

Blackhawk Hockey Club

Exercise: Abstract from Scratch - AFTER (Part 2)

Lease Abstract

Training Building-AFTER Exercises

Lease Information

Tenant Information

Legal Name: **Blackhawk Hockey Club**
 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: Completed
 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

Document Name	Executed	Description of Contents
Lease	11/15/2012	
Commencement Date Letter	2/1/2013	Confirmed the actual Commencement Date as 2/1/2013 and Expiration Date as 1/31/2018.

Leased Premises Summary

Space Name: Premises Document: Lease
 Status: Leased:Occupied
 Type: New Lease
 Commence: 02/01/2013
 Expire: 01/31/2018
 Term(Months): 60
 Move-In:
 Inactive:

Floor	Suite	Type	Active SQFT	Inactive SQFT
2	0200	Office	8,000	-
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: Silent

Recurring Charges: Recovery Installments

Blackhawk Hockey Club

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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	01/31/2018	60	\$ 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: Silent

Expense Recoveries

Recovery Name:	Operating Costs	Document:	Lease	Section:	8
Space Name:	Premises	Base Year:	2013		
Recovery Pool:	OPEX - Operating Only	Stop Amount:	-	Stop Amt Type:	
Type:	Gross	Cap:	No		
Status:	Active	Pro-Rata Share:	4.34740 %		
Income Cat:	EXPR: Operating Expense Recovery	Gross Up %:	100.00 %		
		Admin Surcharge %:	-		

Recovery Name:	Taxes	Document:	Lease	Section:	8
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:	4.34740 %		
Income Cat:	TAXR: Tax Recovery	Gross Up %:	-		
		Admin Surcharge %:	-		

Expense Recoveries - Additional Lease Information

Clause: **Expense Recoveries** Clause ID: Expense Recoveries Applicability: Applicable
Document: Lease
Section: 8

Opex Inclusions/Exclusions: Operating Expenses include all expenses paid or incurred during the calendar year and management fees not to exceed 3% of gross revenues of the Building.
Tax Inclusions/Exclusions: Taxes 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 Building.
Base Year Notes: Operating Expense Base Year – Calendar Year 2013; Real Estate Tax Base year – Calendar Year 2013.
P/R Share Calculation: 4.3474%, based on the rsf of the Premises (8,000 rsf) divided by the rsf of the Building (184,016 rsf).
Recovery Cap: Silent

Percentage Rent

Percentage Rent - Additional Lease Information

Clause: **Percentage Rent** Clause ID: Percentage Rent Applicability: Silent

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Security Deposits

Deposit Name:	Security Deposit	Document:	Lease	Section:	25
Deposit Type:	Ltr of Credit	Required Deposit per Lease		Deposit on Hand	
Deposit Status:	Active	Date	Amount	Date	Amount
LOC Expiration:	01/31/2018	01/15/2013	\$ 120,000.00		-

Additional Note(s): Letter of Credit was issued by Citibank, N.A. dated 1/15/13 in the amount of \$120,000 with an expiration date of 1/31/18.
Report Display: Hide Rent Roll

Tenant Capital

Tenant Capital - Additional Lease Information

Clause:	Leasing Commissions	Clause ID:	Leasing Commissions	Applicability:	Silent
Clause:	Tenant Improvements	Clause ID:	Tenant Improvements	Applicability:	Applicable
Document:	Lease				
Section:	Exhibit B				
Allowance Amount / LL's Work:	Tenant to construct the Improvements to the Premises and LL to provide Tenant with a Construction Allowance in the amount of \$280,000 (being \$35.00/sf).				
Treatment of Unused Allowance:	Any amount of funds remaining from the Construction Allowance (being not requested for disbursement from Tenant) on 12/31/13 shall be forfeited and LL shall have no further right to fund the balance.				
Critical Date	Report Display	Description of Critical Date			
12/31/2013	Hide Rent Roll	Any amount of funds remaining from the Construction Allowance (being not requested for disbursement from Tenant) on 12/31/13 shall be forfeited and LL shall have no further right to fund the balance.			

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:	Applicable
Document:	Lease				
Section:	66				
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 200 (8,000 rsf)				
Superior Rights:					
Renewal Terms:	Tenant shall have the option to renew the Term for 5 years with notice to LL at least 180 days prior to expiration of the Initial Term				
Renewal Rent:	Base Rent to be 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

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Other Lease Clauses

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

Document: Lease
Section: 19

Estoppel Provision: Tenant to execute an estoppel within 10 days of request.

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

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

Document: Lease
Section: 15

Holdover Terms: Tenant 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: Lease
Section: 7

Late Fee Calculation / Grace Period: Silent

Interest Calculation / Grace Period: Interest as follows: If not paid within 5 days, unpaid amounts shall bear interest at 3% above the corporate base rate charged by Chase Bank.

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

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

Document: Lease
Section: 32

Parking Rights: Tenant entitled to 9 unreserved parking permits at current market rates, subject to increase.

Parking Fees: Current rates for unreserved permits is \$90/space/month

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

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

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

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

Document: Lease
Section: 8

LL Consent Requirements: LL's consent is required for any sublease and assignment

Exceptions to LL Consent: Silent

LL Share of Sublease Profits: Tenant shall pay 100% of any sublease profits

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: 18

Subordination Terms: Lease is subject and subordinate to all current and future mortgages and ground leases

Non-Disturbance Requirements: LL shall provide an SNDA in the form of Exhibit F from any current and future mortgagor

