

**Lease Information**

Tenant Information

Legal Name: Chicago Consulting LLC  
 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: 2,500  
 Inactive Date:  
 Lease Type: Lease  
 Parent (Subleases): None  
 Abstracting Status: Completed  
 Outstanding Issue: No

Dates/Term

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

Abstracting from a Template Lease is strongly recommended, especially if you have leases with standard language

**Documents Abstracted**

<u>Document Name</u>	<u>Executed</u>	<u>Description of Contents</u>
Office Lease	11/15/2012	

**Leased Premises Summary**

Space Name:	Premises	Document:	Office Lease
Status:	Leased:Occupied		
Type:	New Lease		
Commence:	02/01/2013	<u>Floor</u>	<u>Suite</u>
Expire:	01/31/2018	2	0250
Term(Months):	60	<u>Type</u>	<u>Active SQFT</u>
Move-In:		Office	2,500
Inactive:			<u>Inactive SQFT</u>
			-
		Space Total:	2,500
		Lease Total:	2,500

**Recurring Charges: Rent**

	<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	01/31/2014	12	\$ 75,000.00	\$ 6,250.00	\$ 30.00	\$ 2.50
Space Area: 2,500	02/01/2014	01/31/2015	12	\$ 76,250.00	\$ 6,354.17	\$ 30.50	\$ 2.54
Charge Code: ORNT: Base Rent Office	02/01/2015	01/31/2016	12	\$ 77,500.00	\$ 6,458.33	\$ 31.00	\$ 2.58
Frequency: Monthly	02/01/2016	01/31/2017	12	\$ 78,750.00	\$ 6,562.50	\$ 31.50	\$ 2.63
Begin Month: 1	02/01/2017	01/31/2018	12	\$ 80,000.00	\$ 6,666.67	\$ 32.00	\$ 2.67

**Recurring Charges: Abatements**

**Recurring Charges: CPI/Porters Wage**

Recurring Charges: CPI/Porters Wage - Additional Lease Information

Clause: CPI Clause ID: CPI Applicability: Silent

**Recurring Charges: Recovery Installments**

**Recurring Charges: Other Charges**

Recurring Charges: Other Charges - Additional Lease Information

Clause: Other Charges Clause ID: Other Charges Applicability: Silent

# Chicago Consulting LLC

## Lease Abstract

"yellow" represents template language that was pre-populated from the Template Abstract.

### Training Building-AFTER Exercises (MT)

#### Expense Recoveries

Recovery Name: **Operating Costs** Document: **Office Lease** Section: **2**  
 Space Name: **Premises** Base Year: 2013  
 Recovery Pool: **OPEX - Operating Only** Stop Amount: - Stop Amt Type:  
 Type: **Gross** Cap: Yes  
 Status: **Active** Pro-Rata Share: 1.35850 %  
 Income Cat: **EXPR: Operating Expense Recovery** Gross Up %: **95.00 %**  
 Admin Surcharge %: -

Recovery Name: **Taxes** Document: **Office Lease** Section: **2**  
 Space Name: **Premises** Base Year: 2013  
 Recovery Pool: **TAX - Tax Only** Stop Amount: - Stop Amt Type:  
 Type: **Gross** Cap: **No**  
 Status: **Active** Pro-Rata Share: 1.35850 %  
 Income Cat: **TAXR: Tax Recovery** Gross Up %: -  
 Admin Surcharge %: -

#### Expense Recoveries - Additional Lease Information

Clause: **Expense Recoveries** Clause ID: **Recoveries** Applicability: **Applicable**  
 Document: **Office Lease**  
 Section: **2**

**Opex Inclusions/Exclusions:** Operating Costs as defined in Section 2(C)(1) mean any expenses, costs and disbursements other than Taxes, paid or incurred in connection with the management, maintenance, operation, insurance, repair and other related activities in connection with any part of the Building, including the fee of LL's property manager, which management fee shall not be in excess of 3% of gross rents from the Building.

Exclusions to Operating Costs are defined in Sec. 2(C)(4).

**Tax Inclusions/Exclusions:** Taxes as defined in Sec 2(C)(6) shall mean any and all taxes, assessments and charges levied against the Building, which LL shall pay or become obligated to pay in connection with the ownership, leasing renting, management, use, occupancy, control or operation of the Building, including all reasonable fees and other costs and expenses paid in reviewing and seeking a refund or reduction of Taxes whether or not LL is successful.

**Base Year Notes:** Operating Base Year defined as the calendar year 2013.

Tax Base Year defined as the calendar year 2013.

**P/R Share Calculation:** Tenant's Proportionate Share (Operating Costs) 1.3585% (based upon a total of 184,016 rsf in the Building).

Tenant's Proportionate Share (Taxes) 1.3585% (based upon a total of 184,016 rsf of the Building).

**Recovery Cap:** Controllable expenses shall not exceed 103% from the previous year.

#### Percentage Rent

#### Security Deposits

Deposit Name: **Security Deposit** Document: **Office Lease** Section: **20**

	Required Deposit per Lease		Deposit on Hand	
	Date	Amount	Date	Amount
Deposit Type: <b>Cash</b>				
Deposit Status: <b>Active</b>				
LOC Expiration: N/A	11/15/2012	\$ 18,750.00		-
	02/01/2014	\$ 13,333.00		-

**Additional Note(s):** Security Deposit shall be in the form of cash and shall be reduced by \$5,417 on 02/1/14, decreasing the security deposit to \$13,333.  
**Report Display:** Hide Rent Roll

#### Tenant Capital

#### Tenant Capital - Additional Lease Information

Clause: **Leasing Commissions** Clause ID: **Leasing Commissions** Applicability: **Silent**

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### Training Building-AFTER Exercises (MT)

#### Tenant Capital

Clause: **Tenant Improvements** Clause ID: Tenant Improvements Applicability: Applicable  
Document: Office Lease  
Section: Exhibit B  
Allowance Amount / LL's Work: \$87,500 (\$35/sf).  
Treatment of Unused Allowance: Any amounts remaining on 12/31/14 shall be forfeited.  
Critical Date Report Display Description of Critical Date  
12/31/2014 Hide Rent Roll Any funds remaining on 12/31/14 shall be forfeited.

#### Options & Encumbrances

Option: **Contraction** Option ID: Contraction Applicability: Silent

Option: **Expansion** Option ID: Expansion Applicability: Silent

Option: **Purchase** Option ID: Purchase Applicability: Silent

Option: **Relocation** Option ID: Relocation Applicability: Applicable

Document: Office Lease  
Section: 7

Notification Date(s):  
Effective Date(s):

Notification / Effective Date Description: At any time before or during the Term LL may relocate Tenant from the Premises to other Premises in the Building upon 60 days prior notice.  
Restrictions to Relocation: Relocation space shall be reasonably comparable size, views, elevator access and utility as the Premises. The Relocation Space shall contain similar finishes as the Premises and the same number of conference rooms, offices and workstations as the Premises.  
Relocation Cost Responsibility: Landlord

Option: **Renewal** Option ID: Renewal Applicability: Applicable

Document: Office Lease  
Section: 2

Notification Date(s): On or Before: 8/4/2017  
Effective Date(s): Between: 2/1/2018 and 1/31/2023  
Encumbered Floors: 2  
Encumbered Space: Suite 250 (2,500 rsf)  
Superior Rights:  
Renewal Terms: 1 5 year option to renew with notice on or before 01/31/17.  
Renewal Rent: 95% of Market

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

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

Option: **Termination** Option ID: Termination Applicability: Silent

#### Other Lease Clauses

Clause: **Estoppel** Clause ID: Estoppel Applicability: Applicable

Document: Office Lease  
Section: 19

Estoppel Provision: Each party shall execute an estoppel certificate within 10 days of a request from the other party.

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### Training Building-AFTER Exercises (MT)

#### Other Lease Clauses

Clause: **Guarantor** Clause ID: Guarantor Applicability: Silent

Clause: **Holdover** Clause ID: **Holdover** Applicability: **Applicable**

Document: **Office Lease**  
Section: **15**

Holdover Terms: 200% of Base Rent, Operating Cost Share Rent, Office Maintenance Cost Share Rent and Tax Share Rent in effect immediately prior to holdover.

Clause: **Late Fees & Interest** Clause ID: **Late Fees & Interest** Applicability: **Applicable**

Document: **Office Lease**  
Section: **17**

Late Fee Calculation / Grace Period: Silent  
Interest Calculation / Grace Period: If not paid within any applicable grace period, all payments becoming due and remaining unpaid when due shall bear interest until paid at the greater of (i) 12% per annum or (ii) 3% per annum above the corporate base rate of interest charged from time to time by Chase Bank but in no event at a rate which is more than the highest lawful rate in the State of Illinois.

Clause: **Other Lease Terms** Clause ID: Other Lease Terms Applicability: Silent

Clause: **Parking** Clause ID: **Parking** Applicability: **Applicable**

Document: **Office Lease**  
Section: **4.G**

Parking Rights: **Tenant is entitled to 2 unreserved parking permits at then current market rates.**  
Parking Fees: Current rates for unreserved permits is \$90/space per month

Clause: **Retail Clauses** Clause ID: Retail Clauses Applicability: Silent

Clause: **Rooftop/Telecom/Riser/Conduit** Clause ID: Rooftop Rights Applicability: Silent

Clause: **Signage** Clause ID: Signage Applicability: Silent

Clause: **Sublease & Assignment** Clause ID: **Sublease & Assignment** Applicability: **Applicable**

Document: **Office Lease**  
Section: **17**

LL Consent Requirements: **LL's consent is required.**  
Exceptions to LL Consent: **Silent**  
LL Share of Sublease Profits: **50%**  
LL Recapture Rights: **Silent**

Clause: **Subtenants** Clause ID: Subtenants Applicability: Silent

Clause: **Subordination/Non-Disturbance** Clause ID: **Subordination / Non-Disturbance** Applicability: **Applicable**

Document: **Office Lease**  
Section: **16**

Subordination Terms: **Lease is subordinate to any present or future ground lease or mortgage (including amendments) respecting the Building.**  
Non-Disturbance Requirements: **Silent**

Clause: **Tenant Services** Clause ID: Tenant Services Applicability: Silent

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Training Building-AFTER Exercises (MT)

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Tenant Contacts
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