

Encumbrance List

Sample Building

Floor: 1

Encumbrance Owner			All Floors Where Applied	Execution Date	Notice Date	Void	Memo
Tenant	Suite	Encumbrance					
Apogee	171	Cancellation Rights/ Options	1			<input type="checkbox"/>	Landlord and Tenant both have an Option to Terminate the Lease with 30 days written notice. Landlord has the the right to continue to market and show the Leased Premises to perspective tenants. Landlord will make every attempt to notify Tenant prior to the showing of the Leased Premises.
Staffmark	165	Renewal Rights/ Options	1	05-01-2002	11-01-2001	<input type="checkbox"/>	Tenant has an Option to Renew the Lease Term for an additional 36 months at the Prevailing Market Rate with at least 6 months prior written notice to Landlord.
SME	150	Renewal Rights/ Options	1	12-01-2003	07-31-2003	<input type="checkbox"/>	Tenant has Option to Renew at market rate for additional sixty (60) months. Tenant shall give Landlord 120 days written notice.

Floor: 2

Encumbrance Owner			All Floors Where Applied	Execution Date	Notice Date	Void	Memo
Tenant	Suite	Encumbrance					
Cliffwood	220	Renewal Rights/ Options	2	09-01-2000	02-28-2000	<input type="checkbox"/>	Tenant has an option to renew at market rate for an additional 36 months with at least 6 months prior written notice to Landlord.
Nations	200	Renewal Rights/ Options	2	05-01-2009	12-01-2008	<input type="checkbox"/>	Tenant has an Option to Renew the Lease for additional 60 month term at Market Rate with at least 6 months prior wirtten notice to Landlord.
Nations	200	Renewal Rights/ Options	2	05-01-2004	12-01-2003	<input type="checkbox"/>	Tenant has an Option to Renew the Lease for additional 60 month term at Market Rate with at least 6 months prior wirtten notice to Landlord.
Stanton	202	Right of First Refusal	2			<input checked="" type="checkbox"/>	Tenant has Right of First Refusal on Suite 200, consisting of approx. 3,186 sf.
Nations	200	Right of First Refusal	2			<input type="checkbox"/>	Tenant has a right of first refusal to lease any contiguous space on the 2nd floor which becomes available subject to any existing leases now in effect.
Acudata	108	Right of First Refusal	2	12-31-2001	07-01-2002	<input type="checkbox"/>	LL delivery window 7-1-2002 to 7-1-2003. Tenant must have exercised 1st expansion option.
Priority	105	Right of First Refusal	2			<input type="checkbox"/>	Tenant has a one-time Right of First Refusal and suite 255, consisting of approx. 6,822 sf. Tenant shall have a five (5) day period to provide Landlord with written notice that Tenant is exercising its Right of First Refusal.