

Springer Publishing - 11 West 42nd Street (11,577 RSF)

2019 Rent Bill Summary

2019	Base Rent	FAI	Real Estate Taxes	Operating Expenses	Fuel	Electric	HVAC	Water	Rubbish	Freight	Security	Cleaning	Misc. 1	Misc. 2	Misc. 3	Total
JAN	\$46,308.00		\$5,872.90	\$4,597.59								\$1,062.21				\$57,840.70
FEB	\$46,308.00		\$7,738.42	\$4,597.59												\$58,644.01
MAR																\$0.00
APR																\$0.00
MAY																\$0.00
JUN																\$0.00
JUL																\$0.00
AUG																\$0.00
SEP																\$0.00
OCT																\$0.00
NOV																\$0.00
DEC																\$0.00
Total	\$92,616.00	\$0.00	\$13,611.32	\$9,195.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,062.21	\$0.00	\$0.00	\$0.00	\$116,484.71
11,577 SF	\$8.00	\$0.00	\$1.18	\$0.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.09	\$0.00	\$0.00	\$0.00	\$10.06

2019 Month Over Month Percent Change

2019	Base Rent	FAI	Real Estate Taxes	Operating Expenses	Fuel	Electric	HVAC	Water	Rubbish	Freight	Security	Cleaning	Misc. 1	Misc. 2	Misc. 3	Total
JAN																0.0%
FEB	0.0%		31.8%	0.0%												1.4%
MAR																
APR																
MAY																
JUN																
JUL																
AUG																
SEP																
OCT																
NOV																
DEC																
2019	\$0.00	\$0.00	\$0.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.01
2018	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$153.51	\$0.00	\$0.00	\$0.00	\$153.51
YOY % Change																-100.0%

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2019 Rent Bill Summary

Historical Year Over Year Percent Change

	Base Rent	FAI	Real Estate Taxes	Operating Expenses	Fuel	Electric	HVAC	Water	Rubbish	Freight	Security	Cleaning	Misc. 1	Misc. 2	Misc. 3	Total	
2018	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$153.51	\$0.00	\$0.00	\$0.00	\$153.51	
2017	\$42,449.00	\$0.00	\$5,504.57	\$3,547.57	\$0.00	\$865.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$680.50	\$0.00	\$0.00	\$0.00	\$53,047.09	
YOY % Change												-77.4%				-99.7%	
2017	\$42,449.00	\$0.00	\$5,504.57	\$3,547.57	\$0.00	\$865.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$680.50	\$0.00	\$0.00	\$0.00	\$53,047.09	
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$889.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$889.05	
YOY % Change						-2.7%										5866.7%	
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$889.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$889.05	
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
YOY % Change																	
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
YOY % Change																	
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
YOY % Change																	
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
YOY % Change																	
2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2011																\$0.00	
2010																\$0.00	
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
2010																\$0.00	
2009																\$0.00	
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	

Springer Publishing - 11 West 42nd Street (11,577 RSF)

2019 Rent Bill Summary

	Base Rent	FAI	Real Estate Taxes	Operating Expenses	Fuel	Electric	HVAC	Water	Rubbish	Freight	Security	Cleaning	Misc. 1	Misc. 2	Misc. 3	Total
2009																\$0.00
2008																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
2008																\$0.00
2007																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
2007																\$0.00
2006																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
2006																\$0.00
2005																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
																\$0.00
																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	

Springer Publishing - 11 West 42nd Street (2,902 RSF)

2019 Rent Bill Summary

2019	Base Rent	FAI	Real Estate Taxes	Operating Expenses	Fuel	Electric	HVAC	Water	Rubbish	Freight	Security	Cleaning	Misc. 1	Misc. 2	Misc. 3	Total
January	\$12,575.34		\$1,160.60	\$1,138.41		\$1,216.22						\$182.52				\$16,273.09
February	\$12,575.34		\$1,627.75	\$1,138.41		\$1,324.81										\$16,666.31
March																\$0.00
April																\$0.00
May																\$0.00
June																\$0.00
July																\$0.00
August																\$0.00
September																\$0.00
October																\$0.00
November																\$0.00
December																\$0.00
Total	\$25,150.68	\$0.00	\$2,788.35	\$2,276.82	\$0.00	\$2,541.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$182.52	\$0.00	\$0.00	\$0.00	\$32,939.40
2,902 SF	\$8.67	\$0.00	\$0.96	\$0.78	\$0.00	\$0.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.06	\$0.00	\$0.00	\$0.00	\$11.35

2019 Month Over Month Percent Change

2019	Base Rent	FAI	Real Estate Taxes	Operating Expenses	Fuel	Electric	HVAC	Water	Rubbish	Freight	Security	Cleaning	Misc. 1	Misc. 2	Misc. 3	Total
January																0.0%
February	0.0%		40.3%	0.0%		8.9%										2.4%
March																
April																
May																
June																
July																
August																
September																
October																
November																
December																
2019	\$0.00	\$0.00	\$0.40	\$0.00	\$0.00	\$0.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.02
2018	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,541.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,541.03
YOY % Change						-100.0%										-100.0%

Historical Year Over Year Percent Change

	Base Rent	FAI	Real Estate Taxes	Operating Expenses	Fuel	Electric	HVAC	Water	Rubbish	Freight	Security	Cleaning	Misc. 1	Misc. 2	Misc. 3	Total	
2018	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,541.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,541.03	
2017	\$11,608.00	\$0.00	\$1,068.36	\$875.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,551.51	
YOY % Change																	-81.2%
2017	\$11,608.00	\$0.00	\$1,068.36	\$875.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,551.51	
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
YOY % Change																	
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
YOY % Change																	
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
YOY % Change																	
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
YOY % Change																	
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2012																\$0.00	
2011																\$0.00	
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
2011																\$0.00	
2010																\$0.00	
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
2010																\$0.00	
2009																\$0.00	
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	

	Base Rent	FAI	Real Estate Taxes	Operating Expenses	Fuel	Electric	HVAC	Water	Rubbish	Freight	Security	Cleaning	Misc. 1	Misc. 2	Misc. 3	Total
2009																\$0.00
2008																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
2008																\$0.00
2007																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
2007																\$0.00
2006																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
2006																\$0.00
2005																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
																\$0.00
																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	

Springer Publishing Company LLC

JEFF MELTZER
11 WEST 42ND STREET
NEW YORK, NY, 10036
USA

Statement Date : 1/1/2019

Property Id : 1A10-P01

Contract Id : 1A10-00046

Account Number : 1A10-000046

Amount May Be Remitted Electronically :

To : WELLS FARGO BANK, NA
Account : 11 West 42 Realty Investors LLC (Lockbox)
Account # : 4126985092
ABA for Wires : 121000248
ABA for ACH : 121000248

Remit Payment via Overnight/Courier ONLY to :

11 West 42 Realty Investors LLC
LOCKBOX - 2927 MAC Y1372-045
401 MARKET STREET
PHILADELPHIA, PA, 19106
USA

Date	Floor	Unit	Billing Type	Additional Description	Charges	Payments	Amount Due
1/1/2019	15	15-15/B1	Sales tax		\$151.95	\$0.00	\$151.95
1/1/2019	15	15-15/B1	Real Estate Tax Adj	2018/2019 Real Estate Tax - true up	\$1,712.15	\$0.00	\$1,712.15
1/1/2019	15	15-15/D1	Sales tax		\$38.05	\$0.00	\$38.05
1/1/2019	15	15-15/D1	Real Estate Tax Adj	2018/2019 Real Estate Tax - true up	\$428.74	\$0.00	\$428.74
1/1/2019	15	15-15/D1	Sub Meter Electric	Sub Meter Electric 10/17/18 - 11/15/2018	\$1,117.08	\$0.00	\$1,117.08
1/1/2019	15	15-15/D1	Sales Tax	Sub Meter Electric 10/17/18 - 11/15/2018	\$99.14	\$0.00	\$99.14
1/1/2019	15	15-15/B1	Base Rent	Base Rent	\$46,308.00	\$0.00	\$46,308.00
1/1/2019	15	15-15/D1	Base Rent	Base Rent	\$12,575.34	\$0.00	\$12,575.34
1/1/2019	15	15-15/B1	Sales tax		\$686.78	\$0.00	\$686.78
1/1/2019	15	15-15/B1	Real Estate Tax	2019/2020 Real Estate Tax - 1H	\$7,738.42	\$0.00	\$7,738.42
1/1/2019	15	15-15/D1	Sales tax		\$144.47	\$0.00	\$144.47
1/1/2019	15	15-15/D1	Real Estate Tax	2019/2020 Real Estate Tax - 1H	\$1,627.75	\$0.00	\$1,627.75

11 WEST 42 REALTY INVESTORS L.L.C.

Springer Publishing Company LLC

JEFF MELTZER
11 WEST 42ND STREET
NEW YORK, NY, 10036
USA

Statement Date : 1/1/2019

Property Id : 1A10-P01

Contract Id : 1A10-00046

Account Number : 1A10-000046

Amount May Be Remitted Electronically :

To : **WELLS FARGO BANK, NA**
Account : **11 West 42 Realty Investors LLC (Lockbox)**
Account # : **4126985092**
ABA for Wires : **121000248**
ABA for ACH : **121000248**

Remit Payment via Overnight/Courier ONLY to :

11 West 42 Realty Investors LLC
LOCKBOX - 2927 MAC Y1372-045
401 MARKET STREET
PHILADELPHIA, PA, 19106
USA

Date	Floor	Unit	Billing Type	Additional Description	Charges	Payments	Amount Due
1/1/2019	15	15-15/B1	Operating Escalation	2019 Operating Escalation Charge	\$4,597.59	\$0.00	\$4,597.59
1/1/2019	15	15-15/D1	Operating Escalation	2019 Operating Escalation Charge	\$1,138.41	\$0.00	\$1,138.41

Current	30	60	90	120+	Balance Due
78,363.87	0.00	0.00	0.00	0.00	78,363.87

For Billing Questions, Please Call

KEEP THIS PORTION FOR YOUR RECORDS

From :

11 WEST 42ND STREET
NEW YORK, NY, 10036
USA

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU

Statement Date	Property Id	Contract Id	Account Number	Amount Due
1/1/2019	1A10-P01	1A10-00046	1A10-000046	78,363.87

MAKE CHECKS PAYABLE TO :

11 WEST 42 REALTY INVESTORS L.L.C.

AMOUNT PAID

REMIT PAYMENT VIA STANDARD MAIL TO :

\$

Bill To :

Springer Publishing Company LLC
JEFF MELTZER
11 WEST 42ND STREET
NEW YORK, NY, 10036
USA

11 WEST 42 REALTY INVESTORS LLC
LOCKBOX # 2927
P O BOX 8500
PHILADELPHIA, PA, 19178-2927
USA

SPRINGER PUBLISHING COMPANY LLC

JEFF MELTZER
11WEST 42ND STREET
NEW YORK, NY, 10036
USA

Statement Date : 1/1/2019

Property Id : 1A10-P01

Contract Id : 1A10-00046

Account Number : 1A11-000032

Amount May Be Remitted Electronically :

To : **JP MORGAN CHASE BANK**
Account : **11 West 42nd Cleaning LLC - Operating Account**
Account # : **555693865**
ABA for Wires : **021000021**
ABA for ACH : **021000021**

Remit Payment via Overnight/Courier ONLY to :

JPMORGAN CHASE - LBX PROCESSING LBX 28692
4 CHASE METROTECH CTR, 7TH FLR EAST
BROOKLYN, NY, 11245
USA

Date	Floor	Unit	Billing Type	Additional Description	Charges	Payments	Amount Due
12/31/2018	15	15-15/B1	Clean OT Angus (CL)	72198228 Bin Request	\$141.00	\$0.00	\$141.00
12/31/2018	15	15-15/B1	Sales Tax (CL)	72198228 Bin Request	\$12.51	\$0.00	\$12.51

Current	30	60	90	120+	Balance Due
153.51	0.00	0.00	0.00	0.00	153.51

For Billing Questions, Please Call 212-354-6087

KEEP THIS PORTION FOR YOUR RECORDS

From :
11 WEST 42ND STREET
NEW YORK, NY, 10036
USA

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU

Statement Date	Property Id	Contract Id	Account Number	Amount Due
1/1/2019	1A10-P01	1A10-00046	1A11-000032	153.51

MAKE CHECKS PAYABLE TO :

11 WEST 42ND CLEANING L.L.C.

AMOUNT PAID

REMIT PAYMENT VIA STANDARD MAIL TO :

\$

Bill To :
SPRINGER PUBLISHING COMPANY LLC
JEFF MELTZER
11WEST 42ND STREET
NEW YORK, NY, 10036
USA

P O BOX 28692
NEW YORK, NY, 10087-8692
USA

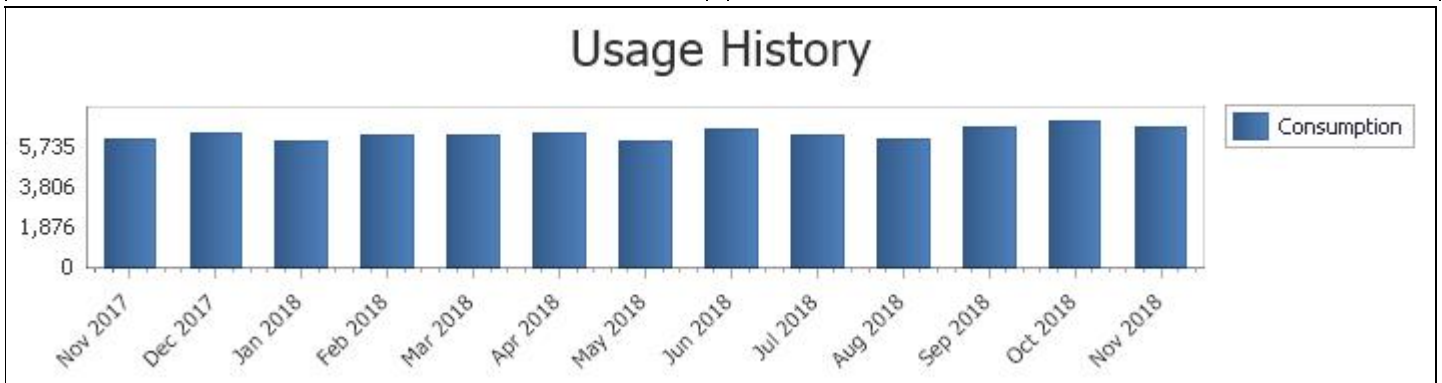
Tenant Information
SPRINGER PUBLISHING (003064)
15th Floor
11 West 42nd Street
New York, NY

Make Check Payable To
Property Management Office Tishman Speyer Properties
11 West 42nd St - 8th Fl
New York, NY 10001

Account Summary
Service Period: Wednesday, 17 October 2018 to Thursday, 15 November 2018 (29 days)
Service Class: AVG Cost 1
Consumption Details: 6,639 kWh at an Avg Cost of \$0.160241 = \$1,063.89
Note:

Monthly Billing Data	
Month:	Nov 2018
On-Peak - kWh:	3,701
Off-Peak - kWh:	2,938
Total - kWh:	6,639
kWh/Day:	229
\$/Day:	\$36.69
Watt/Square Foot:	1.59
Load Factor:	51.82%

Billing Detail	
Energy Charge:	\$1,063.89
5.00% Admin Fee:	\$53.19
Service Fee - 2 meters @ \$0.00/meter:	\$0.00
Subtotal:	\$1,117.08
Sales Tax:	\$99.14
TOTAL AMOUNT DUE:	\$1,216.22



Meter Summary				
Meter Number	Multi	Previous	Current	Total Usage
TCT-HV-15-2 (2)	1.00	131,524.9	135,734.08	4,209
TCT-LV-15-2 (3)	1.00	87,018.85	89,448.97	2,430
Total				6,639