Hawthorn Center | Lease file

Fictional executed lease extract | Premises 101 | Signed August 15, 2025

1. Parties and premises

Hawthorn Center Owner LLC leases premises 101, comprising 1,400 rentable square feet, to Tenant A LLC.

2. Term

Commencement September 1, 2025. The initial term expires 2029-08-31. Any extension requires timely written exercise and satisfaction of the conditions below.

3. Base rent and other charges

Base rent is $3,000 per month as of August 31, 2026. Base rent is separate from reimbursements, taxes and other additional rent. No base-rent increase applies before September 1, 2027.

4. Security deposit

The security deposit is $6,000 and is not prepaid rent or recurring income.

5. Renewal option

Tenant has one conditional renewal option, subject to no uncured default and written notice at least 180 days before expiration. No exercise notice, landlord acknowledgment or amendment exercising this option is included in the packet. Do not extend the current expiry based on the existence of the option alone.

6. Authority

A written amendment signed by both parties controls any conflicting prior rent schedule. Unsigned proposals do not modify this executed agreement. Financial schedules may require reconciliation to executed legal documents.