

ABSTRACT OF RETAIL LEASE (NNN)

JIFFY LUBE--Sparks, Nv

215 East Prater Way, Sparks, Nv.

Lease Date: 12-May-99

Amendment, if any: Ammendment dated April 29, 2015

Tenant:

Griffin Fast Lube Nevada, LLC, a Nevada limited liability company

David L Griffin, Manager

Mail: 1725 E 1450 S, Suite 250, Clearfield, Utah 84015

Phone: 801-825-5430

Email: Dave@Griffco.com

Premises:

215 E. Prater Way, Sparks, Nevada

Landlord Work:

None

Rentable SF:

1,401 Square Feet

Lease Term:

to 5/13/2024

Lease Commencement:

date (revised --/--/----)

Rent Commencement:

date (revised --/--/----)

Lease Expiration:

Monday, May 13, 2024

Base Monthly Rent:

Year 1-	12/16/2015 to 12/15/2016	\$8,112.52 (\$5.790/psf)
Year 2-	12/16/2016 to 12/15/2017	\$8,274.77 (\$5.906/psf) 2% annual increase 12/16
Year 3-	12/16/2017 to 12/15/2018	\$8,440.27 (\$6.024/psf) 2% annual increase 12/16
Year 4-	12/16/2018 to 12/15/2019	\$8,609.07 (\$6.144+/sf) 2% annual increase 12/16
Year 5-	12/16/2019 to 12/15/2020	\$8,781.25 (\$6.267+/sf) 2% annual increase 12/16
Year 6-	12/16/2020 to 12/15/2021	\$8,956.88 (\$6.393+/sf) 2% annual increase 12/16
Year 7-	12/16/2021 to 12/15/2022	\$9,136.02 (\$6.521+/sf) 2% annual increase 12/16

Year 8- 12/16/2022 to 12/15/2023	\$9,318.74 (\$6.651+/sf) 2% annual increase 12/16
Year 9- 12/16/2023 to 5/13/2024	\$9,505.12 (\$6.784+/sf) 2% annual increase 12/16

Option to Extend: 2 options of 5 years each

Option Rents:

Security Deposit: None

Guarantors:

Exclusive: N/A

CAM Cap: None Tenant Pays

Admin Fee Cap: None

Current NNN Charges: None, Tenant pays all expenses.

