

Chess Klub Exercise: Expire Existing Lease - BEFORE

Lease Abstract

Training Building-**BEFORE Exercises**

Lease Information

Tenant Information

Legal Name: Chess Klub
 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: 13,500
 Inactive Date:
 Lease Type: Lease
 Parent (Subleases): None
 Abstracting Status: Completed
 Outstanding Issue: No

Dates/Term

Commencement: 07/21/1992
 Latest Space Expiration: 02/28/2013
 Commence Date Type: Contractual
 Term (Months): 248

Documents Abstracted

Document Name	Executed	Description of Contents
Lease	01/28/1992	
Tenant Acceptance (Lease Ex. C)	10/28/1998	Term began on 7/21/1992.
License Agreement	07/06/2006	Between (Licensee)(the owner of the Building) and Chess Klub, Inc. (Licensor); Provides Licensee a license to use the Conference Facility Premises (1,815 sf), and the FF&E thereon for conference facility purposes; Provides TI Work to be performed by Licensee, at its cost; Outlines Licensee's maintenance and insurance obligations.

Leased Premises Summary

Space Name:	Premises	Document:	Lease			
Status:	Leased:Occupied					
Type:	New Lease	Floor	Suite	Type	Active SQFT	Inactive SQFT
Commence:	07/21/1992	LL	LL01	Office	13,500	-
Expire:	02/28/2013					
Term(Months):	248					
Move-In:						
Inactive:						
		Space Total:			13,500	-
		Lease Total:			13,500	

Recurring Charges: Rent

Space Name:	Premises	Charge Start	Charge End	Mths	Annual	Monthly	Annual/SQFT	Monthly/SQFT
Space Area:	13,500	07/21/1992	02/28/2013	248	\$ 30,000.00	\$ 2,500.00	\$ 2.22	\$ 0.19
Charge Code:	RRNT: Retail Base Rent							
Frequency:	Monthly							
Begin Month:	1							

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

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Recurring Charges: Other Charges

Recurring Charges: Other Charges - Additional Lease Information

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

Expense Recoveries

Expense Recoveries - Additional Lease Information

Clause: *Expense Recoveries* Clause ID: Recoveries Applicability: Silent

Percentage Rent

Security Deposits

Tenant Capital

Tenant Capital - Additional Lease Information

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

Clause: *Tenant Improvements* Clause ID: Tenant Improvements Applicability: Silent

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: Silent

Option: *Renewal* Option ID: Renewal Applicability: Silent

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: Lease
Section: 25

Estoppel Provision: Tenant shall execute an estoppel certificate within 5 days of a request.

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Other Lease Clauses

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

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

Document: Lease
Section: 28

Holdover Terms: Monthly rental equal to the highest net effective monthly base rent per square foot (including all additional rent then payable for operating expenses, office maintenance costs, real estate taxes and related pass-through expenses) then payable by an office tenant in the Building.

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

Clause: **Other Lease Terms** Clause ID: Other - Janitorial Applicability: Applicable

Document: Lease
Section: 14

Other Miscellaneous Terms: Tenant shall have sole responsibility to provide and pay for janitorial services for the Premises and the costs of repair and maintenance of the Premises.

Clause: **Parking** Clause ID: Parking Applicability: Silent

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: Applicable

Document: Lease
Section: 20

Non-Standard Tenant Signage Rights: No sign, advertisement or notice shall be inscribed, painted, affixed or displayed on the windows or exterior walls except the sign required by the Order.

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

Document: Lease
Section: 19

LL Consent Requirements: LL's consent is required.

In the event of an assignment or subletting not in conformance with the terms of the Lease, such assignment or subletting shall be void and LL shall have the right to terminate the Lease or require that the Premises be surrendered for the balance of the Term (in the case of an assignment) or for the term of the sublease (in the case of a sublease)/

Exceptions to LL Consent: Silent
LL Share of Sublease Profits: Silent
LL Recapture Rights: Silent

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

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

Document: Lease
Section: 23

Subordination Terms: Lease is subject and subordinate to the lien of any first mortgage (including construction and permanent financing and deed of trust and similar security instruments) and ground or other underlying leases.

Non-Disturbance Requirements: Silent

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Other Lease Clauses

Clause: *Tenant Services* **Clause ID:** Tenant Services **Applicability:** Applicable

Document: License Agreement

Section: 1

Conference Center: Licensee and owner of the Building and each existing and future tenant at the Building has a license to use the Conference Facility Premises (1,815 sf), and the FF&E thereon for conference facility purposes on a first come first serve basis; provided Licensor has the exclusive right to use the Conference Facility Premises and all FF&E therein, at no charge, during (i) the hours of 6 P.M. to 3 A.M. on each weekday and at all hours on Saturday, Sunday and federal holidays.

Licensee's maintenance and insurance obligations are set forth in License Agreement, Sec. 1(e) and (g).

Fitness Center: Silent

Tenant Contacts

Organization: *Tenant Name* **Contact:** Don Ho **Contact Type:** Notice

Department:

Address 1: 123 ABC

Address 2:

Address 3:

City, State, Zip, Ctry: Podunk, Arizona

Organization URL:

Don Ho

Title/Reference: Director

Primary Phone:

Mobile Phone:

Attention:

Fax:

e-Mail Address: