Market Row | Lease file

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

1. Parties and premises

Market Row Owner LLC leases premises 101, comprising 1,800 rentable square feet, to Tenant A LLC.

2. Term

Commencement September 1, 2025. The initial term expires 2031-08-31. Any extension requires timely written exercise and satisfaction of the conditions below.

3. Base rent and other charges

Base rent is $7,000 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 $15,000 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.

Market Row | Lease file / continued

Executed first amendment | Signed by both parties July 20, 2026

Effective August 1, 2026, base rent under Section 3 changes to $7,500 per month. The existing expiration date and $15,000 deposit remain unchanged. All other provisions remain in force.

Attachment: broker proposal | UNSIGNED | August 27, 2026

For discussion only: possible rent of $8,000 per month and extension through August 31, 2033. Neither party has signed or accepted this draft. It is not a binding amendment.

Manager note: the August 31 rent roll still shows the pre-amendment amount. The executed first amendment is authoritative for current contractual rent.