LEASE ABSTRACT

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TENANT NAM	1E:	Starbuck's				TYPE OF LE	ASE:	NEW		RENEWAL	
AMENDMENT #:		First Amendment to Commercial Lease					EXPANSION		OTHER	×	
PROPERTY IN	FORMATION	- v - v -			i 두 두 사람 전사 3		r riter v				
PROPERTY NAMI	E:	B R Midland (	Center		PROPERTY NUMB	ER:	15238				
SHIPS HISSIN	LA ASTRONAL				2 2 4 2	20.000		Sid resulting	72-11		
SUITE INFORM		SUITE B	SUITE C			REVISED:	SUITE A	SUITE B	SUITE C		
	SUITE A	SUILEB	SUILEC		9	SUITE/UNIT:	JOILEX	50112.0	Sonee		
SUITE/UNIT:	3301					LEASABLE SF:					
LEASABLE SF:	2,000					LEASABLE SP.					
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PERIAULE INDE	orstoring interactions	DATEMENTINE				Congregation of the local distance	APPAULIER MALL	ALL DE-281CHAUGER			
BILLING/ <u>RENTROLL</u> NAME:		Starbuck's #9			LEGAL NAME:		Starbucks Corporation				
ATTENTION TO:			nagement Depa		PHYSICAL ADDRESS:			essway			
BILLING ADDRESS:			E3, P O Box 340		CITY, STATE, Z		Oklahoma City	, OK 73112			
*Email Invoice		fccinvoicing@starbucks.com				TENANT PHON	IE:	810-4976			
CITY, STATE, ZIP		Seattle, WA 3	34067								
BILLING PHONE:											
International of the	MOTION		S		1.	SECURITYO	PPOSIT	الأهجار المراب	OTHER DE	PUSIT.	
MOVE IN DATE:	No. Contraction	and the second s	LEASE SIGN DATE:	5/4/2015		AMOUNT:			AMOUNT:		
RENT START:			LEASE COMM [FR			CHECK #:			CHECK #:		
MOVE OUT DAT	·E+		LEASE EXPIRE [TO:								
NOVE OUT DAT	C;		LEASE EXPIRE [10.	5, 50, 2025							
LATEICHARGI	55	(CHINESE CARD)	(CHOOSE GWIN	The second second	- X. 110	IENTER L DRAU	THE STREET		THE REAL	8. KU	
DUE DATE:	1st		and the second division of the second divisio	% OWED					OTHER ALLOV	WED:	
GRACE PERIOD:	1.51			% MONTHLY RENT					No late fee	es stated in l	ease
PERCENTAGE:				FLAT AMOUNT							
\$/DAY:				% OWED MONTH							
<i>,,</i>											
RECURRING	CHARGES -			uliu si i u	<u>, a diseta</u>		a de milite	العتور والكرا			
RECURNING C	The second se	RIPTION	START DATE	END DATE	AMO	UNT	FREQ	COMMENTS		ala - la <sup>t</sup> a	
the second s	DESC	RIPTION	START DATE 10/1/2015	END DATE 9/30/2020	AMO <b>8,667</b>		FREQ monthly		h Ting the		
the second s	DESC					7.67		COMMENTS	h		
the second s	DESC R		10/1/2015	9/30/2020	8,667	7.67 8.33	monthly	COMMENTS		i de alv <sup>a</sup> , e	
the second s	DESC R	RENT	10/1/2015 10/1/2020	9/30/2020	8,667 8,833	7.67 8.33	monthly monthly	COMMENTS pays annually			
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CHARGE CODE	DESC R C T. INSL	CAM AXES JRANCE	10/1/2015 10/1/2020	9/30/2020	8,667 8,833	7.67 8.33	monthly monthly monthly monthly monthly monthly	pays annually			
CHARGE CODE	DESC R C C	AXES JRANCE	10/1/2015 10/1/2020	9/30/2020 9/30/2025	8,667 8,833	7.67 8.33	monthly monthly monthly monthly monthly monthly monthly monthly	pays annually pays annually			
CHARGE CODE	DESC R C T. INSL	CAM AXES JRANCE	10/1/2015 10/1/2020 10/1/2015	9/30/2020 9/30/2025	8,667 8,833	7.67 8.33	monthly monthly monthly monthly monthly monthly monthly monthly	pays annually pays annually pays annually PRORATA SHARE 9		GLA	
CHARGE CODE	DESC R C C T. INSL	AXES JRANCE URE 2,000 sf	10/1/2015 10/1/2020 10/1/2015	9/30/2020 9/30/2025	8,667 8,833 151.	7.67 3.33 00	monthly monthly monthly monthly monthly monthly monthly monthly PRORATA	pays annually pays annually pays annually PRORATA SHARE 9 BASE	EXP STOP	EXP CEILING	% INCREASE
CHARGE CODE	DESC	AXES JRANCE 2,000 sf	10/1/2015 10/1/2020 10/1/2015	9/30/2020 9/30/2025	8,667 8,833	7.67 3.33 00	monthly monthly monthly monthly monthly monthly monthly monthly	pays annually pays annually pays annually PRORATA SHARE 9			% INCREASE MAX/YEAR
CHARGE CODE	DESC P C C T. INSL INSL DESC OPERATIN	AXES JRANCE VORE 2,000 sf RIPTION NG EXPENSES	10/1/2015 10/1/2020 10/1/2015	9/30/2020 9/30/2025	8,667 8,833 151.	7.67 3.33 00	monthly monthly monthly monthly monthly monthly monthly monthly PRORATA	pays annually pays annually pays annually PRORATA SHARE 9 BASE	EXP STOP	EXP CEILING	
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CHARGE CODE	DESC R C C D D C NSI RECAM D ESC OPERATIO OPERATIO CAM REC CAM REC CAM REC CAM REC T. T. T.	AXES AXES JRANCE CORE CORE CORE CORE CORE CORE CORE CO	10/1/2015 10/1/2020 10/1/2015	9/30/2020 9/30/2025	8,667 8,833 151. AMO PR Si tenant pa	V.67 B.33 OO UNT hare ys entire cel bill	monthly monthly monthly monthly monthly monthly monthly monthly PRORATA	pays annually pays annually pays annually PRORATA SHARE 9 BASE	EXP STOP	EXP CEILING	MAX/YEAR
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CHARGE CODE	DESC R C T, INSL DESC OPERATIN OPERATIN CAM REC CAM REC CAM REC INSL INSL	AXES JRANCE 2,000 sf 3,000 sf	10/1/2015           10/1/2020           10/1/2015           START           DATE           DATE           Date           EFFECTIVE	9/30/2020 9/30/2025 BUILDING SQ FT: END DATE OATE	8,667 8,833 151. AMO PR SI tenant pa tax par PR SI n include 10%	V.67 B.33 OO UNT hare vys entire cel bill hare 6 admin fee COMMENTS	monthly monthly monthly monthly monthly monthly monthly monthly PRORATA SHARE %	pays annually pays annually pays annually PRORATA SHARE 9 BASE YEAR	EXP STOP \$/PSF ease is 105	EXP CEILING \$/PSF	MAX/YEAR 105%
CHARGE CODE	DESC R C T, INSL DESC OPERATIN OPERATIN CAM REC CAM REC CAM REC INSL INSL	AXES JRANCE 2,000 sf 3,000 sf	10/1/2015           10/1/2020           10/1/2015           START           DATE           DATE           Date           EFFECTIVE	9/30/2020 9/30/2025 BUILDING SQ FT: END DATE OATE	8,667 8,833 151. AMO PR SI tenant pa tax par PR SI n include 10%	V.67 B.33 OO UNT hare vys entire cel bill hare 6 admin fee COMMENTS	monthly monthly monthly monthly monthly monthly monthly monthly PRORATA SHARE %	pays annually pays annually pays annually PRORATA SHARE 9 BASE YEAR	EXP STOP \$/PSF ease is 105	EXP CEILING \$/PSF	MAX/YEAR 105%

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PURCHASE									
RELOCATION									
RENEWAL/EXTENSION	90 days	10/1/2025	\$58.32	5 years	4 5-year renewals. Option 1 \$5	8.32 sf; option 2 \$64	f; option 2 \$64.20 sf; option 3 \$70.68 sf; option 4 \$77.75		
RIGHT OF FIRST OFFER									
RIGHT OF REFUSAL									
					Termination payment is \$	35,333.32 and t	he unamortized portion	of the	
TERMINATION	270 days	9/30/2022			leasing fee				
USE OF TENANT: A coffee stor	e or any other law	ful retial or restaur	ant use [5.1]						
GUARANTOR:									
PARKING:									
SIGNAGE: Article 16									
TI BUILDOUT INFO:	Teant Allowance	is \$60,000. [4.4]							
Landlord maintains sidewal			1						
HVAC Maintenance - Tenan		1]							
Holdover - same rate [23.10									
Lease Year = October to Se									
Outdoor seating permitted [	18]								
LIABILITY	\$2,000,000								
						LL & PM named as insured [7.1]			
WORKERS COMP	Not stated								
BUSINESS AUTO	Not stated								
PROPERTY	not stated								
						U.S. DM anned as	insured [7.1]		
						LL & PM named as	insured [7.1]		
						LL & PM named as	insured [7.1]		
OTHERICONTACTS						eratura.reu		PHONE/FAX	
	NAME	c	OMPANY	ADDF	IESS CITY S	LL & PM named as	insured [7.1] EMAIL	PHONE/FAX	
	NAME	C	OMPANY	ADDF	IESS CITY S	eratura.reu		PHONE/FAX	
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TYPE	NAME	C	OMPANY	ADDF	IESS CITY S	eratura.reu		PHONE/FAX	
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ABSTRACTED BY:	Jim Swenson			ADDF		STATE ZIP		PHONE/FAX	
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