

5-11-21

Lease details for Frick properties / 4 tenants on 2 separate parcels.

Shop Around the Corner, bldg. "1", 1910 East 5th street, Lease dated Jan 1, 2015, signed NOV 2014, 3 year lease, with renewable for 1- 5 year option. The lease is now in its final segment expiring DEC 31, 2023. Rent has been \$7500.00 - \$8000.00/ month.

3.1: Rent is based on 6.67% of previous month sales. And adjusted each January to reflect previous year's sales. Rent will not exceed \$126,000 per year.

* An exception, based on a conversation with the tenant on 3-18-18, was made in 2018 for 2018 only... to use 5.5% of sales as a basis for rent. The tenant has never reverted back to 6.67 due to many excuses since that time. my Dad was sick and he did not force the issue.

8.1: landlord will make all repairs to outside walls and roof.

8.2: tenant make all repairs to HVAC. And is supposed to reseal the parking lot. This has not been done. This cost is to be shared with the church on a 15/85 ratio. SAC paying the 85%.

24.1: rent can be renegotiated any time in this current lease segment. (last 5 year lease segment)

Jubilee Church, Bldg "2", 1920 E 5th street. Lease renewed on NOV 2021 for 3 years. And is renewable for one two (2) year term for 5 years total lease. \$1800.00/ month.

8.1: Landlord will make repairs, at its cost, to roof and outside walls

8.3: tenant will at their cost repair HVAC.

8.4: parking lot "B" to be maintained at 50/50 with Kiddos Corner.

24.1: inflation adjustment.

Kiddos corner, Bldg "3", 1930 E 5th street, original lease dated FEB 1, 2018. \$1500.00 per month. Letter dated DEC 17, 2019, notice to renew when lease come due in FEB 2021. Two more 3 year terms are possible. see section 23.1

Other notes:

7.1: Landlord will make repairs, at its cost, to roof and outside walls

7.2: tenant will at their cost repair HVAC. See 7.3 for other tenant cost responsibilities. 7.4: parking lot maintenance is to be shared 50/50 with Church. * on 8-1-20, 5 ton hvac unit on N. East side was replaced by landlord. All future maintenance and replacement by Tennant. See page 14

7.5: unpaved lot is now the gravel playground.

21.2: tenant gets first refusal to buy property

23.1: lease becomes null and void upon sale.

Dance Craze, 500 Alberta Lane.

There currently is no lease. They are currently paying \$1600.00 per month and have been current.