

163 Rutledge Avenue
Lease Abstract

Suite: Suite 300 (Third floor)

Landlord: Alexandria One Associates, LP and Ferneroft 163, LLC

Size: 3,178 sf

Lease Agreement: Executed August 10, 2015

Original Tenant: Robert D. Calcote, DMD, P.A. assigned lease on October 21, 2016

Current Tenant: D4C Dental Brands, Inc.

Type of Business: Pediatric and orthodontic dental practice

Term: Ten (10) years commencing October 1, 2015 and ending September 30, 2025

Extension: Two (2) options of two (2) years each provided by a 180-day prior written notice to the Landlord. Extensions will have 3% annual escalations.

Lease Type: Modified Gross

Security Deposit: Not required

Base Rent Schedule from
Assignment Date:

<u>Term</u>	<u>Price Per SF</u>	<u>Monthly</u>	<u>Annually</u>
10/01/16-09/30/17	\$31.93	\$ 8,456.13	\$101,473.54
10/01/17-09/30/18	\$32.89	\$ 8,709.81	\$104,517.75
10/01/18-09/30/19	\$33.87	\$ 8,971.68	\$107,660.15
10/01/19-09/30/20	\$34.89	\$ 9,241.73	\$110,900.76
10/01/20-09/30/21	\$35.94	\$ 9,518.11	\$114,217.32
10/01/21-09/30/22	\$37.02	\$ 9,804.13	\$117,649.56
10/01/22-09/30/23	\$38.13	\$10,098.10	\$121,177.14
10/01/23-09/30/24	\$39.28	\$10,402.65	\$124,831.84
10/01/24-09/30/25	\$40.46	\$10,715.16	\$128,581.88

Annual Rate Increase: Three percent (3%)

Pro-rata Share: 22% of the Building

Operating Expenses: \$2.03 psf equates to \$538.35 per month Additional Rent for its pro-rata share of the operating expenses above the Base Year of 2015

Parking: \$1,300.00 per month for ten (10) identified assigned spaces

Electricity: By Tenant

Janitorial: By Tenant

Water: By Landlord

HVAC: Landlord responsible for the annual maintenance contract and repairs or replacement of the HVAC equipment. Tenant responsible for changing air filters and any issues arising out of the Tenant's neglect of the HVAC system.

Signage: Provided by the Landlord in the Building Directory and Tenant responsible for in the first floor lobby.