

Blackhawk Hockey Club (Part 1)

Exercise: Abstract from Scratch - AFTER (Part 1)

Lease Abstract

Training Building-AFTER Exercises

Lease Information

Tenant Information

Legal Name: Blackhawk Hockey Club (Part 1)
 D/B/A Name:
 User Lease ID:
 Legal Entity Type:
 Legal Entity State:
 NAICS Code: None

Status/Area/Type

Lease Status: Active
 Active Leased Area: 8,000
 Inactive Date:
 Lease Type: Lease
 Parent (Subleases): None
 Abstracting Status: In Process
 Outstanding Issue: No

Dates/Term

Commencement: 02/01/2013
 Latest Space Expiration: 01/31/2018
 Commence Date Type: Contractual
 Term (Months): 60

Documents Abstracted

Document Name

Lease

Executed

11/15/2012

Description of Contents

Commencement Date Letter 2/1/2013 Confirmed the actual Commencement Date as 2/1/2013 and Expiration Date as 8/31/2018

Leased Premises Summary

Space Name: Premises Document: Lease
 Status: Leased:Occupied
 Type: New Lease
 Commence: 02/01/2013 Floor Suite Type Active SQFT Inactive SQFT
 Expire: 01/31/2018 2 0200. Office 8,000 -
 Term(Months): 60
 Move-In:
 Inactive:
 Space Total: 8,000
 Lease Total: 8,000

Recurring Charges: Rent

Space Name:	Premises	Charge Start	Charge End	Mths	Annual	Monthly	Annual/SQFT	Monthly/SQFT
Space Name:	Premises	02/01/2013	01/31/2016	36	\$ 480,000.00	\$ 40,000.00	\$ 60.00	\$ 5.00
Space Area:	8,000	02/01/2016	01/31/2018	24	\$ 519,996.00	\$ 43,333.00	\$ 65.00	\$ 5.42
Charge Code:	ORNT: Base Rent Office							
Frequency:	Monthly							
Begin Month:	1							

Recurring Charges: Abatements

Space Name:	Premises	Charge Start	Charge End	Mths	Annual	Monthly	Annual/SQFT	Monthly/SQFT
Space Name:	Premises	02/01/2013	07/31/2013	6	\$ 480,000.00	\$ 40,000.00	\$ 60.00	\$ 5.00
Space Area:	8,000							
Charge Code:	ABAT: Base Rent Abatement							
Frequency:	Monthly							
Begin Month:	1							

Additional Note(s): Tenant shall be entitled to an abatement of Base Rent only for the first 6 calendar months of the Term commencing on the Commencement Date.

Report Display: Hide Rent Roll

Recurring Charges: CPI/Porters Wage

Recurring Charges: CPI/Porters Wage - Additional Lease Information

Clause: CPI Clause ID: CPI Applicability: Pending

Recurring Charges: Recovery Installments

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Recurring Charges: Other Charges

		<u>Charge Start</u>	<u>Charge End</u>	<u>Mths</u>	<u>Annual</u>	<u>Monthly</u>	<u>Annual/SQFT</u>	<u>Monthly/SQFT</u>
Space Name:	Premises	02/01/2013	07/31/2018	66	\$ 9,720.00	\$ 810.00	\$ 1.22	\$ 0.10
Space Area:	8,000							
Charge Code:	PRK: Parking							
Frequency:	Monthly							
Begin Month:	1							

Additional Note(s): Tenant entitled to 9 unreserved parking permits at \$90/permit/month (section 4.G).

Report Display: Hide Rent Roll

Recurring Charges: Other Charges - Additional Lease Information

Clause: **Other Charges** Clause ID: Other Charges Applicability: Pending

Expense Recoveries

Expense Recoveries - Additional Lease Information

Clause: **Expense Recoveries** Clause ID: Expense Recoveries Applicability: Pending

Percentage Rent

Percentage Rent - Additional Lease Information

Clause: **Percentage Rent** Clause ID: Percentage Rent Applicability: Pending

Security Deposits

Tenant Capital

Tenant Capital - Additional Lease Information

Clause: **Leasing Commissions** Clause ID: Leasing Commissions Applicability: Pending

Clause: **Tenant Improvements** Clause ID: Tenant Improvements Applicability: Pending

Options & Encumbrances

Option: **Contraction** Option ID: Contraction Applicability: Pending

Option: **Expansion** Option ID: Expansion Applicability: Pending

Option: **Purchase** Option ID: Purchase Applicability: Pending

Option: **Relocation** Option ID: Relocation Applicability: Pending

Option: **Renewal** Option ID: Renewal Applicability: Pending

Option: **Right of First Offer** Option ID: Right of First Offer Applicability: Pending

Option: **Right of First Refusal** Option ID: Right of First Refusal Applicability: Pending

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Training Building-AFTER Exercises

Options & Encumbrances

Option:	<i>Termination</i>	Option ID:	Termination	Applicability:	Pending
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Other Lease Clauses

Clause:	<i>Estoppel</i>	Clause ID:	Estoppel	Applicability:	Pending
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Clause:	<i>Guarantor</i>	Clause ID:	Guarantor	Applicability:	Pending
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Clause:	<i>Holdover</i>	Clause ID:	Holdover	Applicability:	Pending
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Clause:	<i>Late Fees & Interest</i>	Clause ID:	Late Fees & Interest	Applicability:	Pending
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Clause:	<i>Other Lease Terms</i>	Clause ID:	Other Lease Terms	Applicability:	Pending
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Clause:	<i>Parking</i>	Clause ID:	Parking	Applicability:	Pending
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Clause:	<i>Retail Clauses</i>	Clause ID:	Retail Clauses	Applicability:	Pending
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Clause:	<i>Rooftop/Telecom/Riser/Conduit</i>	Clause ID:	Rooftop/Telecom/Riser/Conduit	Applicability:	Pending
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Clause:	<i>Signage</i>	Clause ID:	Signage	Applicability:	Pending
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Clause:	<i>Sublease & Assignment</i>	Clause ID:	Sublease & Assignment	Applicability:	Pending
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Clause:	<i>Subtenants</i>	Clause ID:	Subtenants	Applicability:	Pending
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Clause:	<i>Subordination/Non-Disturbance</i>	Clause ID:	Subordination/Non-Disturbance	Applicability:	Pending
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Clause:	<i>Tenant Services</i>	Clause ID:	Tenant Services	Applicability:	Pending
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Tenant Contacts