

LEASE LIFE CYCLE Management

TENANT: ABC Company, Inc.

LANDLORD: Joe Owner, LLC

BUILDING: 1234 Anywhere Street
Houston, Texas 77002

PREMISES: 9,600 SF (14th Floor) – Original Premises
1,667 SF (Expansion 14th Floor)–Additional Premises (First Amendment)
11,267 SF Total Premises on 7th Floor

TERM: 84 months (7 years)

COMMENCEMENT DATE: September 1, 2012 (11,267 SF – Original Premises and Expansion)

EXPIRATION DATE: August 31, 2019

SECURITY DEPOSIT: None – paid towards 9/08 and 10/08 rent.

BASE RENT: Original and Expansion Space (11,267SF):
 9/1/12-8/31/13: \$17,839.42/mo. (\$214,073.04/YR or \$19.00/SF)
 9/1/13-8/31/14: \$18,308.88/mo. (\$219,706.56/YR or \$19.50/SF)
 9/1/14-8/31/15: \$18,778.33/mo. (\$225,339.96/YR or \$20.00/SF)
 9/1/15-8/31/16: \$19,247.79/mo. (\$230,973.48/YR or \$20.50/SF)
 9/1/16-8/31/17: \$19,717.25/mo. (\$236,607.00/YR or \$21.00/SF)
 9/1/17-8/31/18: \$20,186.71/mo. (\$242,240.52/YR or \$21.50/SF)
 9/1/18-8/31/19: \$20,186.71/mo. (\$242,240.52/YR or \$21.50/SF)

OPERATING EXPENSES: None – No Pass Throughs

TENANT IMPROVEMENTS: Landlord to provide a Tenant Improvement Allowance of \$40,000.00 (\$3.55 PSF) for the Premises (11,267 SF). Right to apply all as a Rental Credit.

PARKING: Landlord to provide 50 unreserved spaces at \$110/space. Now at Market.

RENEWAL OPTION: Tenant has the option to renew the lease for two additional five-year terms. Written notice is required not less than 9 months and not more than 12 months prior to Expiration Date. If the Option to Renew is exercised, the Base Rent during each Option Term shall be the prevailing Fair Market Value Rental Rate but Net Less than \$21.50/RSF

**EXTERIOR SIGNAGE:
(2ND AMENDMENT)** Marquee on wall of Building Lobby

DIRECTORY LISTINGS: Yes, at Landlord cost.

RIGHT OF FIRST REFUSAL: On 12th Floor.

SPECIAL PROVISION: Tenant has right to upgrade 12th Floor Multi Tenant Common Area. Landlord to improve Building Lobby and Front area based on Tenant specifications in 2nd Amendment. See Exhibit G of Lease on Restrictions.

January 2013
Page 1

- Lease Summary Package
- Review of Operating Expenses
- Assist Landlord Problems as Needed
- Provide Quarterly Market Updates
- Assist with Expansions, Lease Amendments, Subleasing, Lease Restructuring Situations
- Assist with Requirements Outside Houston