

**LEASE ABSTRACT**

TENANT NAME: Starbuck's  
 AMENDMENT #: First Amendment to Commercial Lease

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:	<b>3301</b>			SUITE/UNIT:			
LEASABLE SF:	<b>2,000</b>			LEASABLE SF:			

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

BILLING/RENTROLL NAME: <u>Starbuck's #9723</u>	LEGAL NAME: <u>Starbucks Corporation</u>
ATTENTION TO: <u>Property Management Department</u>	PHYSICAL ADDRESS: <u>3301 NW Expressway</u>
BILLING ADDRESS: <u>Mailstop S-RE3, P O Box 34067</u>	CITY, STATE, ZIP: <u>Oklahoma City, OK 73112</u>
*Email Invoice: <u>fccinvoicing@starbucks.com</u>	TENANT PHONE: <u>810-4976</u>
CITY, STATE, ZIP: <u>Seattle, WA 34067</u>	
BILLING PHONE:	

**LEASE INFORMATION SECURITY DEPOSIT OTHER DEPOSIT**

MOVE IN DATE:	LEASE SIGN DATE: <u>5/4/2015</u>	AMOUNT:	AMOUNT:
RENT START:	LEASE COMM [FR]: <u>10/1/2015</u>	CHECK #:	CHECK #:
MOVE OUT DATE:	LEASE EXPIRE [TO]: <u>9/30/2025</u>		

**LATE CHARGES**

DUE DATE: <u>1st</u>	% OWED	OTHER ALLOWED:
GRACE PERIOD:	% MONTHLY RENT	<b>No late fees stated in lease</b>
PERCENTAGE:	FLAT AMOUNT	
\$/DAY:	% OWED MONTH	

**RECURRING CHARGES**

CHARGE CODE	DESCRIPTION	START DATE	END DATE	AMOUNT	FREQ	COMMENTS
	RENT	<b>10/1/2015</b>	<b>9/30/2020</b>	<b>8,667.67</b>	monthly	
		<b>10/1/2020</b>	<b>9/30/2025</b>	<b>8,833.33</b>	monthly	
	CAM	<b>10/1/2015</b>		<b>151.00</b>	monthly	
	TAXES				monthly	pays annually
	INSURANCE				monthly	pays annually
					monthly	
					monthly	
					monthly	
					monthly	

**TENANT EXPENSE RECAPTURE**

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 +	<b>CAM RECONCILIATION</b>			PR Share					105%
5% admin	CAM RECONCILIATION								
Y-TAX	<b>TAXES</b>			tenant pays entire					
	TAXES			tax parcel bill					
Y-INS	<b>INSURANCE</b>			PR Share					
	INSURANCE								

GROSS UP: \_\_\_\_\_ NOTES: **Denominator is GLA max 3.72%, can include 10% admin fee in CAM [12.5] Max CAM Increase is 105% non-cummulative [12.3]**

**LEASE OPTIONS/PROVISIONS**

OPTION TYPE	NOTICE PERIOD	EFFECTIVE DATE	AMOUNT \$/PSF	TERM (YEARS)	COMMENTS
BUY OUT					
EXCLUSIVE USE					coffee beans, espresso, tea, gourmet coffee, blended beverages [5.4]
EXPANSION					
OTHER					

*gave to Amy 11/27/15*

PURCHASE					
RELOCATION					
RENEWAL/EXTENSION	90 days	10/1/2025	\$58.32	5 years	4 5-year renewals. Option 1 \$58.32 sf; option 2 \$64.20 sf; option 3 \$70.68 sf; option 4 \$77.75 sf
RIGHT OF FIRST OFFER					
RIGHT OF REFUSAL					
TERMINATION	270 days	9/30/2022			Termination payment is \$35,333.32 and the unamortized portion of the leasing fee

USE OF TENANT: A coffee store or any other lawful retail or restaurant use [5.1]

GUARANTOR:

PARKING:

SIGNAGE: Article 16

TI BUILDOUT INFO: Teant Allowance is \$60,000. [4.4]

Landlord maintains sidewalks, parking area, landscaping [6.2]

HVAC Maintenance - Tenant responsible [6.1]

Holdover - same rate [23.10]

Lease Year = October to September [2.3]

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				LL & PM named as insured [7.1]

**OTHER CONTACTS**

TYPE	NAME	COMPANY	ADDRESS	CITY STATE ZIP	EMAIL	PHONE/FAX

**NOTES:**

ABSTRACTED BY: **Jim Swenson**

DATE: **11/27/2015**

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

USE:

EXCLUSIVE

CO-TENANCY: