



MEMORANDUM

DATE: 6/2/2021
SUBJECT: Legacy Oaks Medical Office Complex – Leasing Update Memo

To Whom It May Concern:

Please be advised that ownership has signed a new lease for suite B260, which should be included in potential investors' underwriting prior to submission of initial offers.

The lease terms are summarized below, and an updated Argus model has been posted to the data room.

New lease - Dr. Theodora Kulesza-Galvez, MD P.A. – Suite B260 (1,722 RSF)

- 6/1/2021 estimated commencement
- 65-month term
- 5 months free (to be credited by seller)
- \$28.00 per square foot Modified Gross starting rate with 2.5% annual increases
- 2021 Base Year with 95% gross up
- Personal guaranty – Theodora C. Kulesza

Please don't hesitate to reach out with additional questions prior to the initial offer date of Tuesday, June 8th, 2021.

Respectfully,

A handwritten signature in blue ink, appearing to read "Brian Bacharach".

Brian Bacharach
Managing Director
214 438 6462 (o)
214 476 3511 (c)