

Lease Information	Tenant:	1350 Office Suites LLC
	Landlord:	1350LLC
	Doc. Date:	Mar-19
	Abstractor:	

Documents

	Type	Date
Document 1:	Lease	Mar-19

Property Information

Property Name:	1350 Avenue of the Americas	City:	New York
Address:	1350 Avenue of the Americas	State:	NY
		Zip:	10019
Suite/Floor:	Entire 2nd & 3rd Floors	Country:	USA
Property Rentable SF:		Currency:	USD

Tenant Information

Lease Status:	Active	Rentable SF:	24,833 (2nd), 25,088 (3rd)	Page	3
		Total Rentable SF:	49,921		3

Space Use:	The Premises shall be used and occupied for executive and general office use and meeting and conference rooms in support thereof for Tenant's business of operating a first-class, premium, full service executive business center engaged in the licensing of individual offices within the Premises to independent third parties.	Page	3
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Financial Clauses:

Dates

Lease Commencement:	12/1/20	Page	4
Rent Commencement:	12/1/20		4
Expiration Date:	11/30/30		4
Term (Years):	10.00		

Rent

		Start Date	End Date	Annual	Monthly	SF	PSF/Year	Page
Fixed annual Rent:	Years 1 - 5	12/1/20	11/30/25	\$3,194,944.00	\$266,245.33	49,921	\$64.00	71
	Years 6 - 10	12/1/25	11/30/30	\$3,244,865.00	\$270,405.42	49,921	\$65.00	71

Escalations / Expenses

	Type	Base Year	Percent	Amount	Page
RE Tax:	Base Stop	2020/2021	9.47%	49,921 sf	41
OpEx:	Base Stop	Calendar 2021	9.77%		56
Electric:	Submetered		105.00%		48

Heat / Fuel:	M-F 8am-6pm during cold season	The price charged for after-hours heating service as of the date of this Lease is \$503.00 per hour, plus sales tax, if applicable, subject to future increases from time to time on a non-discriminatory. After-hours heating service may only be requested for a minimum of four (4) hours.	Page	37
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Cleaning: 33 / 73

HVAC:	M-F 8am-6pm during air conditioning season (Approx. 5/15 - 10-15)	The price charged for after-hours air conditioning service as of the date of this Lease is \$599.00 per hour, plus sales tax, if applicable, subject to future increases from time to time on a non-discriminatory basis. After-hours air conditioning service may only be requested for a minimum of four (4) hours.	Page	44
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Contact Information & Notices

Contact	Company Name	Address	Page
Landlord:	1350LLC	420 Lexington Avenue, New York, New York 10170	3
Tenant:	1350 Office Suites LLC	786 Walt Whitman Road, Melville, New York 11747	3

Lease Provisions

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Alterations:	16 / 62
Repairs:	21
Insurance:	51
Security Deposit:	39
Compliance with Law:	28

Guarantee

Good Guy Guarantee:

Abstract / Audit Information

Date Prepared:
Abstracted By:
Reviewed By: