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Lease abstract	Sample Valley
Landlord	LND Centres, L.P.
Tenant	TNT World LLC

Property information:

Property Name	LND Centre	City	Winchester
Address	00000 Benton Road	State	California
Suite	A012	ZIP Code	CA 92596
Measurement Type	SqFt	Country	United States
Property Rentable Area	1645	Currency	USD

Critical Dates:

Category	Date	Citations
Effective Date	04/18/14	Lease, Page 1
Commencement	08/01/14	
Rent Commencement	08/01/14	
Beneficial Occupancy	08/01/14	
Security Deposit Adjustment	01/01/16	Assignment and Assumption Agreement, Art. 2
Rent Adjustment	08/01/18	Lease, Art. 1.1(g)
Expiration	07/31/19	Assignment and Assumption Agreement, Art. 9
Security Deposit Return	08/30/19	Lease, Art. 32.1

Areas:

Name	Size	Scale	From	To
Base Area	1,645	Square Feet	08/01/14	07/31/19

TI Allowance:

Name	Total Amount	Amount /SqFt	Areas	Spend By Date	Citations
TI Allowance	\$16,450.00	\$10.00	Base Area, 1,645 SqFt	None	Lease, Art. 1.1(u), Lease, Art. 28,

Deposits:

Name	Amount	Start Date	End Date
Security Deposit	\$3,821.88	08/01/14	07/31/19

Expenses:

Category	Description	Date Due	Amount	Currency	Payable To
Rent	Rent	08/01/2014	3,043.25	USD	LL
Rent	Rent	09/01/2014	3,043.25	USD	LL
Rent	Rent	10/01/2014	3,043.25	USD	LL
Rent	Rent	11/01/2014	3,043.25	USD	LL
Rent	Rent	12/01/2014	3,043.25	USD	LL
Rent	Rent	01/01/2015	3,043.25	USD	LL
Rent	Rent	02/01/2015	3,043.25	USD	LL

Lease Clauses:

Clause	Description	Section
Admin / Management Fee	Common Areas including, but not limited to, an administrative fee of fifteen percent (15%) of Common Area Cost and management fee of four percent (4%) of gross revenues (e.g., minimum rents, additional rents and other costs and charges) derived by LL from the Shopping Center.	Lease, Art. 8.5
Alterations	T shall make no alterations, additions or changes in or to the Premises without LL's prior written consent other than minor, interior, non-structural changes made after the completion of T's Work that (i) are cosmetic or decorative in nature; (ii) do not exceed \$10,000.00 in the aggregate per Lease Year; (iii) do not impose any greater load on any structural portion of the Premises or on the utility or mechanical system serving the Premises; and (iv) do not affect any parking requirements or entitlements.	Lease, Art. 10.1
Assign / Sublet	T shall not assign this Lease, sublet all or any part of the Premises or enter into any license or concession agreements (collectively or individually, a "Transfer") without the prior written consent of LL (except for Permitted Transfers), which consent LL shall not unreasonably withhold. T shall pay a fee of \$1,500.00 to compensate LL for legal fees, costs of administration, and other expenses to be incurred in connection with the review and processing of such documentation (whether or not such Transfer is consummated) ("Transfer Fee"). LL shall respond to T's request for LL's approval or disapproval of the Transfer within thirty (30) days after LL receives the request and documents and information.	Lease, Art. 17 Assignment and Assumption Agreement
CAM	T agrees to pay to LL, as Additional Rent, T's Proportionate Share of Common Area Costs. Common Areas means all areas, facilities, and improvements provided in the Shopping Center for the convenience and use of patrons of the Shopping Center, and shall include, but not be limited to, all parking areas and facilities, sidewalks, stairways, service corridors, truck ways, ramps, loading docks, delivery areas, landscaped areas, access and interior roads, lighting facilities and similar areas and facilities situated within the Shopping Center which are not reserved for the exclusive use of any Shopping Center occupants.	Lease, Art. 8.2 Lease, Art. 8.5 Lease, Art. 8.6
Condemnation	See Art. 24 for Condemnation	Lease, Art. 24
Damage / Destruction	See Art. 12 for Destruction	Lease, Art. 12
Default	Monetary: Five (5) days after written notice; Non-Monetary: Ten (10) days after written notice. See LL remedies in detail in Art. 18.2.	Lease, Art. 18
End of Term Obligations	Upon the expiration or earlier termination of the Term, T shall (i) deliver up and surrender to LL possession of the Premises broom clean, free of debris, in good order, condition and state of repair (except as may be LL's obligation under this lease and ordinary wear and tear), (ii) subject to any LL lien rights under this lease, remove all of T's movable furniture, trade fixtures or other personal property including interior and exterior signage, and repair any damage caused by such removal, and (iii) deliver the keys (and any combinations, as applicable) to the Premises to the office of LL in the Shopping Center or to LL at the address to which notices to LL are to be sent.	Lease, Art. 23.1
Estoppel	Within ten (10) days after request therefor from LL.	Lease, Art. 21.1
Governing Law	The laws of the state in which the Premises is located shall govern the validity, performance and enforcement of the Lease.	Lease, Art. 25.8
Guarantor	None	Lease, Art. 1.1(k)
Holdover	No tenancy or interest in the Premises, T shall pay an amount computed at the rate of one hundred fifty percent (150%) of the Minimum Annual Rent payable for the month immediately preceding expiration of the Term.	Lease, Art. 23.2
Insurance - Landlord	LL shall at all times during the Term maintain in effect a policy or policies of insurance covering the LL's Building and the Common Areas (excluding T improvements and property required to be insured by T in an amount not less than the full replacement cost. LL may carry rent insurance with respect to the Premises in an aggregate amount equal to twelve (12) or more times the sum of (i) the monthly requirement of Minimum Annual Rent, plus (ii) the sum of the amounts estimated by LL to be payable by T for Additional Rent and Percentage Rent (if any) for the month immediately prior to the month in which the policy is purchased or renewed.	Lease, Art. 11.5
Insurance Requirements	Commercial general liability and property damage insurance covering the Premises and T's use thereof against claims for personal injury or death and property damage occurring upon, in or about the Premises, such insurance to afford protection to the limit of not less than \$1,000,000.00 with respect to injury or death of any number of persons and property damage arising out of anyone occurrence and \$2,000,000.00 in the aggregate, such insurance against property damage to the Premises to afford protection to the limit of not less than \$500,000.00 with respect to anyone occurrence.	Lease, Art. 11.4
Landlord Right of Entry	Upon at least twenty-four (24) hours prior verbal or written notice to T (except in an emergency in which event no notice shall be required), LL and/or its agents, representatives, and contractors shall have the right to enter into or upon any part of the Premises at any reasonable time (except in an emergency	Lease, Art. 13.3

	in which event entry may be at any time) to inspect the condition, occupancy or use thereof, to comply with any regulatory or governmental order, and to maintain, make repairs and/or perform other work or improvements to the Premises and/or the Shopping Center or any part Lease.	
Late Fee	If any payment of Rent or other charges due hereunder is not received by LL in good funds within five (5) days after its due date, T will pay to LL a late charge of five percent (5%) of the amount due. Interest: The lesser of twelve percent (12%) per annum or the maximum lawful rate of interest permitted by applicable law, commencing on the first day the applicable payment is past due and ending on the day the entire payment is received by LL.	Lease, Art. 4.7 Lease, Art. 1.1(l)
Letter of Credit	Lease is Silent.	
Miscellaneous/Notes	Exclusive: LL will not lease in the future to any T in the LL's Building for the purpose of conducting within the LL's Building as its primary business the sale of T's branded cellular products and services by an authorized dealer.	Lease, Art. 26
Must Take Space	Lease is Silent.	
Operating Expenses	T agrees to pay to LL, as Additional Rent, T's Proportionate Share of Common Area Costs, Taxes and Insurance.	Lease, Art. 8.6
Option Space	Lease is Silent.	
Parking	LL may from time to time designate a particular parking area or areas to be used by its tenants and their employees. Upon LL's written request, T shall furnish LL with automobile license plate numbers assigned to T's vehicles and vehicles of T's employees. T shall pay to LL an amount equal to Ten Dollars (\$10.00) per day for each violating vehicle calculated from and including the day on which notice was given, to and including the day when all violations by T and its employees cease.	Lease, Art. 8.4
Permitted Use	T shall use the Premises solely for the retail sale of T or any affiliated product or brand of T wireless phones, and directly related accessories and services, and for no other use or purpose whatsoever.	Lease, Art. 1.1(j)
Real Estate Taxes	T shall pay to LL, as Additional Rent, T's Proportionate Share of Taxes.	Lease, Art. 5.1
Relocation	LL shall be entitled to cause T to relocate from the Premises to a comparable space within the crosshatched area of the Shopping Center ("Permitted Relocation Areas") as shown on Exhibit B - Part 3 (the "Relocation Space") at any time upon written notice to T.	Lease, Art. 25.19
Renewal Option	T shall not have any options or other rights to renew or extend the Lease term.	Assignment and Assumption Agreement, Art. 9
Rent Schedule	The first full monthly payment of Rent shall be paid as prepaid rental upon T's execution of this Lease. The next payment of Rent shall be due on the first day of the first full month of the Term for a prorated amount of the Minimum Annual Rent and Additional Rent applicable to the period from the Commencement Date to the last day of the month in which the Commencement Date occurred; provided, however, if the Commencement Date occurs on the first day of a month, then T's next payment of Rent shall be due and payable on the first day of the next full calendar month thereafter.	Lease, Art. 4.2
Repair and Maintenance by Landlord	LL agrees to maintain, as part of Common Area Costs, the Common Areas in good condition; provided, however, that the manner in which the Common Areas shall be maintained shall be solely determined by LL. LL will, as part of the Common Area Costs, maintain (and repair and replace as required) the roof, exterior walls, structural columns and structural floor or floors of the LL's Building in good condition (but specifically excluding outer floor and floor coverings in the Premises; non-structural, demising walls in the Premises installed by or at the request of T; the doors, windows and glass at the Premises.	Lease, Art. 8.1 Lease, Art. 13.1
Repair and Maintenance by Tenant	T will, at its own cost and expense, maintain the Premises in good and tenable condition consistent with a first class shopping center and otherwise in compliance with all applicable federal, state and local laws, rules, regulations, orders and guidelines now or hereafter in force, and make all repairs to the Premises and every part thereof as needed. T shall contract with a service company approved by LL for the preventive maintenance of the HVAC and a copy of the service contract (which contract shall be subject to LL's approval) shall be furnished by T to LL within ten (10) days after T's opening for business, and a copy of any subsequent contract shall be furnished by T to LL within ten (10) days after the same becomes effective.	Lease, Art. 13.2
Restoration / Surrender	Upon the expiration or earlier termination of the Term, T shall (i) deliver up and surrender to LL possession of the Premises broom clean, free of debris, in good order, condition and state of repair (except as may be LL's obligation under this lease and ordinary wear and tear), (ii) subject to any LL lien rights under this lease, remove all of T's movable furniture, trade fixtures or other personal property including interior and exterior signage, and repair any damage caused by such removal, and (iii) deliver the keys (and any combinations, as applicable) to the Premises to the office of LL in the Shopping Center or to LL at the address to which notices to LL are to be sent.	Lease, Art. 23.1
Right of First Offer	Lease is Silent.	
Right to Expand	Lease is Silent.	

Right to Purchase	Lease is Silent.	
Right to Relocate	LL shall be entitled to cause T to relocate from the Premises to a comparable space within the crosshatched area of the Shopping Center ("Permitted Relocation Areas") as shown on Exhibit B - Part 3 (the "Relocation Space") at any time upon written notice to T.	Lease, Art. 25.19
Services	Lease is Silent.	
Signage	T shall at its own expense erect a sign on the exterior sign band of the Premises with the sign criteria set forth in Exhibit "C-1". T shall install its permanent signage on the exterior of the Premises on or before the Commencement Date. T shall place a double-sided sign panel on the monument sign for the Shopping Center.	Lease, Art. 16
SNDA	See Art. 20 for Subordination and Attornment	Lease, Art. 20
Taxes	T shall not be required to pay (i) any municipal, county, state or federal income tax, or (li) any inheritance, estate, succession, transfer, franchise, corporation, net income or profit tax or capital levy imposed upon LL. T shall be liable for, and shall pay before delinquency, all taxes and assessments (real and personal) levied against (a) any personal property or trade fixtures placed by T in or about the Premises (including any increase in the assessed value of the Premises based upon the value of any such personal property or trade fixtures), and (b) any T improvements or alterations in the Premises (whether installed and/or paid for by LL or T).	Lease, Art. 5.1 & 5.2
Tenant Audit Right	Lease is Silent.	
Tenant Break	Lease is Silent.	
Tenant Improvement Allowance	\$10.00 per square foot of GLA of the Premises.	Lease, Art. 1.1(u) Lease, Art. 28
Tenant's Pro Rata Share	Percentage that the Gross Leasable Area ("GLA") of the Premises bears to the entire GLA of the LL's Building. In calculating T's Proportionate Share of: (i) Common Area Costs: LL shall have the right to exclude from the denominator the GLA of any premises, the occupants of which (or LL) separately maintain a portion of the Common Areas of the Shopping Center, (ii) Insurance costs: LL shall have the right to exclude from the denominator the GLA of any premises located within buildings or on parcels which are separately insured (iii) Taxes: LL shall have the right to exclude from the denominator the GLA of any premises located on parcels which are separately assessed for Tax purposes.	Lease, Art. 1.1(f) Lease, Art.8.6
Termination on Sale	Lease is Silent.	
Termination Option - Landlord	Lease is Silent.	
Termination Option - Tenant	Lease is Silent.	
Utilities	T, at its own expense, shall arrange with the appropriate utility companies for the provision of utilities to the Premises (including without limitation water, electricity, gas, and telephone and data service). T shall pay the appropriate utility companies for all charges related to such utilities and sanitary sewer services used within the Premises as and when such charges become due and payable.	Lease, Art. 14

Lease Files:

File Name	Type	Date Uploaded
LNDTNT Lease 001	Master Lease	01/01/0000

Abstract Information:

Date Prepared	01/01/0000
Abstracted By	SKJ Juris
Reviewed By	SKJ Juris

Other Comment:
