

**LEASE ABSTRACT**

TENANT NAME: **Panera Bread**  
 AMENDMENT #: **First Amendment to Lease Agreement**

TYPE OF LEASE: NEW  RENEWAL   
 EXPANSION  OTHER

**PROPERTY INFORMATION**

PROPERTY NAME: **B R Midland Center** PROPERTY NUMBER: **15238**

**SUITE INFORMATION**

EXISTING:	SUITE A	SUITE B	SUITE C	REVISED:	SUITE A	SUITE B	SUITE C
SUITE/UNIT:	3321			SUITE/UNIT:			
LEASABLE SF:	5,160			LEASABLE SF:			

**TENANT INFORMATION/STATEMENT INFORMATION OCCUPANT/ SUITE/UNIT/ INFORMATION**

BILLING/RENTROLL NAME:	<b>Panera Bread</b>	LEGAL NAME:	<b>Oklahoma City Bakery, Inc.</b>
ATTENTION TO:	<b>Mary Voehl</b>	PHYSICAL ADDRESS:	<b>3321 NW Expressway</b>
BILLING ADDRESS:	<b>2040 W. Vista</b>	CITY, STATE, ZIP:	<b>Oklahoma City, OK 73112</b>
*Email Invoice	<a href="mailto:mary.voehl@lovepanera.com">mary.voehl@lovepanera.com</a>	TENANT PHONE:	<b>840-8222</b>
CITY, STATE, ZIP:	<b>Oklahoma City, OK 73112</b>		
BILLING PHONE:	<b>417-889-8282 x230</b>		

**LEASE INFORMATION SECURITY DEPOSIT OTHER DEPOSIT**

MOVE IN DATE:	LEASE SIGN DATE:	12/18/2013	AMOUNT:	<b>\$7,831.00</b>	AMOUNT:
RENT START:	11/1/1999	LEASE COMM [FRI]:	11/1/2014	CHECK #:	
MOVE OUT DATE:	LEASE EXPIRE [TO]:	10/31/2019		CHECK #:	

**LATE CHARGES (CHOOSE ONE) (CHOOSE ONE) (ENTER % OR AMT)**

DUE DATE:	1st	% OWED	2% per day on amts unpaid after 10 days [3]	OTHER ALLOWED:
GRACE PERIOD:	10 days	% MONTHLY RENT		
PERCENTAGE:		FLAT AMOUNT		
\$/DAY:		% OWED MONTH		

**RECURRING CHARGES**

CHARGE CODE	DESCRIPTION	START DATE	END DATE	AMOUNT	FREQ	COMMENTS
	RENT	11/1/2014	10/31/2019	9,171.90	monthly	
	TAXES					PAYS PR SHARE ANNUALLY [9]
	INSURANCE					PAYS PR SHARE ANNUALLY [10.2]
	DOES NOT PAY CAM					

**TENANT EXPENSE RECAPTURE**

LEASED SQ FT:	5,160 sf	BUILDING SQ FT:	PRORATA SHARE %:	GLA					
BILL CODE	DESCRIPTION	START DATE	END DATE	AMOUNT	PRORATA SHARE %	BASE YEAR	EXP STOP \$/PSF	EXP CEILING \$/PSF	% INCREASE MAX/YEAR
z-esc1	OPERATING EXPENSES								
	OPERATING EXPENSES								
Y-CAM 1 +	CAM RECONCILIATION			None					
5% admin	CAM RECONCILIATION								
Y-TAX	TAXES			Annually PR Share					
	TAXES								
Y-INS	INSURANCE			Annually PR Share					
	INSURANCE								

GROSS UP: \_\_\_\_\_ NOTES: **PR Share is not defined in the Lease.**

**LEASE OPTIONS/PROVISIONS**

OPTION TYPE	NOTICE PERIOD	EFFECTIVE DATE	AMOUNT \$/PSF	TERM (YEARS)	COMMENTS
BUY OUT					
EXCLUSIVE USE					
EXPANSION					Tenant permitted to add drive-through - First Amendment to Lease Agreement

OTHER					
PURCHASE					
RELOCATION					
RENEWAL/EXTENSION	No notice required	11/1/2019	\$10,087.80	4 remaining 5-year options	11/1/19 \$10,087.80; 11/1/24 \$11,098.30; 11/1/29 \$12,207.70; 11/1/34 \$13,428.47
RIGHT OF FIRST OFFER					
RIGHT OF REFUSAL					
TERMINATION	90 days				Tenant has right to terminate on 90 days notice prior to commencement of option period [1st Amend 2.1.2]

USE OF TENANT: Coffee shop, restaurant, and bakery [5]

GUARANTOR: Jay D. Burchfield and Jim C. Mager

PARKING: See 12, Exhibit A

SIGNAGE: To be approved by LL [13]

TI BUILDOUT INFO: All alterations to be approved by LL [14]

Tenant responsible for all bldg. maintenance including roof, HVAC. Also maintenance, repair and replacement of exterior premises [6]

Holdover - 125% [25]

LL must give Tenant 30 days notice prior to termination of lease [Exhibit D]

Notices must be sent to Bread Company, 2433 S. Handley, St. Louis, MO 63144, Attn: Mr. Dave Hutkin [Exhibit D]

LIABILITY	\$1,000,000				LL named as insured [10.1]
WORKERS COMP	Not stated				
BUSINESS AUTO	Not stated				
PROPERTY	\$1,000,000				LL named as insured [10.1]

**OTHER CONTACTS**

TYPE	NAME	COMPANY	ADDRESS	CITY STATE ZIP	EMAIL	PHONE/FAX

**NOTES:**

ABSTRACTED BY: **Jim Swenson** DATE: **11/28/2015**

**USE, HOURS OF OPERATION & EXCLUSIVE CLAUSE**

USE:

EXCLUSIVE

**CO-TENANCY:**

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**COMMON AREA MAINTENANCE COSTS:**

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**REAL ESTATE TAX & INSURANCE COSTS:**

Real Estate:	
Insurance:	

**TENANT REPAIRS:**

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**LL REPAIRS:**

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**MISCELLANEOUS:**

Default / Late Fee:

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**& LL'S**

**INSurance Requirement:**

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Utilities:

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Signs:

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Relocation:

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Satellite:

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Holding Over:

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**Commencement  
Date Agreement**

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**Letter Agreement**

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**Letter Changing  
Ownership Name**

**Letter Exercising  
Option**