Fill in this information to identify the case:
Debtor 1 GGI Holdings, LLC
Debtor 2 (Spouse, if filing)
United States Bankruptcy Court for the: Northern District of Texas, Dallas Division
Case number 20-31318-hdh11

E-Filed on 09/01/2020 Claim # 276

Official Form 410

Proof of Claim

04/19

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. Do not send original documents; they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

Part 1: **Identify the Claim** 1. Who is the current Florissant Market, LLC creditor? Name of the current creditor (the person or entity to be paid for this claim) Other names the creditor used with the debtor Has this claim been ✓ No acquired from ☐ Yes. From whom? someone else? 3. Where should notices Where should notices to the creditor be sent? Where should payments to the creditor be sent? (if and payments to the different) creditor be sent? Joshua S. Bauchner, Esq.. Federal Rule of Name Bankruptcy Procedure (FRBP) 2002(g) Ansell Grimm & Aaron, P.C. 365 Rifle Camp Road Number Street Number Street Woodland Park NJ 07424 State ZIP Code State ZIP Code Contact phone (973) 247-9000 Contact email jb@ansellgrimm.com Contact email Uniform claim identifier for electronic payments in chapter 13 (if you use one): ✓ No Does this claim amend one already filed? ☐ Yes. Claim number on court claims registry (if known) ____ Filed on MM / DD / YYYY ✓ No 5. Do you know if anyone else has filed a proof ☐ Yes. Who made the earlier filing? of claim for this claim?

6.	Do you have any number you use to identify the debtor?	No Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor:
7.	How much is the claim?	\$
3.	What is the basis of the claim?	Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card. Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c). Limit disclosing information that is entitled to privacy, such as health care information. Commercial Lease
9.	Is all or part of the claim secured?	Yes. The claim is secured by a lien on property. Nature of property: Real estate. If the claim is secured by the debtor's principal residence, file a Mortgage Proof of Claim Attachment (Official Form 410-A) with this Proof of Claim. Motor vehicle Other. Describe: Basis for perfection: Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.)
		Value of property: \$ Amount of the claim that is secured: \$
		Amount of the claim that is secured: \$(The sum of the secured and unsecured amounts should match the amount in line 7.
		Amount necessary to cure any default as of the date of the petition: \$
		Annual Interest Rate (when case was filed)% ☐ Fixed ☐ Variable
10	Is this claim based on a lease?	□ No Yes. Amount necessary to cure any default as of the date of the petition. \$179,339.10
11	Is this claim subject to a right of setoff?	✓ No ☐ Yes. Identify the property:

12. Is all or part of the claim	V	No						
entitled to priority under 11 U.S.C. § 507(a)?		Yes. Check	one:				Amount entitle	d to priority
A claim may be partly priority and partly			ic support obligations (including C. § 507(a)(1)(A) or (a)(1)(B).	alimony and child sup	port) under		\$	0.00
nonpriority. For example, in some categories, the law limits the amount entitled to priority.			3,025* of deposits toward purch I, family, or household use. 11		property or	services for	\$	0.00
		bankrup	salaries, or commissions (up to toy petition is filed or the debtor C. § 507(a)(4).				\$	0.00
		☐ Taxes o	r penalties owed to governmen	tal units. 11 U.S.C. § 5	07(a)(8).		\$	0.00
		☐ Contribu	utions to an employee benefit pl	an. 11 U.S.C. § 507(a))(5).		\$	0.00
		Other. S	specify subsection of 11 U.S.C.	§ 507(a)() that appli	es.		\$	0.00
		* Amounts a	re subject to adjustment on 4/01/22	and every 3 years after th	hat for cases	begun on or afte	er the date of adjus	tment.
Part 3: Sign Below								
The person completing this proof of claim must	Che	eck the appro	priate box:					
sign and date it.		I am the cre	ditor.					
FRBP 9011(b).	d	I am the cre	ditor's attorney or authorized a	gent.				
If you file this claim electronically, FRBP		I am the trus	stee, or the debtor, or their auth	orized agent. Bankrup	tcy Rule 30	04.		
5005(a)(2) authorizes courts		I am a guara	antor, surety, endorser, or other	r codebtor. Bankruptcy	Rule 3005.			
to establish local rules specifying what a signature								
is.			t an authorized signature on this aim, the creditor gave the debto					ating the
A person who files a			g g					
fraudulent claim could be fined up to \$500,000,		ve examined I correct.	the information in this <i>Proof of</i>	Claim and have a reas	sonable beli	ef that the info	rmation is true	
imprisoned for up to 5 years, or both.								
18 U.S.C. §§ 152, 157, and	I de	clare under p	enalty of perjury that the forego	oing is true and correct				
3571.	Exe	ecuted on date	e <u>09/01/2020</u> MM / DD / YYYY					
	<u>S</u>	S/Joshua Signature	S. Bauchner					
	Prir	nt the name	of the person who is complet	ing and signing this	claim:			
	Nam	20	Joshua S. Bauchner					
	INall	ie	First name	Middle name		Last name		
	Title	:	Attorney					
	Com	npany	Ansell Grimm & Aaron,	P.C.				
			Identify the corporate servicer as	the company if the author	rized agent is	a servicer.		
	Add	ress						
			Number Street					
			City		State	ZIP Code		
	Con	tact phone	•		Email			
	5011	or bilong						

Attachment 1 - Exhibit A.PDF

Description -

EXHIBIT A

	Lease U	npaid Char	ges		
	Tenant: Gold's Gym	International, In	c.(t0000959)		
Date	Description	Charge	Payment	Net Due	Balance
4/1/2020	Base Rent (04/2020)	59,929.85	0.00	59,929.85	59,929.85
4/1/2020	CAM Estimate (04/2020)	5,325.00	0.00	5,325.00	65,254.85
4/1/2020	R/E Taxes (04/2020)	13,219.00	0.00	13,219.00	78,473.85
4/1/2020	Insurance (04/2020)	975.00	0.00	975.00	79,448.85
4/21/2020	R/E Taxes Reconciliation (2019)	18,869.40	0.00	18,869.40	98,318.25
5/1/2020	Base Rent (05/2020)	59,929.85	0.00	59,929.85	158,248.10
5/1/2020	CAM Estimate (05/2020)	5,325.00	0.00	5,325.00	163,573.10
5/1/2020	Insurance (05/2020)	975.00	0.00	975.00	164,548.10
5/1/2020	R/E Taxes (05/2020)	14,791.00	0.00	14,791.00	179,339.10
6/1/2020	Base Rent (06/2020)	59,929.85	0.00	59,929.85	239,268.95
6/1/2020	CAM Estimate (06/2020)	5,325.00	0.00	5,325.00	244,593.95
6/1/2020	R/E Taxes (06/2020)	14,791.00	0.00	14,791.00	259,384.95
6/1/2020	Insurance (06/2020)	975.00	0.00	975.00	260,359.95

Florissant Market LLC Gold's Gym Estimated 2020 Rent

	\$ 992,930
Insurance	 18,071
CAM Charges	69,329
Real estate taxes	186,372
Base rent	\$ 719,158

Attachment 2 - Exhibit B.PDF

Description -

EXHIBIT B

ASSIGNMENT AND ASSUMPTION OF LEASES

THIS ASSIGNMENT AND ASSUMPTION OF LEASES ("Assignment") dated as of December **20**, 2018 (the "Effective Date"), is entered into by and between TNP SRT PORTFOLIO II, LLC, a Delaware limited liability company ("Assignor"), and FLORISSANT MARKET LLC, a Missouri limited liability company ("Assignee").

WITNESSETH:

WHEREAS, Assignor is the lessor under certain leases executed with respect to that certain real property commonly known as 8182 North Lindberg Blvd., Florissant, MO (the "Property"), as more fully described in Exhibit A attached hereto, which leases are described in the Rent Roll attached hereto as Schedule 1 (the "Leases"); and

WHEREAS, Assignor has entered into that certain Purchase and Sale Agreement, as amended from time to time (the "Agreement") by which title to the Property is being transferred to Assignee; and

WHEREAS, Assignor desires to assign its interest as lessor in the Leases to Assignee, and Assignee desires to accept the assignment thereof;

NOW, THEREFORE, in consideration of the promises and conditions contained herein, the Parties hereby agree as follows:

Effective as of the Effective Date, Assignor hereby assigns to Assignee all of its right, title and interest in and to the Leases, and any guarantees related thereto, and Assignee hereby accepts such assignment and agrees to assume the obligations of Landlord under the Leases; provided, however, Assignor hereby indemnifies and holds Assignee harmless from any action, cause of action, loss, cost, claim or expense, including without limitation reasonable attorneys' fees arising out of or related to a breach or default on the part of Assignor as Landlord under the Leases occurring before the date of this Assignment. Assignee hereby indemnifies and holds Assignor harmless from any action, cause of action, loss, cost, claim or expense, including without limitation reasonable attorneys' fees arising out of or related to a breach or default on the part of Assignee as Landlord under the Leases occurring on or after the date of this Assignment. Notwithstanding the foregoing, if Assignee acquires the Property and (i) any Tenant Estoppel delivered to Assignee on or before the Closing identifies any event, occurrence or matter (whether or not characterized as a breach, default or failure to perform on the part of Assignor) as to which Assignor is or would be required to indemnify Assignee hereunder if such event, occurrence or matter would, with the passage of time or notice or both, constitute a breach, default or failure to perform under such Lease on the part of Assignor, or (ii) Assignee had knowledge as of or prior to the Closing of any event, occurrence or matter (whether or not characterized as a breach, default or failure to perform on the part of Assignor) as to which Assignor is or would be required to indemnify Assignee hereunder if such event, occurrence or matter would, with the passage of time or notice or both, constitute a breach, default or failure to perform under such Lease on the part of Assignor, then in either such instance Assignor shall not be responsible for, or obligated to indemnify or hold Assignee harmless from any such event, occurrence or matter or the resulting breach, default or failure to perform.

- 2. If either Party hereto fails to perform any of its obligations under this Assignment or if a dispute arises between the Parties hereto concerning the meaning or interpretation of any provision of this Assignment, then the defaulting Party or the Party not prevailing in such dispute shall pay any and all costs and expenses incurred by the other Party on account of such default and/or in enforcing or establishing its rights hereunder including, without limitation, court costs and attorneys' fees and disbursements. Any such attorneys' fees and other expenses incurred by either Party in enforcing a judgment in its favor under this Assignment shall be recoverable separately from and in addition to any other amount included in such judgment and such attorneys' fees obligation is intended to be severable from the other provisions of this Assignment and to survive and not be merged into any such judgment.
- 3. This Assignment shall be binding on and inure to the benefit of the Parties hereto, their heirs, executors, administrators, successors in interest and assigns.
- 4. The substantive laws of the State of Missouri, without reference to its conflict of law provisions, will govern the validity, construction, and enforcement of this Assignment.
- 5. This Assignment may be executed in counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. Capitalized terms used but not defined in this Assignment have the meaning given to such terms in the Agreement.

[Signatures on following page]

IN WITNESS WHEREOF Assignor and Assignee have executed this Assignment the day and year first above written.

ASSIGNOR:

TNP SRT PORTFOLIO II, LLC, a Delaware limited liability company

Name:

BURNS

Title: AUTHORIZED

SICNATOR

ASSIGNEE:

FLORISSANT MARKET LLC, a Missouri limited liability company

By: CARLISLE 2016 LLC, A Delaware limited liability company,

its Member

Yame:

Michael J. Polimeni

Member

EXHIBIT A

REAL PROPERTY DESCRIPTION

PARCEL 1:

LOTS 1A AND 1B OF FLORISSANT MARKET PLACE PLAT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 354, PAGE 821 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS. BEING ALSO THE LAND DESCRIBED AS:

ALL OF LOT 1A AND LOT 1B OF FLORISSANT MARKET PLACE PLAT 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 354 PAGE 821 OF THE ST. LOUIS COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE SOUTHEASTERLY LINE OF STATE HIGHWAY 67 (ALSO KNOWN AS LINDBERGH BLVD.), SAID POINT ALSO BEING ON THE NORTHERN CORNER OF LOT 3A OF FLORISSANT MARKET PLACE PLAT 2, AS RECORDED IN PLAT BOOK 354 PAGE 821 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT MARKED BY A CHISELED CROSS IN A CONCRETE CURB FOUNT 0.19'S. & 0.22'E. THEREOF;

COURSE 1: THENCE N. 40°51′15″ E. 111.94′ TO A POINT REFERENCED BY A RIGHT OF WAY MARKER FOUND 0.60′ S. & 1.16′ E. THEREOF;

COURSE 2: THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 43.50', A LENGTH OF 12.04', AND A CHORD BEARING N. $5^{\circ}10'55''$ E. TO A POINT REFERENCED BY A $\frac{1}{2}$ REBAR WITH CAP FOUND 0.67' S. & 1.09' E. THEREOF;

COURSE 3: THENCE N. 40°51'15" E. 249.68' TO A POINT REFERENCED BY A PK NAIL FOUND 0.12' S. & 0.05' E. THEREOF:

COURSE 4: THENCE S. $49^{\circ}8'45''$ E. 135.90' TO A POINT REFERENCED BY A RAIL SPIKE FOUND 0.07' S. & 0.03' E. THEREOF;

COURSE 5: THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00', A LENGTH OF 39.27', AND A CHORD BEARING N. 85°51'11" E. TO A POINT REFERENCED BY A COTTON PICKER SPINDLE FOUND 0.16' S. & 0.10' E. THEREOF;

COURSE 6: THENCE N. 40°51'15" E. 206.57' TO A COTTON PICKER SPINDLE SET IN ASPHALT;

COURSE 7: THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 20.00', A LENGTH OF 31.42', AND A CHORD BEARING N. 4°8'49" W. TO A COTTON PICKER SPINDLE;

COURSE 8: THENCE N. 49°8'45" W. 140.89' TO A POINT REFERENCED BY A COTTON PICKER SPINDLE FOUND 0.09' S. & 0.05' W. THEREOF;

COURSE 9: THENCE N. 40°51′15" E. 45.42' TO APPOINT REFERENCED BY A RAIL SPIKE WITH PUNCH FOUND 0.06' N. & 0.03' E. THEREOF;

COURSE 10: THENCE S. $49^{\circ}8'45''$ E. 349.05' TO A POINT REFERENCED BY A 1/2 REBAR WITH CAP FOUND 0.09' N. & 0.01' E. THEREOF;

COURSE 11: THENCE N. 40°51'15" E. 374.63' TO A POINT IN A STEEP BANKED EROSIVE GULLY:

Assignment and Assumption of Leases Exhibit A – Real Property Description Page 1 of 2 COURSE 12: THENCE S. 53°1'0" E. 343.12' TO A POINT IN COLDWATER CREEK:

COURSE 13: THENCE S. 40°51′53" W. 110.40' TO A POINT IN COLDWATER CREEK:

COURSE 14: THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1432.40', A LENGTH OF 1005.84', AND A CHORD BEARING S. 20°45'2" W. TO A POINT REFERENCED BY A ½ INCH REBAR WITH CAP FOUND 10.79' N. & 50.14' W. THEREOF;

COURSE 15: THENCE S. 0°37′53" W. 26.86' TO A POINT REFERENCED BY A 1/2" REBAR WITH CAP FOUND 37.65' N. & 49.84' W. THEREOF;

COURSE 16: THENCE N. 53°0'32" W. 175.08' TO A POINT REFERENCED BY A 1/2W REBAR WITH CAP FOUND 0.01' S. & 0.07' W. THEREOF;

COURSE 17: THENCE S. 36°59′28″ W. 260.00′ TO A POINT REFERENCED BY A 1/2K REBAR FOUND 0.08′ W. THEREOF; COURSE 18: THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 65.00′, A LENGTH OF 55.92′, AND A CHORD BEARING N. 77°39′19″ W. TO A POINT REFERENCED BY A REBAR WITH MARRED CAP FOUND BELOW THE PAVEMENT 0.12′ N. & 0.04′ W. THEREOF;

COURSE 19: THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 50.00', A LENGTH OF 43.01', AND A CHORD BEARING N. $77^{\circ}39'15''$ W. TO A RAIL SPIKE WITH PUNCH IN ASPHALT FOUND 0.27' N. & 0.04' E. THEREOF;

COURSE 20: THENCE N. 53°0'32" W. 572.23' TO APPOINT REFERENCED BY A CHISELED CROSS 0.47' S. & 0.97' E. THEREOF;

COURSE 21: THENCE N. 37°1'33" E. 367.17' TO A COTTON PICKER SPINDLE SET IN ASPHALT; COURSE 22: THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 20.00', A LENGTH OF 31.09', AND A CHORD BEARING N. 7°30'27" W. TO A COTTON PICKER SPINDLE SET IN ASPHALT;

COURSE 23: THENCE N. $52^{\circ}2'28''$ W. 132.23' TO A $\frac{1}{2}$ INCH REBAR WITH CAP FOUND 0.19' S. & 0.18' E. THEREOF;

COURSE 24: THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 60.00', A LENGTH OF 63.03', AND A CHORD BEARING N. 82°8'7" W. TO THE POINT OF BEGINNING.

PARCEL 2:

RECIPROCAL EASEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 14157 PAGE 71 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

PARCEL 3:

RECIPROCAL EASEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 14327 PAGE 1844 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

PARCEL 4:

RECIPROCAL EASEMENT ACCORDING TO INSTRUMENT RECORDED IN BOOK 14913 PAGE 2217 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

SCHEDULE 1 TO ASSIGNMENT AND ASSUMPTION OF LEASES

RENT ROLL

Property Unit(s)	Unit(s)	25530	Lease Type	Arce	Leaso From	Lease To	E E	Years	Tenancy , Monthly Rent F	Kent/Area	Annual Rent	Annual Annual Annual Rent/Area Rec_Area Misc/Area.	Armus ac./Arm	Annual Alsc/Area	Security Deposit Received	LOC Amount/ Bank Guarantse
Florissant (prioriss)	8180	Crazy Bowls and Wraps (10000640)	CAM Only	000	05282003	05/27/2028	300	15.58	0.00	0.00	000	900	0.00	000	000	000
*******	sepsog,	Unit Code	Building	Floor	From	10	wove in	Location	Area			Notes				-
		8180	-	PAD3	06/28/2003	05/27/2028	05/28/2003		0.00		and second species			with power of many branches	-	
	Charge Schedules	Charge	Туре	Unit	Area Label	Area	From	O.	Monthly Ant · Anti/Area		Annual An	Annual/Are: Manageme, a nt Fee		Amount		
		CAM	CAM	8180 R	RSF	0.00	05/01/2018	05/27/2028	170,39	0.00	2.044.65	000	0.00	2.044.85		
Ficrissant (pitoriss)	8152	Gold's Gym (#25004) (10000188)	Retail Anchor	40,154.00	10/01/2007	10/31/2022	181	11.16	59,929,85	1,49.7	1,48,718,156,20	17.54	5,83	0.00	2000	0.00
	Spaces	Unit Code	Bullaling	Floor	From	To	Move in	Location	Area			Notes		-	>	
		8182		BLDG1	10/01/2007	1031/2022	10/01/2007		40.154.00 8	40,154,00) 8182 N. Lindbergh Blvd	righ Blvd					
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt. Amt. Area	L	Annual An	Amual/Are Manageme a nt Fee		Annual Gross Amount	-	and the same of th
		BRE	Rent	8162 /R	RSF	40,154.00	11/01/2017	10/31/2022	59,929,85,	1,4917	1,49 719,158,20	17.91	0.00 7	0.00 719.158.20)		
Mei von stadelle sprindende de mitterheit debeste surrette.	Charge Schedules	Charge	7/20	Unit	Avea Label	Area	From	91	Monthly Amt. Anti/Area		Annual An	Annual/Are Manageme a of Fee	1 1	Annual Gross Amount	=	
		BRE	Rent		SF	40,154,00	11/01/2017	1031/2022	59.929.85	1,49,71	9.158.20	17,91	0.00[7	19,158,20		
***************************************	-	CAM	CAM	- 1	SF	40,154,00	01/01/2018	10/31/2022	5,325.00;	0.13	3.900.00	1.59	0.00	33,900,00		Ĭ
		TAX	CAM	8182 8182	RSF	40.154.00	40,154,00 01/01/2018 10/31/2022 40,154,00 01/01/2018 10/31/2022	10/31/2022	975.00	0.32 15	0.02 11.790.00	3.95	0.00	0.00 158.628.00		
Florissant (piloriss)	28.18	Supplement Superstore (t0000184)	Retail inline	1,400,00	12/01/2011	08/31/2022	129	7.00	2,381.67	1.73	1.71 28,700.04	28.50	154,5	000	0.00	0.00
	Spaces	Unit Code	Building	Froor	From	To	Move In	Location	Arae	American de la company de la c	Authority recents the controlled	Notes	-		-	-
		8184		BLDG1	06/01/2017	08/51/2022	06/01/2017		1.400.00 8	1.400.00 8184 N. Lindbergh Blvd				-		
de des des des des des des des des des d	Rent Steps	Charge	ad/j	Unit	Area Label	Area	Fron	φ <u>L</u>	Monthly Amt, Amt/Area	mt/Area	Annual An	Annual/Are Manageme a nt Fee	nageme nt Fee	Annual Gross Amount		
Andrews Total Control of the Control		BRE	Rent	١.	SF	1,400.00	09/01/2018	08/31/2019.	2,391.67	1.70 2	1.70 23.700.04	20.50	0.00	29,700.04		1
		BRE	Rent	3-124 R	RSF	1,400,00	1.400,00 09/01/2019 08/31/2020	38/31/2020	2,450.00	1.75 2	1.75 29,400.00	21.00	0.00	29,400.00		
		nag	Dont		,	100000	nem (page)	Topa Charact	3 508 73	4 70	0 A99 GB.	24 60	. 50 0	20 000 00		

Assignment and Assumption of Leases Schedule 1 – Rent Roll Page 1 of 7

November 30, 2018	02:41 PM
Friday	

LOC Amount Benk Guarantee				Annual Control			9.00	***************************************			-							-	0.00	And the same of th	-			90'0
Security Deposit Received			Carried States	-			0.00	distances responses and		har	-	,							0.00	-	-	**** · · · · · · · ·	angles related to an order	2,450.00
COMPANY / 1	30,300.04	Gross Amount	4,524,00	372,00	5.532.00;	28,700.04	0.00			Annual Gross Amount	53,469.36	55,073,40	56,725.68	Annual Gross Anount	6.684.00	744.00	11.064.00	53,469,36	0.00			Amount Amount	2,040,75	00.0
Anrual Annual Annual Rent/Area Rec./Area Miss/Area	00:0	Manageme: of Fee	00.0	00.0	0.00	0.00	6.50			Vanageme nt Fee	0.00		0.00	Manageme nt Fee	0.00		- 1	0.0	0.00			danageme nt Fee	0.00	7.45
Anrual Rent/Area	22.00	Annual/Are Managemer a at Fee	3.23				19.10	Notes	-	Annul/Are Manageme	19,09		2025)	Annual/Are, Manageme a nt Fee	238	0.26	3.95,	19.09	000	Notes	and the state of t	Annual/Are Manageme a nt Fee	0.00	21.00
Annual Rent	30,300.04	Annual	4,524.00		5,532.00	28,700.04	53,489.36	alletia e color pallacione	bergh Blvd	Annual	53,469.36	55.073.40	56,725.68	Annual	6,684,00	744.00	11,064.00	53,469,36	000		ergh Blvd	Annual	2,040,75	29,400.00
Monthly Rant/Area	1.83	Amt/Area	0.26	0.02	0.32	1,70.	1.59	-	2,800,00,8186 N. Lindbergh Blvd	Amt/Area	1.59	1.63	1.68:	Ant/Area	0.19	0.02(0.32	051	00.0		0,00 8190 N. Lindbergh Blvd	Amt/Area	0.00	1.75
fenancy Monthly Rent Monthly Years Rant/Area	2,566.67	Monthly Amt , Amt/Area	377.00	31.00	461.00	2391.67	4.455,78	Area	2,800,00	Monthly Amt Amt/Area	4,455.78,	4,589.45	4,727.14	Monthly Ant. And/Area	557.00	62.00	922.00	4,455,78	0.00	Area	0000	Monthly Ant Ant/Area	170.06	2,450.00
Tears Years	08/31/2022	70	08/31/2022;	08/31/2022	08/31/2022	08/31/2019	2,68	Location		To	03/31/2019	04/01/2019 (03/31/2020)	03/31/2021	To.	03/31/2021		03/31/2021	03/31/2019	15.08	Location	And the second s	2	11/1 4/2027	00.6
E .	1,400,00° 09/01/2021	From	01/01/2018	01/01/2018 08/31/2022	01/01/2018 08/31/2022	1,400,00; 09/01/2018	86	Move in	04/01/2016	From	04/01/2018			From	01/01/2018	2,800.00 01/01/2018	01/01/2018	04/01/2018	98	Move in	11/15/2002	From	11/01/2017 11/14/2027	132
Cesse 10	1,400.00	Area	1,400.00	1,400.00	1,400.00	1,400.00	03/31/2021	To	03/31/2021	Area	2.800.00	2,800.00	2.800.00	Area	2,300.00	2,800.00	2,800.00	2,800.00	11/14/2027	To T	11/14/2027	Anea	0.00	1130/2020
Lease From	7.	Area Label	3F	从	5.	RSF	04/01/2016	From	04/01/2018	Area Label	ų,	<u>, , , , , , , , , , , , , , , , , , , </u>		Area Label	u.	L.	· ·	H	11/15/2902	From	11/15/2002	Area Label	± 1	12&1200s
Sea Sea	8184 RSF	UAR		8184 R		П	2,800.00,	Floor	BLDG1	Unit	8186 RSF	Ĭ	8136 RSF	Unit	8186 RSF			8186 RSF	0.00	Floor	PAD2	Į Į Į	8150 RSF	1,400.30(
rease 1996	Rent	Type	CAM	CAM	CAM	Rent	os Retail Inline	Boilding		Type	Rent ,	Rent	Rent	Type	CAM	CAM	CAM	Rent	CAM Only	Building		Type	CAM	Retall Infine
	BRE	Charge	CAM	. INS	TAX	BRE	Cuest Diagnostics (10000589)	Unit Code	8186	Charge	BRE	BRE	BRE	Charge	CAM	.SNI	TAX	BRE	Constrerce Bank NA (t0000180)	Unit Code	8190	Charge	CAM	Papa Murphy's (t0000186)
(Spano		Charge Schedules					8185	: Spaces		Rent Steps			by catalogue of the late of th	Charge Schedules	4 1.			ers d'anterdrettementers de manses	8190	Spaces	ation.	Charge Schedules		8192
Property Unit(s) Lea		-					Florissant (plociss)	***************************************	*****				-					American managements and a state of the stat	Florissant (pflories)	W-W-10-10-10-10-10-10-10-10-10-10-10-10-10-		anne actual accuments between entire accuments	And the contract of the contra	Horissant (piloniss)

Friday, November 30, 2018	02:41 PM

LOC Amount Bank Guarantee						had did - wer van Shadda					0.00				*				- 1	00.0	Section of the second		Baltane mangapage
Security Deposit Received	12.0					and the same				j	00'0									0.00	desir et diction de China		
		4	Annual Gross Amount	29 400 00	30,800.04	Annual Gross Amount	4,524.00	372.00	5,532,00	29,400.001	0.00			Annual Gross Amount	88,587.56	Annual Gross Amount	\$8,587,56	8.484.00	16.296.00	0.00	-		Annual
Annual Rec JArea			lanagemer nt Fee	000	1 2	1	000	0.00	0.00	0.00	5.01			L	0.00	1		0.00		1.59	Andrews Industrial ordered.		3
Annal Annai Annal Rent/Area Rec_/Area Misc/Area	Notes		Annual/Are Managemer a nt Fee	21.00	22.00	Annual/Are Manageme.			'	21.00	21.50	Notes		Annual/Are Managame a nt Fee	21.50	Annual/Are! Manageme	21.50	2.05	3.95	2.61	Notes		Annal/Are Manageme
Annual Rent		pergh Blvd	Annuel	29.400.00	30,800.04	Annual	4,524.00	372.00	5,532,00	29.400.00	179 88,687.56		ergh Blvd	Annual	179: 88,667,56	Annual :	85,687.56	0.17 8,484.00	16 296 00	0.22 183,082.92		ergh Blvd	Annual ,
Monthly Rent/Area		1,400,00,8192 N. Lindbergh Blv	Amt/Area	1.7	1.8	Amt/Area	0.26	0.02	0.32	1.75.	179		4,125,0018198 N. Lindbergh Blvd	Ant/Area	179	Ant/Area	1.79	0.17	0.32	0.22 1		70.262.0018200 N. Lindbergh Blvd	Amt/Area
Monthly Rent	Area	1,400,00	Monthly Ant Ant/Area	2.450.00	2,566.67	Monthly Amt	377.00	31.00	461,00	2,450.00	7,390.63	Area	4,125,001	Monthly Amt Amt/Area	7.390.63	Monthly Amt Ant/Area		707.00	ì	15,256.91	Area	70,262,0018	Monthly Amt Amt/Area
Tenancy Years	Location	1	5	11/30/2019	11/30/2020	To	11/30/2020	11/30/2020	11/50/2020	1,400.00 12/01/2018 11/30/2019	10.91	Location		o_	04/30/2023	ç	04/30/2023	05/01/2018 04/30/2023	04/30/2023	17.08	Location		То
E	Move in	12/01/2015	From	12/01/2018 11/30/2019	12/01/2019 : 11/30/2020	From	01/01/2018	1,400.00 01/01/2018 11/30/2020	01/01/2018	12/01/2018	184	Move in	05/01/2018	From	05/01/2018	From	05/01/2018	05/01/2018	05/01/2018	241	Move in	11/26/2001	From
clesse lo	o P	11/30/2020	A'es	1,400,00	1,400,00	Area	1,400,00	1,400.00	1,400,000	1,400.00	04307023	To	04/30/2023	Area	4.125.00	Area	4,125.00	4,125.00	4,125.00	11/30/2021	To	11/30/2021	Area
Lease From	From	12/01/2015	Area Label	RSF	RSF.	Area Label	RSF	RSF	RSF	RSF	01/21/2008	From	05/01/2018	Area Label	RSF	Area Label	?SF	RSF	SE	11/26/2001	From	11/26/2001	Area Label
Area	Floor	BLDG1	TEO.		8192	Unit		8192			4,125.00	Floor	BLDG1	Unit	8198	ig a		8138		70,282.00	Floor	BLDG1	Unit
eggi saga	Building	-	Type	Rent	Rent	Туре	CAM	CAM	CAM	Rent	Retail Inline	Building	-	Type	Rent	Туре	Rent	CAM	CAM	Retail Anchor	Building		Туре
lessa	Unit Code	8192	Charge	BRE	BRÉ	Charge	CAM	SNI	⊤AX	BRE	AAA ((0000182)	Unit Code	8198	Charge	BRE	Charge	BRE	CAM	TAX	Schruck's Store #101 (10000195)	Unit Code	8200	Orarge
Uriti(s)	Spaces		Rent Steps			Charge Schedules					8198	Spaces	-	Rent Steps		Charge Schedules	_			8200	Spaces		Rent Steps
Property Unit(s) Lea		Middle Belletit betrebet betre		and the state of t							Florissant (piloriss)	-		en abelantelan den enrichten medit abb ab web nebtid						Florissant (pfloriss)			فعسابا واستان فالمواد واستداره والمتادية والمتادية والمتادية والمتادية

Charges Charge	ropery, plants As a cate, 120/12010 by righery Property Unit(s) Let	Colf(s)	Lease	Lease Type	Area	Lease From	Lease To	Ten E	Tenancy Years	Fears Monthly Rent Years	Monthly Rent/Area	Annual Rent	Annuai Rent/Anea	Annusi Annusi Annusi Rent/Ares Rec./Ares Misc/Aras	Annual Misc/Arae		Security Deposit Received
State Charge Ch			BRE	Rent	8200	RSF	70,262.00	12/01/2016	11/30/2021	15,256.91	0.21	83,082,92,	260;	0,00	63,082.92	š 1	
Space Charge Ch		Charge Schedules	Charge	ed/ <u>1</u>) Unit	Area Label	Area	From	the second	Monthly Amt	Amt/Area	Annual	onust/Are A	lanageme: nt Fee	Annual Gross Amount	1	
Color Colo			BRE .	Rent	8200	RSF	70.262.00	12/01/2016	11/30/2021	15,256.91	0.21	83,082.92	2.50;	0.00,1	83,082,92		
SGUICE PHENE COOK PHENE DIMPS SPECIAL TOTAL TOTAL			CAM	CAM	8200	RSF	70.262.00	01/01/2018	11/30/2021	8.370.64	0.11	100,447,68	1.43	0.00,1	00,447.68		
Space Perce Perc			SNI	, САМ	8200	RSF	70,262.00	01/01/2018	11/30/2021	911.81	0.01	10.941.72	0.15	0.00	10,941,72		
Special Charge Ch	Florissant (piloriss)	8202	Piatos' Closet (f0000193)	Retail Inline	3,690.00		01/31/2021	127	5.41	4,635.00	87	55,620.00	15.45	5.72:	0.00	3.	4,500.00
Real Stays Charge Type Unit Area Label Area From To Monthly Amt Artifices Annual Artif		Spaces	Unif Code	Building	Floor	From	To	Move In	Location	Area .	Comment of the Commen		Notes		5-5-9		
Part Supps Par		-	8202		, BLDG1	02/07/2016	01/31/2021	02/01/2016		3,600.00	5202 N. Lind	ergh Bivd			Annual same		
Charge Serio Charge Charge Type Unit Area Label Area From To Monthly Arti Armital/Arti Armital/Arti	e-e)/velices/audens/des/des/des/des/des/des/des/des/des/de	Rent Steps	Charge	Type	Chit	Area Label	Area	From		forthly Amt	Amt/Area		nnual/Are, N		Annual Gross Amount		
Charge Charge Type Unit Area Label Area From To Monthly Am Amt/Area Annual/Area Annual/Are		The state of the s	BRE	Rent	8202	RSF	3.600.00		01/31/2021	4.635.00	1.28	56,620.00	15.45		55.620.00		
Secretary Secr		Charge Schedules	Charge	Type	Unit	Area Label	Area	From	-	Aonthly Amt	Amt/Area	Annual	nnual/Are. Iv a	ŧ :	Annual Gross Amount		
CAM CAM			BRE	Rent	8202	RSF	3,600.00	02/01/2016	01/31/2021	4,635.00	128	55,620.00	15.45	li	55,620.00		
Notes			CAM	CAM	8202	RSF	3,600.00	01/01/2018	01/31/2021	751.00	0.20	9,012.00	2.50	0.00	9,012.00	ļ	
TAX CAM 8202 RSF \$500.00 O1/V1/2016 1/185.00 0.05 14.220.00 3.95 0.00 14.220.00			SNI	CAM	8202	RSF	3,600.00	01/01/2018	01/31/2021	79,00	0.02	948.00	0.26	0.00	943.001		
Spaces Unit Code Building From From To Move in Location Area Annual From To Monthly Ant Anti-Area Annual From Area Annual From To Monthly Ant Anti-Area Annual From Annual From To Monthly Ant Anti-Area Annual From A			TAX	САМ	8202	RSF	3.600.00	01/01/2018	01/31/2021	1,185,00	0.32	14.220.00	3.95		14,220.00	i	-
Unit Code Building Floor From Ode 12702 BLDG1 Gd6712018 Charge Type Unit Area Label Area Label Area Label From To Monthly Artt Ant/Area Annual/Are Management 1,200.00 6212.N. Linebergh Bivd Mr Fee 1,200.00 6212.N. Linebergh Bivd R From To Monthly Artt Ant/Area Annual/Are Management 82.12 Rest Charge Type Unit Area Label Area Label Area From To Monthly Artt Ant/Area Annual/Are Management R From To Monthly Artt Ant/Area Annual/Are Management R From To Monthly Artt Ant/Area Annual/Are Management R From 2,475.00, 22.05 28,700.00 24,75 0.000	Florissant (pfloriss)	8212	SVS Vision (50000196)	Rotall Inline	1,200.00		03/51/2023	132	92'9	2,475.00	2.08	28,700.00	24.75	5.14	c)00;5	9	1,950.00
5272 BLDC1 G467/2016 0351/2023 0407/2018 1,200.000/02121N Lindbergh Bivd 1,200.00 0212N Lindbergh Bivd 1,200.00 0212N Lindbergh Bivd 1,200.00 0407/2018 1,200.00 04		Spaces	Unit Code	. Building	Floor	From	To	Move In	Location	Area		-	Notes	-		Ì	1
Charge Type Unit Area Label From To Monthly Ant AntiJArea Annual/Area An			\$212		BLDG1	04/01/2018	03/31/2023	04/01/2018		1,200.00	3212 N. Lindb	ergh Blwd					
BRE Rent 02/2 RSF 1,200,00, 04/01/2018 (359)/2027 2,415,00 2,615,00 2,6175, 0,00 2,6175, 0,00 Charge Type Unit A/rest Label Azes From To Monthly Arit Am/Ares Amiusil/Are (Messagons-repeated) BRE Rent 8212 RSF 1,200,000 04/01/2018 0597,2023 2,475,00, 2,05 28,700,00 2,475 0,00	THE REPORT OF THE PARTY OF THE	Rent Steps	Charge	Type	unit	Area Label	Area	From		(onthly Amt	Amt/Area		nnual/Are, M	L	Annual Gross Amount		[
Charge Type Unit Area Laber From To Monthly Ant Ant/Area Annual/Are (Management Property) BRE Rent 6272 RSF 1,200,000 0407/2018 0269/2003 24/5 00 2.05 28/700,00 24/75 0.00			BRE	Rent	8212	RSF	1,200,00	04/01/2018	03/31/2023	2,475.00		28,700.00	24.75:	ė .	29.700.00,		11
	· · · · · · · · · · · · · · · · · · ·	Charge Schedules	Charge	Туре	Cunit	Area Label	Avea	From		fonthly Amt	Amt/Area		nnual/Are M	1 1	Annual Gross Amount		"
		1	BRE	Rent	8212	RSF	1,200.00	04/01/2018	03/31/2023	2,475.00,		29,700.00	24.75		29.700.00	Ì	

	0.00				- * `		******			-	000
and the same of	ğ		 100	- "			M-4*A	-			ő

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2	Property Unit(s) Let	Lease	Lease Type	Area Area	Lease From	Lesse To	Years Years Years 700 On Outstand	Years Years	Years Monthly Rent, Monthly Years Rent/Area Re	Monthly ant/Area	Rent Rent 1	Annual Sent/Area F	Annal Annal Annal Annal Rent/Area Miss/Area	are as more of a	Security Deposit Received	LOC Amount Bank Guarantee
	-			200	1	000000	01021040	0000 116000	20000		4,4 40,00	26.5		1,40,00		
Florissant (pilotiss)	\$274	(t0000189)	Retail Inline	1 200.00	08/01/2012	d7/61/2022	120	83	1,996.50	1.86	23,958.00	19.96	8.14	0.00	0.0	
	Spaces	Unit Code	Building	Floor	From	To	Move in	Location	Area		-	Notes		ge i		
		8214	Andrean - Andrea de reservir de describer de describer de describer de constitue de	BLDG1	08/01/2017	07/31/2022	08/01/2017		1,200,0018.	1,200,00j 8214 N. Lindbergh Blvd	argh Blvd			, ,	-	1
***************************************	Rent Steps	Charge	Type .	Unit	Area Label	Area	From	To To	Monthly Amt Amt/Area	ont/Area	Annual A	Annual/Are Manageme a nt Fee	L	Annual Gross		1
		BRE	Rent	8214	RSF	1,200,00	08/01/2017 07/31/2022	07/31/2022	1,996.50	1.66	23,958.00	19.96	0.00	23,958.00		
	Charge Schedules	Charge	Type	ten,	Area Labe(Area	From	<u>-</u> و	Monthly Amt Ant/Area	ont/Area	Annual	Annual/Are Manageme	F	Annual Gross Amount		
		BRE	Rent	8214	RSF	1,200,00	08/01/2017	07/31/2022	1,996.50	1 :	23,958.00	19.96	} :	23.958.00		
		CAM	CAM	8214	RSF	1,200.00	01/01/2018	07/21/2022	219.00	0.18	2,628.00:	279		2,628.00		
-		TAX	CAM	8214	RSF	1.200.00	01/01/2018	07/21/2022	395.00	0.32	4,740.00,	3.95	0.00	4.740.00		
orissant (piloriss)	8218	Sprint (10000194) Ret	P Retail Inline	2,400.00	02/7/2014	01/31/2022	8	4.83	3,400.00	1.42	40,800.00	17.00	5.88	000	0.00	
	Spaces	Unit Code	Building	Floor	From	01	Move in	Location	Area			Notes				
		8218		BLDG1	04/01/2017	01/31/2022	04/01/2017		2.400.00 8218 N. Lindbergh Blvd	18 N. Lindbe	rgh Blvd					
***************************************	Rent Steps	Charge	Туре	ies .	Area Label	Area	From	To	Monthly Amt : Amt/Area		Amual	Annual/Are-Manageme		Annual Gross Amount	10-44	
		BRE	Rent	3218	RSF	2,400,000	04/01/2017	01/31/2022	3,400.00	1.41	40.800,00	17.003	0.00, 4	40,800.00		
	Charge Schedules	Charge	Type	and a	Area Label	Area	From	0	Monthly Amt Amt/Area	1	Annual A	Annual/Are Manageme	I	Annual Gross Amount		Ì
-		BRE	Rent	8218	RSF	2,400.00	04/01/2017 01/31/2022	01/31/2022	3,400.00;	1.41	40,800,00	17.00	0.00	40,800,00		
		CAM	CAM	6218	RSF	2,400.00	01/01/2018	01/31/2022;	330.00	0.13	3.960.00	1.65		3,960.00		
		SNI	CAM	8218	RSF	2,400,00	2,400.00' 01/01/2018 '01/31/2022	01/31/2022	53.00	Ì	636.00	0.26	0.00	636.00;	.,	
	e to a still	TAX	CAM	8218	RSF	2,400,00	01/01/2018 01/31/2022	01/31/2022	790,00,	1	9,480.00	3.95	0.00	9,480,00		
Forissant (pilodiss)	0778	Nails 67 (10000185)	Retall Inline	1,200.00	10/01/2012	09/30/2022	120	6.18	2,000.00	187	24,000.00	20.00	5.14	0.00	1,500.00	
Marie Commission and America	Spaces	: Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes			-	
- The second sec	The same of the sa	A COLUMN TO THE PARTY OF THE PA	A CONTRACTOR OF THE PARTY OF TH		The said of the Carlotte of the Control of the Control of the Carlotte of the		A CONTRACTOR OF THE PARTY AND ADDRESS OF THE P	The same of the same of the same of	The second secon	delicate district and in the delicate of the land of t	The state of the s		and the same of th	-		

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Property Unit(s) Le	(S) CAU		Lasse lybe	A SE	Edal asset		ā B	Years	Years	Rent/Area	Rent	Annual Annual Rent/Area Rec./Area		Aranual Misc/Area	Security Deposit Received	Amount Bank Guarantee
و بداروالوسسندان دورند درانش راست مسلمانی	**************************************	CAM	CAM	8226	RSF	1,266.00	,265.00 01/01/2018 11/30/2020	11/30/2020	422.00		1	271	000	5,064,00		
		SNI	CAM	8226	RSF	1,866.00	,866.00 01/01/2018 11/30/2020	11/30/2020	41,00	0.02	492.00	0.26	0,0	492.00		
		, TAX	CAM	8226	RSF	1,866.00	1,866.00! 01/01/2018 11/30/2020	11/30/2020	614.00		l i	3.94	0.00	7,368.00		
		BRE	Rent	8226	RSF	1,866.00	.866.00 12/01/2018 11/30/2019	11/30/2019	3,058.54		' i	19.66	0.00	36,702,48		
Flaissant (pflantss)	8234	Bandane's B-B-Q (f0000183)	Retail Inline	5,500.00	12/01/2012	1130/2022	128	6.00	6,645,83	121	121 79,749.96	14.50	6.05	000	7,104.17	000
OFFICE THE PARTY OF STREET, SAVOUR STREET,	Spaces	Unit Code	Building	Floor	From	O.L	Move in	Location	Area			Notes	alpered differentials — op. 16 . or	Pulpin Statement (Street Community)		
		8234		BLDG1	12/01/2017	11/30/2022	12/01/2017		5,500.001	5,500,00! 8234 N. Lindbergh Blvd	ergh Blvd					
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Arnt Arnt/Area	Amt/Area	Annual	Annual/Are Manageme	Manageme nt Fee	Arrinal Gross Amount	. ete is m	
ANNA		BRE	Rent	8234	RSF	5.500.00	5,500,001 12/01/2017 11/30/2022	11/30/2022	6.645.83	1.20	1.20 79,749,96	14.50,	0.00	79,749.96		
ANNALON	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt. Amu/area	Amt/Area	Annual	Annual/Are Manageme		Annual Gross Amount		
		BRE	Rent	8234	RSF	5.500.00	12/01/2017	11/30/2022	5,645.83	1.20	79,749,96	14.50	0.00	79,749,96	2	
	ý	CAM	CAM	8234	RSF	5,500.00	01/01/2018 11/30/2022	11/30/2022	963.00;	0.17	11,556,00	2.10,	0.00:	11,556,00		
	-	TAX	CAM	8234	RSF	5,500.00	500.00! 01/01/2018 11/30/2022	11/30/2022	1,811,00	0,32	21,732.00	3.95	0.00	21,732,00	-	
Haisseni (pilaiss)	8250	Wendy's (t00001.81)	CAMONY	0.00	09/19/2002	09/18/2027	390	16.25	0.00;	0.00	0.00	0.00	080	0.00	000	0.00
THE STREET STREET, STR	Spaces	Unit Code	Building	Ficor	For	OI	Move In	Location	Area			Notes		-	Principal Parameters and the Control of the Control	- Total Waller
		8250		PAD1	09/19/2002	09/18/2027	09/19/2002	A	0.00:	0.00:8250 N. Lindbergh Blvd	ergh Blvd		Advances into the total day, the con-			
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Ant Amt/Area	Ате/Атеа	Annual 14	Annual/Are: Manageme	nanageme. ni Fee	Annual Gross Amount		
		CAM	CAM	6250	RSF	100.0	7202/81/2017 : 09/18/2027	09/18/2027	133,17	0.00	1,598.00	0.00	0.00	1,598.00		

Assignment and Assumption of Leases Schedule 1 – Rent Roll Page 7 of 7

SCHEDULE 1 TO ASSIGNMENT AND ASSUMPTION OF LEASES

RENT ROLL

om Lease To Torm Tenancy Morthly Rent Morthly Annual Annual Annual Annual Security LOC Years Years Morthly Rent Rent/Area Misc/Area Disposit Annual Annual Morthly Annual Annual Annual Security LOC	DŽ GSZ772028 300 15.56 0.00 0.00 0.00 0.00 0.00 0.00 0.00	To Move in Location Area Notes	05/27/2028 05/28/2003	Area From To Monthly Amt Amt/Area Annual Annual/Are Manageme	nt Fee	0.00 05.01/2018 05/27/2028 170.39 0.00 2,044.65 0.00 0.00 2,044.65	07 1001/2022 161 11.16 59,929.85 41.49,719,720 17.91 5.83 0.00 0.00 0.00	To Move in Location Area Notes	10/31/2022 10/01/2007 40,154,00 8182 N, Lindbergh Blvd	el Area From To Monthly Amt Ant/Area Annual Annual/Are Manageme Annual Annual Annual Annual Annual Annual	40,154,00 11/01/2017 10/31/2022 59,929,85 1.49 719,158,29 17.91 0.00 719,158,20	el Area From To Monthly Amt Anti/Area Annual Annual/Are Manageme Annual a nt Fee Gross Amount	11/01/2017 10/31/2022 59.929.85 1.49 719,158,20 / 17.91	01/01/2018 10/31/2022 5,325.00 0.13 63,900.00		11 066312622 129 7.00 2,391.87 1,71 28,700.04 20.50 7.45 0.00 0.00 0.00		To Move in Location Area Notes		17 08/31/2022 V 06/01/2017 71,400.00 8184 N. Lindbergh Blvd	06/31/2022 06/01/2017	09531/2022 0601/2017 7,400.00 6184 N. Lindbergh Blvd	1400.00 0901/2019 04001/2
Lease From	05/28/2003	From	05/28/2003	Area Label		RSF	10/01/2007	From	10/01/2007	Area Label	RSF	Area Label	RSF	RSF	RSF	12/01/2011		From	06/01/2017		Area Label	Area Label	Area Label RSF
Area	0.00	Floor	PAD3	Chrit		8180 R	40,154.00	Floor	BLDG1	Chilt	8182 R	ŧ	8182 R		8182 R	1,400.00	Maria Districtiva di Santa	Floor	BLDG1		Cult		
Lease Type	CAM Only	Building		Type	4	CAM	Retail Anchor	Building		Туре	Rent	Type	Rent	CAM	CAM	Retail Inline		Building			Туре	Type	Type Rent
Loase	Crazy Bowls and CAM Only Wraps (10000640)	Unit Code	8180	Charge	an ii	CAM	Gold's Gym (#25004) (t0000188)	Unit Code	8182	Charge	BRE	Charge	BRE	CAM	TAX	Supplement Superstore (10000184)	(100000)	Unit Code	8184		Charge	Charge	Charge BRE
Unit(s)	8180	Spaces		Charge	Schedules		8182	Spaces	condo	Rent Steps		Charge Schedules				8184	Assessment and a second	Spaces			Rent Steps	Rent Steps	Rent Steps
Property Unit(s) Lea	Florissant (pfloriss)						Florissant (pfloriss)				Chicken of the Chicken Constitution of the Chicken		A STATE OF THE STA			Florissant (pfloriss)	SALE TO SERVICE SERVICE CONTROL OF SERVICE SER	THE RESIDENCE OF THE PARTY OF T					

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LOC Amount/ Bank Guarantee	SPECIFICATION	The second second										9	8.0										0.00			
Security Deposit Received	THE STATE OF THE PARTY OF THE P	The second										000	0.00										00:0			
Annual Misc/Area	The part of			Annual Gross Amount	29,400.00	30,800.04	Annual Gross Amount	4,524.00	372.00	5,532.00	29,400.00	000	0.00			Annual Gross Amount	88,687.56	Annual Gross Amount	98,687.56	8,484.00	16,296.00		0.00			Annual
Annual Rec./Area				Manageme nt Fee	0.00	00:00	Manageme nt Fee	00.00	0.00	0.00	0.00		6.01			Manageme nt Fee	0.00	Manageme nt Fee	00.00	0.00	00.00		1.59			Manageme
Annual Rent/Area		Notes		Annual/Are Manageme	21.00	22.00	Annual/Are Manageme a nt Fee	3.23	0,26	3.95	24:00	-	21.50	Notes		Annual/Are Manageme a nt Fee	21.50	Annual/Are Manageme a nt Fee	21.50	2.05	3.95		2.61	Notes		Annual Annual/Are Manageme
Annual			bergh Blvd	Annual	29,400.00	30,800.04	Annual	4,524.00	372.00	5,532.00	29,400.00		1.79 88,687.56		bergh Blvd	Annual	88,687.56	Annual	88,687.56	8,484.00	16,296.00		0.22 183,082.92		bergh Blvd	
Monthly Rent/Area			1,400.00 8192 N. Lindbergh Blvd	Amt/Area	1.75	1.83	Amt/Area	0.26	0.02	0.32	1.75		1.79		4,125.00 8198 N. Lindbergh Blvd	Amt/Area	1.79	Amt/Area	1.79	0.17	0.32		0.22		70,262.00 8200 N. Lindbergh Blvd	Amt/Area
Monthly Rent		Area	1,400.00	Monthly Amt Amt/Area	2.450.00	2,566.67	Monthly Amt	377.00	31.00	461.00	2,450.00		7,390.63	Area	4,125.00	Monthly Amt Amt/Area	7,390.63	Monthly Amt	7,390.63	707.00	1,358.00		15,256.91	Area	70,262.00	Monthly Amt Amt/Area
Tenancy Years		Location		٩	11/30/2019	11/30/2020	٥	11/30/2020	11/30/2020	11/30/2020	11/30/2019		10.91	Location		٥	04/30/2023	٩	04/30/2023	04/30/2023	04/30/2023		17.08	Location		9
Ę.		Move In	12/01/2015	From	12/01/2018		From	01/01/2018	01/01/2018	01/01/2018 11/30/2020	12/01/2018 11/30/2019		184	Move in	05/01/2018	From	05/01/2018 04/30/2023	From	05/01/2018	05/01/2018 04/30/2023	05/01/2018 04/30/2023		241	Move In	11/26/2001	From
Lease To		0	11/30/2020	Area	1 400 00	1.400.00	Area	1,400.00	1,400.00	1,400.00	1,400.00		04/30/2023	70	04/30/2023	Area	4,125.00	Area	4,125.00	4,125.00	4,125.00	1	11/30/2021	70	11/30/2021	Area
Lease From		From	12/01/2015	Area Label	RSF	RSF	Area Label	RSF	RSF	RSF	RSF		01/21/2008	From	05/01/2018	Area Label	RSF	Area Label	RSF	RSF	RSF	Charles in a contract to the c	11/26/2001	From	11/26/2001	Area Label
Area		Floor	BLDG1	Prit	8197 R		Pait	8192 R			8192 R	-	4,125.00	Floor	BLDG1	Chit	8198 R	Unit	8198 R	8198 R	8198 R		70,282.00	Floor	BLDG1	Unit
Lease Type		Building		Туре	tre dr	Rent	Туре	CAM	CAM	CAM	Rent	A CONTRACTOR OF THE PARTY OF TH	Retail Inline	Building		Туре	Rent	Туре	Rent	CAM	CAM		Retail Anchor	Building		Type
Lease		Unit Code	8192	Charge	n n n	BRE	Charge	CAM	SN	TAX	BRE		AAA (t0000182)	Unit Code	8198	Charge	BRE	Charge	BRE	CAM	TAX		Schnuck's Store #101 (10000195)	Unit Code	8200	Charge
Unit(s)	CHARLEST TO SERVICE STATE OF THE SERVICE STATE OF T	Spaces		Rent Steps			Charge Schedules						8198	Spaces		Rent Steps		Charge Schedules					8200	Spaces		Rent Steps
Property Unit(s) Lea	SCHOOL STATE OF STATE											Control of the Contro	Florissant (pfloriss)										Florissant (pfloriss)			

 $\begin{array}{c} Assignment\ and\ Assumption\ of\ Leases\\ Schedule\ 1-Rent\ Roll\\ Page\ 3\ of\ 7 \end{array}$

Tenancy Schedule I

Amount/ Bank Guarantee					-	0.00										00'0								
Security Deposit Received						4,500.00										1.950.00								
Annual Misc/Area	183,082.92	Annual Gross Amount	183,082.92	100,447.68	10,941.72	0.00			Annual Gross Amount	55,620.00	Annual Gross Amount	55,620.00	9,012.00	948.00	14,220.00	0.00				Annual Gross Amount	29,700.00	Annual Gross Amount	29,700.00	2,628.00
Rec./Area	0.00	fanageme nt Fee	0.00	0.00	0.00	6.72			fanageme nt Fee	00:00	fanageme nt Fee	00.00	0.00	0.00	0.00	8.14				fanageme nt Fee	0.00	Manageme nt Fee	00.00	00.00
Rent/Area	2.60	Annual/Are Manageme a nt Fee	2,60	1.43	0.15	15.45	Notes		Annual/Are Manageme a nt Fee	15.45	Annyal/Are Manageme a nt Fee	15.45	2.50	0.26	3.95	24.75		Notes		Annual/Are Manageme a nt Fee	24.75	Annual/Are N	24.75	2.19
Rent	0.21 183,082.92	Annual A	0.21 183,082,92	0.11 100.447.68	10,941.72	55,620.00		ergh Blvd	Annual A	55,620.00	Annual A	55,620.00	9,012.00	948.00	14,220.00	00 007 62			ergh Blvd	Annual A	29,700.00	Annual	29,700.00	2,628.00
Rent/Area	0.21	Amt/Area	0.21	0.11	0.01	1.29		3,600.00 8202 N. Lindbergh Blvd	Amt/Area	1.28	Amt/Area	1.28	0.20	0.02	0.32	2.08			1,200.00 8212 N. Lindbergh Blvd	Amt/Area	2.06	Amt/Area	2.06	0.18
Monthly Kent	15,256.91	Monthly Amt	15,256.91	8,370.64	911.81	4,635.00	Area	3,600.00 8	Monthly Amt	4,635.00	Monthly Amt Amt/Area	4,635.00	751.00	79.00	1,185.00	2475.00		Area	1,200.00 8	Monthly Amt	2,475.00	Monthly Amt	2,475.00	219.00
Years	11/30/2021	2	11/30/2021	11/30/2021	11/30/2021	8.41	Location		2	01/31/2021	٩	01/31/2021	01/31/2021	01/31/2021	01/31/2021	88	3	Location		و	03/31/2023	٩	03/31/2023	03/31/2023
<u>E</u>	12/01/2016 11/30/2021	From	12/01/2016 11/30/2021	01/01/2018 11/30/2021	01/01/2018 11/30/2021	127	Move In	02/01/2016	From	02/01/2016 01/31/2021	From	02/01/2016		01/01/2018	01/01/2018 01/31/2021	13.5	<u> </u>	Move In	04/01/2018	From	04/01/2018 03/31/2023	From	04/01/2018	04/01/2018 03/31/2023
Lease To	70,262.00	Area	70,262.00	70.262.00	70,262.00	01/31/2021	<u></u>	01/31/2021	Area	3,600.00	Area	3,600.00	3,600.00	3,600.00	3,600.00	20042000	0303115050	To	03/31/2023	Area	1,200.00	Area	1,200.00	
Lease From	u.	Area Label	ų	,	F	07/14/2010	From	02/01/2016	Area Label	u.	Area Label	ı.	u	L	A	04.004.004.0	210211040	From	04/01/2018	Area Label	щ.	Area Label	LL.	Į.
Area	8200 RSF	n.i.	8200 RSF	8200 RSF	8200 RSF	3,600.00	Floor	BLDG1	ti-5	8202 RSF	Ţij.	8202 RSF	Г			1 200 00	0.862,1	Floor	BLDG1	Jun	8212 RSF	15	8212 RSF	Г
Lease Type	Rent	Туре	Rent	CAM	CAM	Retall Inline	Building	n i	Type	Rent	Туре	Rent	CAM	CAM	CAM		Katali Illino	Building		Туре	Rent	Type.	Rent	CAM
Lease	BRE	Charge	BRE	CAM	SNI	Platos' Closet (t0000193)	Linit Code	8202	Charge	BRE	Charge	RRF	CAM	SN	TAX		(t0000196)	Unit Code	8212	Charge	BRE	Charge	HAR HAR	CAM
Unit(s)		Charge Schedules				8202	Spaces	Spando	Rent Steps		Charge Schedules						7L79	Spaces		Rent Steps		Charge Schedules		
Property						Florissant (pfloriss)											Florissant (piloriss)							

Assignment and Assumption of Leases Schedule 1 – Rent Roll Page 4 of 7

Property	Unit(s)	Property Unit(s) Lease	Lease Type	Area	Lease From	Lease To	Tem	Tenancy Years	Monthly Rent	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	LOC Amount/ Bank Guarantee
		TAX	CAM	8212	RSF	1,200.00	1	04/01/2018 03/31/2023	395.00	0.32	4,740.00	3.95	0.00	4,740.00		
					1		1					1		distribution of the same	to constitution and the second	State
Florissant (pfloriss)	8214	Great Clips (t0000189)	Retail Inline	1,200.00	0 / 08/01/2012	07/31/2022	120	6.33	1,996.50	1.88	23,958.00	19.96	6.14	0.00	0.00	0.00
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
		8214)	BLDG1	08/01/2017	07/31/2022	08/01/2017		1,200.00	1,200.00 8214 N. Lindbergh	Ibergh Blvd					
	Rent Steps	Charge	Туре	ii.	Area Label	Area	From	2	Monthly Amt	Amt/Area	Annual	Annual/Are Manageme a nt Fee	Manageme nt Fee	Annual Gross Amount		
		BRE	Rent	8214	RSF	1,200.00		08/01/2017 07/31/2022	1,996.50	1.66	23,958.00	19.96	00:00	23,958.00		
	Charge Schedules	Charge	Туре	ii C	Area Label	Area	From	2	Monthly Amt	Amt/Area	Annual	Annual/Are	Manageme nt Fee	Annual Gross Amount		
		BRE	Rent	8214	RSF	1,200.00	08/01/2017	08/01/2017 07/31/2022	1,996.50	1.66	23,958.00	19.96	0.00	23,958.00		
		CAM	CAM	8214	RSF	1,200.00	01/01/2018	07/31/2022	219.00	0.18		2.19	0.00	2,628.00		
		TAX	CAM	8214	RSF	1,200.00		04/01/2018 07/31/2022	395.00	0.32	4.740.00	3.95	0.00	4,740.00		
Florissant (pfloriss)	8218	Sprint (t0000194) Retail	4) Retail Inline	2,400.00	0 02/01/2014	01/31/2022	8	4.83	3,400.00	1.42	40,800.00	17.00	5.86	0.00	0.00	0.00
		obo O Hall	Collegio		From	CL.	Move In	location	Area			Notes				
	opacca	8218	, n	BLDG1	04/01/2017	01/31/2022	04/01/2017		2,400.00	2,400.00 8218 N. Lindbergh Blvd	bergh Blvd					
	Rent Steps	Charge	Туре	ti.	Area Label	Area	From	O.	Monthly Amt	Amt/Area	Annual	Annual/Are a	Manageme nt Fee	Annual Gross Amount		
		BRE	Rent	8218	RSF	2,400.00	04/01/2017	01/31/2022	3,400.00	1.41	40,800.00	17.00	00.00	40,800.00		
	Charge Schedules	Charge	Туре	TIES .	Area Label	Area	Fo	٦ و	Monthly Amt	Amt/Area	Annual	Annual/Are Manageme a nt Fee	Manageme nt Fee	Annual Gross Amount		
		T A A	Rent	8218	RSF	2.400.00		04/01/2017 01/31/2022	3,400.00	1.41	40,800.00	17.00	00.00	40,800.00		
		MAC	CAM	8218	RSF	2.400.00		01/31/2022	330.00	0.13	3,960.00	3,65	00.0	3,960.00		
		SN	CAM	8218	RSF	2.400.00	1		53.00		636.00	0.26	00.0	636.00		
		TAX	CAM	8218	RSF	2,400.00	01/01/2018	01/31/2022	790.00	0.32	9,480.00	3.95	0.00	9,480.00		
Florissant (pfloriss)	8220	Nails 67 (t0000185)	Retail Inline	1,200.00	10/01/2012	09/30/2022	120	6.16	2,000.00	1.67	24,000.00	20.00	6.14	00.00	1,600.00	0.00
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
						The state of the s	1		0000							

Assignment and Assumption of Leases Schedule 1 – Rent Roll Page 5 of 7

LOC Amount/ Bank Guarantee							0.00	NEW STATES			NI SERVICE STATES					0.00						
Security Deposit Received							2,062.50									0.00						
Annual Misc/Area	Annual Gross Amount	24,000.00	Annual Gross Amount	24,000.00	2,628.00	4,740.00	0.00			Annual	33,000.00	Annual Gross Amount	33,000.00	3,624.00	6,516.00	0.00			Annual Gross Amount	36,702.48	37,803.60	Annual
Rec./Area	Manageme nt Fee	0.00	Manageme nt Fee	00.00	0.00	0.00	6.15			Manageme nt Fee	00.00	Manageme nt Fee	00.00	00:00	0.00	6.93			Manageme nt Fee	00:00	0.00	Manageme nt Fee
Annual Rent/Area	Annual/Are Manageme a nt Fee	20.00	Annual/Are	20:00	2.19	3.95	20.00	Notes		Annual/Are	20.00	Annual/Are Manageme a nt Fee	20,00	2.19	3.94	19.67	Notes		Annual/Are Manageme a nt Fee	19.66	20.25	Annual/Are Manageme a nt Fee
Rent	Annual	24,000.00	Annual	24.000.00	2,628.00	4,740.00	33,000.00		bergh Blvd	Annual	33,000.00	Annual	33,000.00	3,624.00	6,516.00	36,702.48		pergh Blvd	Annual	36,702.48	37,803.60	Annual
Monthly Rent/Area	Amt/Area	1.66	Amt/Area	1.66	0.18	0.32	1.67		1,650.00 8222 N. Lindbergh Blvd	Amt/Area	1.66	Amt/Area	1.66	0.18	0.32	1.64		1,866.00 8226 N. Lindbergh Blvd	Amt/Area	1.63	1.68	Amt/Area
Monthly Rent	Monthly Amt	2,000.00	Monthly Amt	2,000.00	219.00	395.00	2,750.00	Area	1,650.00	Monthly Amt	2,750.00	Monthly Amt	2,750.00	302.00	543.00	3,058.54	Area	1,866.00	Monthly Amt	3,058.54	3,150.30	Monthly Amt
Years	2	09/30/2022	70	09/30/2022	09/30/2022	09/30/2022	5.91	Location		70	12/31/2021	Q.	12/31/2021	12/31/2021	12/31/2021	6.33	Location		2	11/30/2019	11/30/2020	O.
E C	From	10/01/2017	From	10/01/2017	01/01/2018	01/01/2018 09/30/2022	108	Move in	01/01/2017	From	01/01/2017 12/31/2021	From	01/01/2017 12/31/2021	01/01/2018	01/01/2018	124	Move In	11/24/2015	From	12/01/2018	12/01/2019 11/30/2020	From
Lease To	Area	1,200.00	Area	1,200.00	1,200.00	1,200.00	12/31/2021	To	12/31/2021	Area	1,650.00	Area	1,650.00	1,650.00	1,650.00	11/30/2020	To	11/30/2020	Area	1,866.00		Area
Lease From	Area Label	RSF	Area Label	RSF	RSF	RSF	01/01/2013	From	01/01/2017	Area Label	RSF	Area Label	RSF	RSF	RSF	08/24/2010	From	11/24/2015	Area Label	RSF	RSF	Area Label
Area	Chit	8220	ži.	8220		8220	1,650.00	Floor	BLDG1	Ç	8222	C	8222 F			1,856.00	Floor	BLDG1	ji Z	8226 F	П	Ħ
Lease Type	Туре	Rent	Туре	Rent	CAM	CAM	Retail Inline	Building		Type	Rent	Туре	Rent	CAM	CAM	Retail Inline	Building		Type	Rent	Rent	Туре
Lease	Charge	BRE	Charge	BRE	CAM	TAX	Wingstop (t0000190)	Linit Code	8222	Charge	BRE	Charge	BRE	CAM	TAX	Weight Watchers (t0000197)	Unit Code	8226	Charge	BRE	BRE	Charge
Unit(s)	Rent Steps		Charge Schedules				8222	Spaces	a a a a a a a a a a a a a a a a a a a	Rent Steps		Charge Schedules				8226	Spaces		Rent Steps	And the control of th		Charge
Property							Florissant (pfloriss)						And the state of t			Florissant (pfloriss)						

Assignment and Assumption of Leases Schedule 1 – Rent Roll Page 6 of 7

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Property	Unit(s)	Property Unit(s) Lease	Lease Type	Area	Lease From	Lease To	Tem	Tenancy Years	Tenancy Monthly Rent Years	Monthly Rent/Area	Annual Rent	Annual Rent/Area	Annual Rec./Area	Annual Misc/Area	Security Deposit Received	Amount/ Bank Guarantee
		CAM	CAM	8226	RSF	1,866.00	01/01/2018	11/30/2020	422.00	0.22	5,064.00	2.71	0.00	5,064.00		
		SNI	CAM	8226	RSF	1,866.00	01/01/2018	11/30/2020	41.00	0.02	492.00	0,26	0.00	492.00		
		TAX	CAM	8226	RSF	1,866.00	01/01/2018	11/30/2020	614.00	0.32	7,368.00	3.94	00.00	7,368.00		
		BRE	Rent	8226	RSF	1,866.00	12/04/2018	11/30/2019	3,058.54	1.63	36,702.48	19,66	0.00	36,702.48		
							\					1				
Florissant (pfloriss)	8234	Bandana's B-B-Q Retail (t0000163)	Retail Inline	5,500.00	12/01/2012	11/30/2022	120	6.00	6,645.83	1.21	79,749.96	14.50	6.05	0.00	7,104.17	0.00
	Spaces	Unit Code	Building	Floor	From	70	Move In	Location	Area			Notes				
	The first control of the control of	8234	Additional generalization of the formation of the preference in the first of the formation	BLDG1	12/01/2017	11/30/2022	12/01/2017		5,500.00	5,500.00 8234 N. Lindbergh Blvd	pergh Blvd					
	Rent Steps	Charge	Туре	aji.	Area Label	Area	From	P.	Monthly Amt	Amt/Area	Annual	Annual/Are Manageme a nt Fee	Manageme nt Fee	Annual Gross Amount		
		BRE	Rent	8234	RSF	5,500.00	12/01/2017 11/30/2022	11/30/2022	6,645.83	1.20	79,749.96	14.50	00'0	79,749.96		
	Charge Schedules	Charge	Туре	n dit	Area Label	Area	From	٩	Monthly Amt	Amt/Area	Annual	Annual/Are Manageme a nt Fee	Manageme nt Fee	Annual Gross Amount		
		BRE	Rent	8234	RSF	5,500.00	12/01/2017	11/30/2022	6,645.83	1.20	79.749.96	14.50	0.00	79,749.96		
		CAM	CAM	8234	RSF	5,500.00	01/01/2018	11/30/2022	963.00	0.17	11,556.00	2.10	00'0	11,556.00		
		TAX	CAM	8234	RSF	5,500.00	01/01/2018	11/30/2022	1,811.00	0.32	21,732.00	3.95	00.00	21,732.00		
Florissant (pfloriss)	8250	Wendy's (t0000181)	CAM Only	0.00	09/19/2002	09/18/2027	300	16.25	D:00	0.00	0.00	0.00	0.00	00.0	0.00	0.00
	Spaces	Linit Code	Ruilding	Floor	From	To	Move In	Location	Area			Notes				
		8250	7	PAD1	09/19/2002	09/18/2027	09/19/2002		00.00	0.00 8250 N. Lindbergh Blvd	pergh Blvd					
	Charge Schedules	Charge	Type	n C	Area Label	Area	From	<u>e</u>	Monthly Amt	Amt/Area	Annual	Annual/Are Manageme a nt Fee	Manageme nt Fee	Annual Gross Amount		
		CAM	CAM	8250	RSF	00:00	09/01/2017 09/18/2027	09/18/2027	133.17	0.00	1,598.00	0.00	00.00	1,598.00		
Florissant (offoriss)	8230	VACANT		7,500.00												