

**NY-New York Corporate Office** (Short Form - Dates, Dollars & Options)

645 5th Avenue  
New York, NY 10022

**General Information**

**Key Information**

Owner Type	Leased	Organization	Corporate Services
Status	Active	Region	East
Classification	Office	Group	Leased
Previous ID		Manager	Sue Wilson
Is MTM	No		
Key Info Comments	Lease, Sec. 4(a)		

**Location**

Building Number	645	Property Type	Office
Market Area		Building Type	Class A
County	Manhattan	Suite	500
Floor	5th		
Location Comments	Lease, Sec. 2(a)		

**Dates**

Commencement	9/15/2009	Expiration	9/14/2019
Original Commencement	9/15/2009	Vacate	
Occupancy	9/15/2009	Store Close	
Rent Start	9/15/2009	Duration (mos)	120
Dates Comments	Lease, Sec. 3(c)		

**Area**

Rentable	45,851 SF	Pro Rata	95.52%
Usable	43,000 SF	Building Area	48,000 SF
Loss Factor		Land	
Area Comments	Lease, Sec .1(b)		

**Description**

Tenant occupies all of the 5th Floor plus a portion of the 6th Floor space.

## Financial Summary

Monthly Charges	142,382.00	Monthly Cost/SF	3.11
Annualized Charges	1,708,584.00	Annualized Cost/SF	37.26
Actual Charges	1,738,191.16	Actual Cost/SF	37.91
30 Day Rent Calc	No	Currency	USD
Rent Calc Type	Net		

## Parties & Contacts

### Landlord

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XYZ, Ltd. - John, Lee 1000 Boulevard Austin, TX 78759	Phone: 555-222-1212 Cell: 555-202-1234 Alt/Ext: 555-222-1213 swaterson@xyz.com
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### Tenant

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Diversified Interests, Corp. 1000 Fifth Avenue New York, NY 10028	Phone: 212-543-0900 Cell: 212-533-0432 Alt/Ext: 212-543-0910 jsmith@divint.com
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### Payor

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Diversified Interests, Corp. 1000 Fifth Avenue New York, NY 10028	Phone: 212-543-0900 Cell: 212-533-0432 Alt/Ext: 212-543-0910 jsmith@divint.com
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### Payee(s)

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XYZ, Ltd. 1000 Boulevard Austin, TX 78759	Phone: 555-222-1212 Cell: 555-202-1234 Alt/Ext: 555-222-1213 swaterson@xyz.com	Type Vendor # Fed ID#	Landlord 38881 34-1000000
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### Contacts

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Novit Real Estate Advisors - Novit, Mike 123 Main Street Chicago, IL 60601	Phone: 312-279-5321 Cell: 312-279-0022 mnovit@novitpartners.com	Broker (Tenant)
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## Financial Entries

Expense Category	Freq	Type	Schedule	Amount	Cost / Rent	
					Area	Comments
Base Rent	Monthly	Payable	09/01/2010 - 10/14/2015	128,382.00	33.60	
Base Rent	Monthly	Payable	10/15/2015 - 09/14/2019	140,000.00	36.64	
Operating Expense	Monthly	Payable	3/1/2014	14,000.00	3.66	2014 CAM Estimate

## Documents

Date	Type	Title	Comment
8/15/2009	Lease	Office Lease Agreement	
9/1/2009	Notice Letters	Commencement Letter	
11/13/2013	Photos	Building Picture	
9/2/2014	Amendment	First Amendment to lease	

## Options

### Option List

Cancellation

Type: Cancellation

Exercise Window: 09/15/2009 - 09/14/2019

Status: Available

Comment: Lease, Sec. 19: Tenant has right to terminate Lease at any time, with 120 days prior written notice to Landlord.

Renewal

Type: Renewal

Exercise Window: 01/01/2014 - 01/01/2017

Status: Available

Option Period: 01/01/2018 - 12/31/2028

New Rentable Area: 2000.00

Comment: Lease, Sec. 44: Tenant has 1, 10-Year Renewal Option, with 365 days written notice prior to the expiration of the Original Term. Rent = FMV.

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Document References:

Office Lease Agreement (page 3, Article 3)

### Purchase Option

Lease is silent

### Right of First Refusal/Offer

Lease, Sec. 16: Tenant shall have the right to lease any space adjacent and contiguous to the then-current Premises. Upon receipt of Landlord's offer notice, Tenant shall have 30 business days to notify Landlord in writing whether Tenant shall lease all or any portion of the First Offer Space. The Rent for the Expansion Space shall be the current fair market rental for comparable space in the Building and in other similar buildings in the same rental market as of the date the term for the Expansion Space is to commence, taking into account the specific provisions of the Lease which will remain constant.

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Document References:

Office Lease Agreement (page 3, Article 16)