

PLANTATION CENTRE
 7709 MCPHERSON RD
 Laredo, TX 78045

NNN capped at 3% increase
 annually over the previous years.

	BLDG A	6300 SF	BLDG B	3600 SF	SHOPPING CENTRE
Suite	101A	102A	101B	102B	103B
Tenant	MATTRESS FIRM	Tremendo Taco LLC (Tacuache)	CRUMBL	Q FREEZING	Vacant (Previously Wireless)
SF	4400 SF	1900 SF	1275 SF	1325 SF	1000 SF
Current \$/SF	\$36.80	\$28.00	\$30.00 + 6%	\$34.56	\$31.00
patio space		650 SF			
Lease Start Date	9/1/2018	5/1/2021	4/28/2023	5/1/2019	
Lease End Date	8/31/2028	4/30/2024	4/30/2028	6/30/2024	
option/extension term	1 pd remaining of 60 months	2 pds of 60 months each beginning at 05/01/2024 & 05/01/2029	1 pd of 60 months with 180 day notice per Exhibit D / Option will automatically extend if no notification received prior to 90 days to the expiration of current term (per Lease agreee. Art. 1, Sec. 1.1, p. i)	1st option (months 63- 122) (\$34.56 ^ 07/01/2024 - \$3,816)	
current rate / last change date	1st option month 61-120 (\$36.795 ^ 09/01/2023)	1st option: Years 4-8 (\$30 ^ 05/01/2024)	Year 3 (\$30 + 6% = \$3,182.70/mo ^ 05/01/2025)	1st option (months 63- 122) (\$34.56 ^ 07/01/2024	
NEXT expected rent change rate & date	2nd option (yrs 11-15) (\$41.026 ^ 09/01/2028 - \$15,042.87)	2nd option (yrs 9-13) (\$32 ^ 05/01/2029- \$5,066.67)	3% base rent increase annually starting year 2 - 5 (Yr 4: 5/1/26 - \$3,278.18, Yr 5: 5/1/27 - \$3,376.53; 1st option (months 61-120 at 3% base increase - \$3,477.83 @ 5/1/28)		
expected min/base rent change	15,042.87	5,066.67	3,278.18	3,816.00	2,583.34
Security deposit amount	0.00	5,148.08	3,187.50	3,790.42	2,583.34
NNN updated through	2025	2025	2025	2025	2025
Rent Due	1st / 5th	1st / 5th	1st / 5th	1st / 5th	1st / 5th
If late fee returned check fee	5% + attorney fees	5% + attorney fees	5% + 1.5% /month interest on 10th day	5% + attorney fees	5% + 1.5% /month interest on 10th day
	100.00	100.00	50.00	100.00	100.00
MINIMUM RENT	13,491.50	4,750.00	\$ 3,278.18	3,816.00	2,583.34
CAM	\$ 1,169.03	\$ 504.81	\$ 322.81	\$ 335.47	\$ 253.18
INSURANCE	\$ 161.21	\$ 69.61	\$ 46.72	\$ 48.55	\$ 36.64
PROPERTY TAX	\$ 1,289.92	\$ 557.01	\$ 369.74	\$ 384.23	\$ 289.99
TOTAL	\$ 16,111.66	\$ 5,881.43	\$ 4,017.45	\$ 4,584.25	\$ 3,163.15
					\$ 29,787.06
					14,709.34
					\$ 27,919.02
					\$ 2,585.30
					\$ 362.73
					\$ 2,890.89
					\$ 33,757.94