iousehold ap	pliances, home	
TYPE NOTES: ABSTRACTED BY: USE, HOURS OF	Erin Tewell F OPERATIO for the ope products, In addition, City Metrop	PN & EXCLUSI ration of (i) a Tenant shall h politan Area.	IVE CLAUSE retail store offering, wh nave the nght to use the	ether or not new, fo	or sale, including	g, without	DATE: limitation, ł	9/24/2018 iousehold ap	pliances, home	
TYPE NOTES: ABSTRACTED BY: USE, HOURS OF USE: COMMON ARE.	Erin Tewell F OPERATIO for the ope products, In addition, City Metrop A MAINTEN	on & EXCLUSI ration of (i) a Tenant shall h politan Area. ANCE COSTS:	IVE CLAUSE retail store offering, wh nave the nght to use the	ether or not new, fo	or sale, including ther use as typic	g, without cally found	DATE: limitation, h d in a Class A	9/24/2018 iousehold ap Shopping Ca	pliances, home enter in the Oklahoma	
TYPE NOTES: ABSTRACTED BY: USE, HOURS OF USE: COMMON ARE INCLUDES:	Erin Tewell F OPERATIO for the ope products, In addition, City Metrop A MAINTEN Tenant shall	on & EXCLUSI ration of (i) a Tenant shall H politan Area. ANCE COSTS: pay to Landlor	IVE CLAUSE retail store offering, wh have the nght to use the retail store offering, wh	ether or not new, for e Premises for any o	or sale, including ther use as typic ostsincurred by	g, without cally found	DATE: limitation, h d in a Class A during the Le	9/24/2018 iousehold ap Shopping Co ase Term (exc	pliances, home enter in the Oklahoma	
TYPE NOTES: ABSTRACTED BY: USE, HOURS OF USE: COMMON ARE INCLUDES:	Erin Tewell F OPERATIC for the ope products, In addition, City Metrop A MAINTEN Tenant shall provided) in	on & EXCLUSI ration of (i) a Tenant shall H olitan Area. <u>ANCE COSTS</u> : pay to Landlor operating, rep	IVE CLAUSE retail store offering, wh have the nght to use the retail store offering and miantaining th	ether or not new, for e Premises for any o eof all reasonable one common Areas of	or sale, including ther use as typic ostsincurred by the Shopping Cer	g, without cally found r Landlord o	DATE: limitation, h d in a Class A during the Le ling, but not	9/24/2018 ousehold ap Shopping Co ase Term (exe limited to, ma	pliances, home enter in the Oklahoma cept as hereafter aintenance and repair	
TYPE NOTES: ABSTRACTED BY: USE, HOURS OF USE: COMMON ARE INCLUDES:	Erin Tewell F OPERATIC for the ope products, In addition, City Metrop A MAINTEN Tenant shall provided) in	on & EXCLUSI ration of (i) a Tenant shall H olitan Area. <u>ANCE COSTS</u> : pay to Landlor operating, rep	IVE CLAUSE retail store offering, wh have the nght to use the retail store offering, wh	ether or not new, for e Premises for any o eof all reasonable one common Areas of	or sale, including ther use as typic ostsincurred by the Shopping Cer	g, without cally found r Landlord o	DATE: limitation, h d in a Class A during the Le ling, but not	9/24/2018 ousehold ap Shopping Co ase Term (exe limited to, ma	pliances, home enter in the Oklahoma cept as hereafter aintenance and repair	
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TYPE NOTES: ABSTRACTED BY: USE, HOURS OI USE: COMMON ARE INCLUDES:	Erin Tewell F OPERATIC for the ope products, In addition, City Metrop A MAINTEN Tenant shall provided) in (exclusive of sweeping, sr	on & EXCLUSI ration of (i) a Tenant shall H iolitan Area. ANCE COSTS: pay to Landlor operating, rep replacement o toow and ice rep	IVE CLAUSE retail store offering, wh have the nght to use the retail store offering and miantaining th for repaving) of all paved a moval, maintenance of all	ether or not new, for e Premises for any o eof all reasonable of ne Common Areas of areas (including withous I Common Area light	or sale, including ther use as typic ostsincurred by the Shopping Cer but limitation re-s ng facilities (inclu	g, without cally found nter, includ striping, re usive of ele	DATE: limitation, h d in a Class A during the Le ling, but not e-sealing and ectrical servic	9/24/2018 ousehold ap Shopping Co ase Term (exe limited to, ma repair of poth e therefor), la	pliances, home enter in the Oklahoma cept as hereafter aintenance and repair noles), cleaning, andscaping (inclusive of	
TYPE NOTES: ABSTRACTED BY: USE, HOURS OI USE: COMMON ARE INCLUDES:	Erin Tewell F OPERATIC for the ope products, In addition, City Metrop A MAINTEN Tenant shall provided) in (exclusive of sweeping, si the cost of s	on & EXCLUSI ration of (i) a Tenant shall I politan Area. ANCE COSTS: pay to Landlor operating, rep replacement o toow and ice rep prinkling), pair	IVE CLAUSE retail store offering, wh have the nght to use the retail store offering and miantaining th for repaving) of all paved a moval, maintenance of all titing of the exterior buildi	ether or not new, for e Premises for any o eof all reasonable of the Common Areas of areas (including witho I Common Area light ings in the Shopping	or sale, including ther use as typic ostsincurred by the Shopping Cer but limitation re-s ng facilities (inclu Center, maintena	g, without cally found nter, includ striping, re usive of ele ance of any	DATE: limitation, h d in a Class A during the Le ling, but not e-sealing and ectrical servic y traffic or din	9/24/2018 ousehold ap Shopping Co ase Term (exe limited to, ma repair of poth e therefor), la ectional signs	pliances, home enter in the Oklahoma cept as hereafter aintenance and repair noles), cleaning, andscaping (inclusive of s benefitting the	
TYPE NOTES: ABSTRACTED BY: USE, HOURS OF USE: COMMON ARE INCLUDES:	Erin Tewell F OPERATIC for the ope products, In addition, City Metrop A MAINTEN Tenant shall provided) in (exclusive of sweeping, si the cost of s Shopping Ce	on & EXCLUSI ration of (i) a Tenant shall I politan Area. ANCE COSTS: pay to Landlor operating, rep replacement of now and ice rep prinkling), pain nter, maintena	IVE CLAUSE retail store offering, wh have the nght to use the retail store offering, wh have the nght to use the pairing and miantaining th parena d m	ether or not new, for e Premises for any o eof all reasonable of the Common Areas of areas (including witho I Common Area light ings in the Shopping iter pylon or monumo	or sale, including ther use as typic ostsincurred by the Shopping Cer but limitation re-s ong facilities (inclu Center, maintena ent sign on which	g, without cally found nter, includ striping, re usive of ele ance of any n Tenant is	DATE: limitation, h d in a Class A during the Le ling, but not e-sealing and ectrical servic y traffic or din identified (in	9/24/2018 ousehold ap Shopping Co ase Term (exe limited to, ma repair of poth e therefor), la ectional signs clusive of the	pliances, home enter in the Oklahoma cept as hereafter aintenance and repair noles), cleaning, andscaping (inclusive of s benefitting the cost of electrical	
TYPE NOTES: ABSTRACTED BY: USE, HOURS OF USE: COMMON ARE INCLUDES:	Erin Tewell F OPERATIC for the ope products, In addition, City Metrop A MAINTEN Tenant shall provided) in (exclusive of sweeping, si the cost of s Shopping Ce	on & EXCLUSI ration of (i) a Tenant shall I politan Area. ANCE COSTS: pay to Landlor operating, rep replacement of now and ice rep prinkling), pain nter, maintena	IVE CLAUSE retail store offering, wh have the nght to use the retail store offering and miantaining th for repaving) of all paved a moval, maintenance of all titing of the exterior buildi	ether or not new, for e Premises for any o eof all reasonable of the Common Areas of areas (including witho I Common Area light ings in the Shopping iter pylon or monumo	or sale, including ther use as typic ostsincurred by the Shopping Cer but limitation re-s ong facilities (inclu Center, maintena ent sign on which	g, without cally found nter, includ striping, re usive of ele ance of any n Tenant is	DATE: limitation, h d in a Class A during the Le ling, but not e-sealing and ectrical servic y traffic or din identified (in	9/24/2018 ousehold ap Shopping Co ase Term (exe limited to, ma repair of poth e therefor), la ectional signs clusive of the	pliances, home enter in the Oklahoma cept as hereafter aintenance and repair noles), cleaning, andscaping (inclusive of s benefitting the cost of electrical	
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TYPE NOTES: ABSTRACTED BY: USE, HOURS OF USE: COMMON ARE INCLUDES:	Erin Tewell FOPERATIC for the ope products, In addition, City Metrop A MAINTEN Tenant shall provided) in (exclusive of sweeping, sr the cost of s Shopping Ce service there damage, fire (including w	N & EXCLUSI ration of (i) a Tenant shall H olitan Area. ANCE COSTS pay to Landlor operating, rep replacement of ow and ice ren prinkling), pair nter, maintena and extended ithout limitatio	IVE CLAUSE retail store offering, wh have the nght to use the red, Tenant's pro rata share rairing and miantaining th or repaving) of all paved a moval, maintenance of all iting of the exterior buildi ance of any Shopping Cen nce and repair of all utilit coverage insurance on the fire and extended of	eof all reasonable of the Premises for any of the Common Areas of areas (including with I Common Area light ings in the Shopping ther pylon or monum ty lines located in the coverage insurance re	or sale, including ther use as typic ostsincurred by the Shopping Cer out limitation re- ng facilities (inclu Center, maintena ent sign on which Common Areas a equired to be ma	g, without cally found nter, includ striping, re usive of ele ance of any n Tenant is and serving intained br	DATE: limitation, h d in a Class A during the Le ling, but not ectrical servic y traffic or din identified (in g Tenant, pre y Landlord pu	9/24/2018 ousehold ap Shopping Co ase Term (exa limited to, ma repair of poth e therefor), la ectional signs clusive of the mioms for lia ursuant to Sec	pliances, home enter in the Oklahoma enter in the Oklahoma aintenance and repair noles), cleaning, andscaping (inclusive of s benefitting the cost of electrical bility, property ction 7 I 2 hereof),	
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DOES NOT	shall not include (a) costs of maintaining or									
INCLUDE:	operating any enclosed common or mall areas, (b) depreciation of the origmal cost of constructing, erecting and installing the Shopping Center, the									
	Common Areas, common facilities and related services, (c) principal and interest payments pursuant to any mortgage which									
	encumbers the Shopping Center (or any portion thereof), (d) Taxes, (e) admimstrative fee in excess of that provided above, or any leasing									
	coimmssion, (f) legal fees for preparation of leases or rents payable with respect to any leasing office, (g) excess premiums for insurance covertng the									
	Common Areas and/or the Shopping Center occasioned by the extra-hazardous use or									
	activities of Occupants other than Tenant, (h) expenses incurred due to the negligence or willful misconduct of Landlord or any Occupant, or their									
	respective agents or employees, (i) interest, late charges or penalties incurred as a result of Landlord's failure to pay bills timely, (I) costs and									
	expenses incurred for repairs or replacements due to faulty construction, faulty workmanship or									
	structural defects, (k) costs and expenses for repairs or replacements due to the installation of antiquated machinery, equipment, components, pipes									
	and lines or resulting from improper engineering or substandard quality, (I) expenses related to any Leasable Area (inclusive of the repair and maintenance for the buildings thereof) except as may be otherwise set forth above,									
	(m) any cost, fees, fines or penalties, or interest thereon, incurred due to violations by Landlord or any Occupant of any governmental law,									
	ordinance, code, rule or regulation, (n) municipal improvement charges, off-site levies, development cost charges, local improvement charges, and any other charges or costs similar to the foregoing ansing solely in connection with any new									
	construction of, or expansion of existing, improvements in the Shopping Center by Landlord, (o) all other costs to comply with the requirements of									
	any laws, codes or other governmental regulations, including without limitation, the Americans with Disabilities Act, (p) capital expenditures, (q)									
	court costs or legal fees incurred to enforce obbgations of tenants under leases of the Shopping Center, (r) amounts reimbursable from insurance									
	proceeds or under warranty, reserves for anticipated future expenses, (t) amounts paid to entities related to Landlord in excess of the cost of such									
	services from any competitive source, any dues or charges for a									
	services from any competitive source, any dues or charges for a merchants'r other association of the tenants in the Shopping Center, rent or other charges paid by Landlord pursuant to any other ground or master									
	lease, or garbage removal (as the Tenant shall be responsible and pay for its									
	own garbage removal).									
DEAL ESTATE	TAV 8. INCLIDANCE COCTO.									
Real ESTATE	TAX & INSURANCE COSTS:									
Real Estate										
Insurance										
msurance										
UTILITIES:	LANDLORD: utilities shall be separately metered into the Premises by Landlord at Landlord's expenseLandlord shall be solely responsible for the performance of any									
	and all repairs to all utility lines, pipes and other facdities leading to the Premises, unless such repair was necessitated by the									
	negligence of Tenant.									
	TENANT: Tenant shall pay for all public and other utilities and related services rendered or furnished to the Premises during the Lease Term									
TENANT REPA	IDC.									
IENANI KEPA	Tenant's sole cost and expense, to (a) matntam and keep all the Premises in a good condition and state of repair, including all equipment, facilities and fixtures therein,									
	and (b) keep all glass, including that in windows, doors and skylights, clean and in good condition, and to immediately replace any glass which may be damaged or									
	broken wih glass of equivalent quality.									
LL REPAIRS:	Landlord shall be and remain responsible for repairs and maintenance of the roof (including the surface and subsurface support system for the roof), the foundation									
	(including imbedded plumbing and sewage systems and piping), exterior walls and all structural components of the Premises for the complete term of this Lease.									