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 creditor?

Florissant Market, LLC
Name of the current creditor (the person or entity to be paid for this claim)

Other names the creditor used with the debtor _____

2. Has this claim been acquired from someone else?

☑ No
☐ Yes. From whom? _____

3. Where should notices and payments to the creditor be sent?

Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)

Where should notices to the creditor be sent?	**Where should payments to the creditor be sent?** (if different)
Joshua S. Bauchner, Esq.. (Name)	(Name)
Ansell Grimm & Aaron, P.C. 365 Rifle Camp Road (Number Street)	(Number Street)
Woodland Park NJ 07424 (City State ZIP Code)	(City State ZIP Code)
Contact phone (973) 247-9000	Contact phone _____
Contact email jb@ansellgrimm.com	Contact email _____

Uniform claim identifier for electronic payments in chapter 13 (if you use one):

_ _

4. Does this claim amend one already filed?

☑ No
☐ Yes. Claim number on court claims registry (if known) _____ Filed on _____ (MM / DD / YYYY)

5. Do you know if anyone else has filed a proof of claim for this claim?

☑ No
☐ Yes. Who made the earlier filing? _____

Part 2: Give Information About the Claim as of the Date the Case Was Filed

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?**

$ 1,172,269.10 . **Does this amount include interest or other charges?**

☑ No
☐ Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).

8. **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?**

☑ No
☐ 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 unsecured: $_____ (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 entitled to priority under 11 U.S.C. § 507(a)?**

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

☑ No

☐ Yes. *Check one:*

	Amount entitled to priority
☐ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).	$ 0.00
☐ Up to $3,025* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).	$ 0.00
☐ Wages, salaries, or commissions (up to $13,650*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).	$ 0.00
☐ Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).	$ 0.00
☐ Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).	$ 0.00
☐ Other. Specify subsection of 11 U.S.C. § 507(a)(__) that applies.	$ 0.00

* Amounts are subject to adjustment on 4/01/22 and every 3 years after that for cases begun on or after the date of adjustment.

Part 3: Sign Below

The person completing this proof of claim must sign and date it. FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(2) authorizes courts to establish local rules specifying what a signature is.

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.

Check the appropriate box:

☐ I am the creditor.

☑ I am the creditor's attorney or authorized agent.

☐ I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.

☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 09/01/2020
MM / DD / YYYY

s/Joshua S. Bauchner
Signature

Print the name of the person who is completing and signing this claim:

Name: Joshua S. Bauchner
First name | Middle name | Last name

Title: Attorney

Company: Ansell Grimm & Aaron, P.C.
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address: _____
Number | Street

_____
City | State | ZIP Code

Contact phone _____ Email _____

Attachment 1 - Exhibit A.PDF

Description -

EXHIBIT A

Lease Unpaid Charges

Tenant: Gold's Gym International, Inc.(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

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

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**").

W I T N E S S E T H:

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:

1. 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

By: _____
Name: GLEE BURNS
Title: AUTHORIZED SIGNATORY

ASSIGNEE:

FLORISSANT MARKET LLC,
a Missouri limited liability company

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

By: _____
Name: Michael J. Polimeni
Title: 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°10′55″ E. TO A POINT REFERENCED BY A ½ 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°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°8′45″ E. 349.05′ TO A POINT REFERENCED BY A ½ 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;

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 ½" 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 ½W 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°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°2'28" W. 132.23' TO A ½ 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

Tenancy Schedule I

Property: pfloriss As of Date: 12/01/2018 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	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
Florissant (pfloriss)	8180	Crazy Bowls and Wraps (t0000640)	CAM Only	0.00	05/28/2003	05/27/2028	300	15.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes
	8180		PAD3	05/28/2003	05/27/2028	05/28/2003		0.00	

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	CAM	CAM	8180	RSF	0.00	05/01/2018	05/27/2028	170.39	0.00	2,044.65	0.00	0.00	2,044.65

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	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
Florissant (pfloriss)	8182	Gold's Gym (#25004) (t0000188)	Retail Anchor	40,154.00	10/01/2007	10/31/2022	181	11.16	59,929.85	1.49	719,158.20	17.91	5.83	0.00	0.00	0.00

Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes
	8182		BLDG1	10/01/2007	10/31/2022	10/01/2007		40,154.00	8182 N. Lindbergh Blvd

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	BRE	Rent	8182	RSF	40,154.00	11/01/2017	10/31/2022	59,929.85	1.49	719,158.20	17.91	0.00	719,158.20

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	BRE	Rent	8182	RSF	40,154.00	11/01/2017	10/31/2022	59,929.85	1.49	719,158.20	17.91	0.00	719,158.20
	CAM	CAM	8182	RSF	40,154.00	01/01/2018	10/31/2022	5,325.00	0.13	63,900.00	1.59	0.00	63,900.00
	INS	CAM	8182	RSF	40,154.00	01/01/2018	10/31/2022	975.00	0.02	11,700.00	0.29	0.00	11,700.00
	TAX	CAM	8182	RSF	40,154.00	01/01/2018	10/31/2022	13,219.00	0.32	158,628.00	3.95	0.00	158,628.00

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	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
Florissant (pfloriss)	8184	Supplement Superstore (t0000184)	Retail Inline	1,400.00	12/01/2011	08/31/2022	129	7.00	2,391.67	1.71	28,700.04	20.50	7.45	0.00	0.00	0.00

Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes
	8184		BLDG1	08/01/2017	08/31/2022	08/01/2017		1,400.00	8184 N. Lindbergh Blvd

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	BRE	Rent	8184	RSF	1,400.00	09/01/2018	08/31/2019	2,391.67	1.70	28,700.04	20.50	0.00	28,700.04
	BRE	Rent	8184	RSF	1,400.00	09/01/2019	08/31/2020	2,450.00	1.75	29,400.00	21.00	0.00	29,400.00
	BRE	Rent	8184	RSF	1,400.00	09/01/2020	08/31/2021	2,508.33	1.79	30,099.96	21.50	0.00	30,099.96

Friday, November 30, 2018
02:41 PM

Assignment and Assumption of Leases
Schedule 1 – Rent Roll
Page 2 of 7

Tenancy Schedule I

Property: pflorss As of Date: 12/01/2018 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	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
		BRE	Rent	8184	RSF	1,400.00	09/01/2021	08/31/2022	2,566.67	1.83	30,800.04	22.00	0.00	30,800.04		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		CAM	CAM	8184	RSF	1,400.00	01/01/2018	08/31/2022	377.00	0.26	4,524.00	3.23	0.00	4,524.00		
		INS	CAM	8184	RSF	1,400.00	01/01/2018	08/31/2022	31.00	0.02	372.00	0.26	0.00	372.00		
		TAX	CAM	8184	RSF	1,400.00	01/01/2018	08/31/2022	461.00	0.32	5,532.00	3.95	0.00	5,532.00		
		BRE	Rent	8184	RSF	1,400.00	09/01/2018	08/31/2019	2,391.67	1.70	28,700.04	20.50	0.00	28,700.04		
Florissant (pflorss)	**8186**	**Quest Diagnostics (t0000589)**	**Retail Inline**	**2,800.00**	**04/01/2016**	**03/31/2021**	**60**	**2.66**	**4,455.78**	**1.59**	**53,469.36**	**19.10**	**6.50**	**0.00**	**0.00**	**0.00**
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
		8186		BLDG1	04/01/2016	03/31/2021	04/01/2016		2,800.00	8186 N. Lindbergh Blvd						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8186	RSF	2,800.00	04/01/2018	03/31/2019	4,455.78	1.59	53,469.36	19.09	0.00	53,469.36		
		BRE	Rent	8186	RSF	2,800.00	04/01/2019	03/31/2020	4,589.45	1.63	55,073.40	19.66	0.00	55,073.40		
		BRE	Rent	8186	RSF	2,800.00	04/01/2020	03/31/2021	4,727.14	1.68	56,725.68	20.25	0.00	56,725.68		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		CAM	CAM	8186	RSF	2,800.00	01/01/2018	03/31/2021	557.00	0.19	6,684.00	2.38	0.00	6,684.00		
		INS	CAM	8186	RSF	2,800.00	01/01/2018	03/31/2021	62.00	0.02	744.00	0.26	0.00	744.00		
		TAX	CAM	8186	RSF	2,800.00	01/01/2018	03/31/2021	922.00	0.32	11,064.00	3.95	0.00	11,064.00		
		BRE	Rent	8186	RSF	2,800.00	04/01/2018	03/31/2019	4,455.78	1.59	53,469.36	19.09	0.00	53,469.36		
Florissant (pflorss)	**8190**	**Commerce Bank NA (t0000160)**	**CAM Only**	**0.00**	**11/15/2002**	**11/14/2027**	**300**	**16.08**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
		8190		PAD2	11/15/2002	11/14/2027	11/15/2002		0.00	8190 N. Lindbergh Blvd						
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		CAM	CAM	8190	RSF	0.00	11/01/2017	11/14/2027	170.06	0.00	2,040.75	0.00	0.00	2,040.75		
Florissant (pflorss)	**8192**	**Papa Murphy's (t0000186)**	**Retail Inline**	**1,400.00**	**12/01/2009**	**11/30/2020**	**132**	**9.00**	**2,450.00**	**1.75**	**29,400.00**	**21.00**	**7.45**	**0.00**	**2,450.00**	**0.00**

Tenancy Schedule I

Property: pflorss As of Date: 12/01/2018 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	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
Florissant (pflorss)	8198	AAA (t0000182)	Retail Inline	4,125.00	01/21/2008	04/30/2023	184	10.91	7,390.63	1.79	88,687.56	21.50	5.01	0.00	0.00	0.00
Florissant (pflorss)	8200	Schnuck's Store #101 (t0000195)	Retail Anchor	70,262.00	11/26/2001	11/30/2021	241	17.06	15,256.91	0.22	183,082.92	2.61	1.59	0.00	0.00	0.00

Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes
	8192		BLDG1	12/01/2015	11/30/2020	12/01/2015		1,400.00	8192 N. Lindbergh Blvd

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	BRE	Rent	8192	RSF	1,400.00	12/01/2018	11/30/2019	2,450.00	1.75	29,400.00	21.00	0.00	29,400.00
	BRE	Rent	8192	RSF	1,400.00	12/01/2019	11/30/2020	2,566.67	1.83	30,800.04	22.00	0.00	30,800.04

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	CAM	CAM	8192	RSF	1,400.00	01/01/2018	11/30/2020	377.00	0.26	4,524.00	3.23	0.00	4,524.00
	INS	CAM	8192	RSF	1,400.00	01/01/2018	11/30/2020	31.00	0.02	372.00	0.26	0.00	372.00
	TAX	CAM	8192	RSF	1,400.00	01/01/2018	11/30/2020	461.00	0.32	5,532.00	3.95	0.00	5,532.00
	BRE	Rent	8192	RSF	1,400.00	12/01/2018	11/30/2019	2,450.00	1.75	29,400.00	21.00	0.00	29,400.00

Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes
	8198		BLDG1	05/01/2018	04/30/2023	05/01/2018		4,125.00	8198 N. Lindbergh Blvd

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	BRE	Rent	8198	RSF	4,125.00	05/01/2018	04/30/2023	7,390.63	1.79	88,687.56	21.50	0.00	88,687.56

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	BRE	Rent	8198	RSF	4,125.00	05/01/2018	04/30/2023	7,390.63	1.79	88,687.56	21.50	0.00	88,687.56
	CAM	CAM	8198	RSF	4,125.00	05/01/2018	04/30/2023	707.00	0.17	8,484.00	2.05	0.00	8,484.00
	TAX	CAM	8198	RSF	4,125.00	05/01/2018	04/30/2023	1,358.00	0.32	16,296.00	3.95	0.00	16,296.00

Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes
	8200		BLDG1	11/26/2001	11/30/2021	11/26/2001		70,262.00	8200 N. Lindbergh Blvd

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount

Tenancy Schedule I

Property: pflorlss As of Date: 12/01/2018 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	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
		BRE	Rent	8200	RSF	70,262.00	12/01/2016	11/30/2021	15,256.91	0.21	183,082.92	2.60	0.00	183,082.92		

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	BRE	Rent	8200	RSF	70,262.00	12/01/2016	11/30/2021	15,256.91	0.21	183,082.92	2.60	0.00	183,082.92
	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	100,447.68
	INS	CAM	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

Florissant (pflorlss)	**8202**	**Platos' Closet (t0000193)**	**Retail Inline**	**3,600.00**	**07/14/2010**	**01/31/2021**	**127**	**6.41**	**4,635.00**	**1.29**	**55,620.00**	**15.45**	**6.72**	**0.00**	**4,500.00**	**0.00**

Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes
	8202		BLDG1	02/01/2016	01/31/2021	02/01/2016		3,600.00	8202 N. Lindbergh Blvd

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	BRE	Rent	8202	RSF	3,600.00	02/01/2016	01/31/2021	4,635.00	1.28	55,620.00	15.45	0.00	55,620.00

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	BRE	Rent	8202	RSF	3,600.00	02/01/2016	01/31/2021	4,635.00	1.28	55,620.00	15.45	0.00	55,620.00
	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
	INS	CAM	8202	RSF	3,600.00	01/01/2018	01/31/2021	79.00	0.02	948.00	0.26	0.00	948.00
	TAX	CAM	8202	RSF	3,600.00	01/01/2018	01/31/2021	1,185.00	0.32	14,220.00	3.95	0.00	14,220.00

Florissant (pflorlss)	**8212**	**SVS Vision (t0000196)**	**Retail Inline**	**1,200.00**	**04/01/2012**	**03/31/2023**	**132**	**6.56**	**2,475.00**	**2.06**	**29,700.00**	**24.75**	**6.14**	**0.00**	**1,950.00**	**0.00**

Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes
	8212		BLDG1	04/01/2018	03/31/2023	04/01/2018		1,200.00	8212 N. Lindbergh Blvd

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	BRE	Rent	8212	RSF	1,200.00	04/01/2018	03/31/2023	2,475.00	2.06	29,700.00	24.75	0.00	29,700.00

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	BRE	Rent	8212	RSF	1,200.00	04/01/2018	03/31/2023	2,475.00	2.06	29,700.00	24.75	0.00	29,700.00
	CAM	CAM	8212	RSF	1,200.00	04/01/2018	03/31/2023	219.00	0.18	2,628.00	2.19	0.00	2,628.00

Assignment and Assumption of Leases
Schedule 1 – Rent Roll
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Tenancy Schedule I

Property: pflorlss As of Date: 12/01/2018 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	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	04/01/2018	03/31/2023	395.00	0.32	4,740.00	3.95	0.00	4,740.00		
Florissant (pflorlss)	**8214**	**Great Clips (t0000189)**	**Retail Inline**	**1,200.00**	**08/01/2012**	**07/31/2022**	**120**	**6.33**	**1,996.50**	**1.66**	**23,958.00**	**19.96**	**8.14**	**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	8214 N. Lindbergh Blvd

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management 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	0.00	23,958.00

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management 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	0.00	23,958.00
	CAM	CAM	8214	RSF	1,200.00	01/01/2018	07/31/2022	219.00	0.18	2,628.00	2.19	0.00	2,628.00
	TAX	CAM	8214	RSF	1,200.00	01/01/2018	07/31/2022	395.00	0.32	4,740.00	3.95	0.00	4,740.00

Florissant (pflorlss)	**8218**	**Sprint (t0000194)**	**Retail Inline**	**2,400.00**	**02/01/2014**	**01/31/2022**	**96**	**4.83**	**3,400.00**	**1.42**	**40,800.00**	**17.00**	**5.66**	**0.00**	**0.00**	**0.00**

Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes
	8218		BLDG1	04/01/2017	01/31/2022	04/01/2017		2,400.00	8218 N. Lindbergh Blvd

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management 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	0.00	40,800.00

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management 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	0.00	40,800.00
	CAM	CAM	8218	RSF	2,400.00	01/01/2018	01/31/2022	330.00	0.13	3,960.00	1.65	0.00	3,960.00
	INS	CAM	8218	RSF	2,400.00	01/01/2018	01/31/2022	53.00	0.02	636.00	0.26	0.00	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 (pflorlss)	**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**	**8.14**	**0.00**	**1,500.00**	**0.00**

Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes
	8220		BLDG1	10/01/2017	09/30/2022	10/01/2017		1,200.00	8220 N. Lindbergh Blvd

Tenancy Schedule I

Property: pflorss As of Date: 12/01/2018 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	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
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8220	RSF	1,200.00	10/01/2017	09/30/2022	2,000.00	1.66	24,000.00	20.00	0.00	24,000.00		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8220	RSF	1,200.00	10/01/2017	09/30/2022	2,000.00	1.66	24,000.00	20.00	0.00	24,000.00		
		CAM	CAM	8220	RSF	1,200.00	01/01/2018	09/30/2022	219.00	0.18	2,628.00	2.19	0.00	2,628.00		
		TAX	CAM	8220	RSF	1,200.00	01/01/2018	09/30/2022	395.00	0.32	4,740.00	3.95	0.00	4,740.00		
Florissant (pflorss)	**8222**	**Wingstop (t0000190)**	**Retail Inline**	**1,650.00**	**01/01/2013**	**12/31/2021**	**108**	**5.91**	**2,750.00**	**1.67**	**33,000.00**	**20.00**	**6.15**	**0.00**	**2,062.50**	**0.00**
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
		8222		BLDG1	01/01/2017	12/31/2021	01/01/2017		1,650.00	8222 N. Lindbergh Blvd						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8222	RSF	1,650.00	01/01/2017	12/31/2021	2,750.00	1.66	33,000.00	20.00	0.00	33,000.00		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8222	RSF	1,650.00	01/01/2017	12/31/2021	2,750.00	1.66	33,000.00	20.00	0.00	33,000.00		
		CAM	CAM	8222	RSF	1,650.00	01/01/2018	12/31/2021	302.00	0.18	3,624.00	2.19	0.00	3,624.00		
		TAX	CAM	8222	RSF	1,650.00	01/01/2018	12/31/2021	543.00	0.32	6,516.00	3.94	0.00	6,516.00		
Florissant (pflorss)	**8226**	**Weight Watchers (t0000197)**	**Retail Inline**	**1,866.00**	**08/24/2010**	**11/30/2020**	**124**	**8.33**	**3,058.54**	**1.64**	**36,702.48**	**19.67**	**6.93**	**0.00**	**0.00**	**0.00**
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
		8226		BLDG1	11/24/2015	11/30/2020	11/24/2015		1,866.00	8226 N. Lindbergh Blvd						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8226	RSF	1,866.00	12/01/2018	11/30/2019	3,058.54	1.63	36,702.48	19.68	0.00	36,702.48		
		BRE	Rent	8226	RSF	1,866.00	12/01/2019	11/30/2020	3,150.30	1.68	37,803.60	20.25	0.00	37,803.60		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		

Assignment and Assumption of Leases
Schedule 1 – Rent Roll
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Tenancy Schedule I

Property: pfloriss As of Date: 12/01/2018 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	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
		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		
		INS	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	0.00	7,368.00		
		BRE	Rent	8226	RSF	1,866.00	12/01/2016	11/30/2019	3,058.54	1.63	36,702.48	19.66	0.00	36,702.48		
Florissant (pfloriss)	8234	Bandana's B-B-Q (t0000183)	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	To	Move In	Location	Area	Notes
	8234		BLDG1	12/01/2017	11/30/2022	12/01/2017		5,500.00	8234 N. Lindbergh Blvd

Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management 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

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management 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	0.00	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	0.00	21,732.00
Florissant (pfloriss)	8250	Wendy's (t0000181)	CAM Only	0.00	09/19/2002	09/18/2027	300	16.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes
	8250		PAD1	09/19/2002	09/18/2027	09/19/2002		0.00	8250 N. Lindbergh Blvd

Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
	CAM	CAM	8250	RSF	0.00	09/01/2017	09/18/2027	133.17	0.00	1,598.00	0.00	0.00	1,598.00
Florissant (pfloriss)	8238	VACANT		7,500.00									

SCHEDULE 1
TO ASSIGNMENT AND ASSUMPTION OF LEASES
RENT ROLL

Tenancy Schedule I

Property: pfloriss As of Date: 12/01/2018 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	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
Florissant (pfloriss)	**8180**	**Crazy Bowls and Wraps (t0000840)**	**CAM Only**	**0.00**	**05/28/2003**	**05/27/2028**	**300**	**15.58**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
		8180		PAD3	05/28/2003	05/27/2028	05/28/2003		0.00							
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		CAM	CAM	8180	RSF	0.00	05/01/2018	05/27/2028	170.39	0.00	2,044.65	0.00	0.00	2,044.65		
Florissant (pfloriss)	**8182**	**Gold's Gym (#25004) (t0000188)**	**Retail Anchor**	**40,154.00**	**10/01/2007**	**10/31/2022**	**181**	**11.16**	**59,929.85**	**1.49**	**719,158.20**	**17.91**	**5.83**	**0.00**	**0.00**	**0.00**
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
		8182		BLDG1	10/01/2007	10/31/2022	10/01/2007		40,154.00	8182 N. Lindbergh Blvd						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8182	RSF	40,154.00	11/01/2017	10/31/2022	59,929.85	1.49	719,158.20	17.91	0.00	719,158.20		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8182	RSF	40,154.00	11/01/2017	10/31/2022	59,929.85	1.49	719,158.20	17.91	0.00	719,158.20		
		CAM	CAM	8182	RSF	40,154.00	01/01/2018	10/31/2022	5,325.00	0.13	63,900.00	1.59	0.00	63,900.00		
		INS	CAM	8182	RSF	40,154.00	01/01/2018	10/31/2022	975.00	0.02	11,700.00	0.29	0.00	11,700.00		
		TAX	CAM	8182	RSF	40,154.00	01/01/2018	10/31/2022	13,219.00	0.32	158,628.00	3.95	0.00	158,628.00		
Florissant (pfloriss)	**8184**	**Supplement Superstore (t0000184)**	**Retail Inline**	**1,400.00**	**12/01/2011**	**08/31/2022**	**129**	**7.00**	**2,391.67**	**1.71**	**28,700.04**	**20.50**	**7.45**	**0.00**	**0.00**	**0.00**
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
		8184		BLDG1	06/01/2017	08/31/2022	06/01/2017		1,400.00	8184 N. Lindbergh Blvd						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8184	RSF	1,400.00	09/01/2018	08/31/2019	2,391.67	1.70	28,700.04	20.50	0.00	28,700.04		
		BRE	Rent	8184	RSF	1,400.00	09/01/2019	08/31/2020	2,450.00	1.75	29,400.00	21.00	0.00	29,400.00		
		BRE	Rent	8184	RSF	1,400.00	09/01/2020	08/31/2021	2,508.33	1.79	30,099.96	21.50	0.00	30,099.96		

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Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	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
		BRE	Rent	8184	RSF	1,400.00	09/01/2021	08/31/2022	2,566.67	1.83	30,800.04	22.00	0.00	30,800.04		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		CAM	CAM	8184	RSF	1,400.00	01/01/2018	08/31/2022	377.00	0.26	4,524.00	3.23	0.00	4,524.00		
		INS	CAM	8184	RSF	1,400.00	01/01/2018	08/31/2022	31.00	0.02	372.00	0.26	0.00	372.00		
		TAX	CAM	8184	RSF	1,400.00	01/01/2018	08/31/2022	461.00	0.32	5,532.00	3.95	0.00	5,532.00		
		BRE	Rent	8184	RSF	1,400.00	09/01/2018	08/31/2019	2,391.67	1.70	28,700.04	20.50	0.00	28,700.04		
Florissant (pfloriss)	**8186**	**Quest Diagnostics (t0000589)**	**Retail Inline**	**2,800.00**	**04/01/2016**	**03/31/2021**	**60**	**2.66**	**4,455.78**	**1.59**	**53,469.36**	**19.10**	**6.60**	**0.00**	**0.00**	**0.00**
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes						
		8186		BLDG1	04/01/2016	03/31/2021	04/01/2016		2,800.00	8186 N. Lindbergh Blvd						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8186	RSF	2,800.00	04/01/2018	03/31/2019	4,455.78	1.59	53,469.36	19.09	0.00	53,469.36		
		BRE	Rent	8186	RSF	2,800.00	04/01/2019	03/31/2020	4,589.45	1.63	55,073.40	19.66	0.00	55,073.40		
		BRE	Rent	8186	RSF	2,800.00	04/01/2020	03/31/2021	4,727.14	1.68	56,725.68	20.25	0.00	56,725.68		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		CAM	CAM	8186	RSF	2,800.00	01/01/2018	03/31/2021	557.00	0.19	6,684.00	2.38	0.00	6,684.00		
		INS	CAM	8186	RSF	2,800.00	01/01/2018	03/31/2021	62.00	0.02	744.00	0.26	0.00	744.00		
		TAX	CAM	8186	RSF	2,800.00	01/01/2018	03/31/2021	922.00	0.32	11,064.00	3.95	0.00	11,064.00		
		BRE	Rent	8186	RSF	2,800.00	04/01/2018	03/31/2019	4,455.78	1.59	53,469.36	19.09	0.00	53,469.36		
Florissant (pfloriss)	**8190**	**Commerce Bank NA (t0000180)**	**CAM Only**	**0.00**	**11/15/2002**	**11/14/2027**	**300**	**16.08**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes						
		8190		PAD2	11/15/2002	11/14/2027	11/15/2002		0.00	8190 N. Lindbergh Blvd						
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		CAM	CAM	8190	RSF	0.00	11/01/2017	11/14/2027	170.06	0.00	2,040.75	0.00	0.00	2,040.75		
Florissant (pfloriss)	**8192**	**Papa Murphy's (t0000186)**	**Retail Inline**	**1,400.00**	**12/01/2009**	**11/30/2020**	**132**	**9.00**	**2,450.00**	**1.75**	**29,400.00**	**21.00**	**7.45**	**0.00**	**2,450.00**	**0.00**

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Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	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
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
		8192		BLDG1	12/01/2015	11/30/2020	12/01/2015		1,400.00	8192 N. Lindbergh Blvd						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8192	RSF	1,400.00	12/01/2018	11/30/2019	2,450.00	1.75	29,400.00	21.00	0.00	29,400.00		
		BRE	Rent	8192	RSF	1,400.00	12/01/2019	11/30/2020	2,566.67	1.83	30,800.04	22.00	0.00	30,800.04		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		CAM	CAM	8192	RSF	1,400.00	01/01/2018	11/30/2020	377.00	0.26	4,524.00	3.23	0.00	4,524.00		
		INS	CAM	8192	RSF	1,400.00	01/01/2018	11/30/2020	31.00	0.02	372.00	0.26	0.00	372.00		
		TAX	CAM	8192	RSF	1,400.00	01/01/2018	11/30/2020	461.00	0.32	5,532.00	3.95	0.00	5,532.00		
		BRE	Rent	8192	RSF	1,400.00	12/01/2018	11/30/2019	2,450.00	1.75	29,400.00	21.00	0.00	29,400.00		
Florissant (pfloriss)	**8198**	**AAA (t0000182)**	**Retail Inline**	**4,125.00**	**01/21/2008**	**04/30/2023**	**184**	**10.91**	**7,390.63**	**1.79**	**88,687.56**	**21.50**	**6.01**	**0.00**	**0.00**	**0.00**
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
		8198		BLDG1	05/01/2018	04/30/2023	05/01/2018		4,125.00	8198 N. Lindbergh Blvd						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8198	RSF	4,125.00	05/01/2018	04/30/2023	7,390.63	1.79	88,687.56	21.50	0.00	88,687.56		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8198	RSF	4,125.00	05/01/2018	04/30/2023	7,390.63	1.79	88,687.56	21.50	0.00	88,687.56		
		CAM	CAM	8198	RSF	4,125.00	05/01/2018	04/30/2023	707.00	0.17	8,484.00	2.05	0.00	8,484.00		
		TAX	CAM	8198	RSF	4,125.00	05/01/2018	04/30/2023	1,358.00	0.32	16,296.00	3.95	0.00	16,296.00		
Florissant (pfloriss)	**8200**	**Schnuck's Store #101 (t0000195)**	**Retail Anchor**	**70,262.00**	**11/26/2001**	**11/30/2021**	**241**	**17.08**	**15,256.91**	**0.22**	**183,082.92**	**2.61**	**1.59**	**0.00**	**0.00**	**0.00**
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
		8200		BLDG1	11/26/2001	11/30/2021	11/26/2001		70,262.00	8200 N. Lindbergh Blvd						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		

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Property: pflorss As of Date: 12/01/2018 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	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
		BRE	Rent	8200	RSF	70,262.00	12/01/2016	11/30/2021	15,256.91	0.21	183,082.92	2.60	0.00	183,082.92		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8200	RSF	70,262.00	12/01/2016	11/30/2021	15,256.91	0.21	183,082.92	2.60	0.00	183,082.92		
		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	100,447.68		
		INS	CAM	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		
Florissant (pflorss)	**8202**	**Platos' Closet (t0000193)**	**Retail Inline**	**3,600.00**	**07/14/2010**	**01/31/2021**	**127**	**8.41**	**4,635.00**	**1.29**	**55,620.00**	**15.45**	**6.72**	**0.00**	**4,500.00**	**0.00**
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
		8202		BLDG1	02/01/2016	01/31/2021	02/01/2016		3,600.00	8202 N. Lindbergh Blvd						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8202	RSF	3,600.00	02/01/2016	01/31/2021	4,635.00	1.28	55,620.00	15.45	0.00	55,620.00		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8202	RSF	3,600.00	02/01/2016	01/31/2021	4,635.00	1.28	55,620.00	15.45	0.00	55,620.00		
		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		
		INS	CAM	8202	RSF	3,600.00	01/01/2018	01/31/2021	79.00	0.02	948.00	0.26	0.00	948.00		
		TAX	CAM	8202	RSF	3,600.00	01/01/2018	01/31/2021	1,185.00	0.32	14,220.00	3.95	0.00	14,220.00		
Florissant (pflorss)	**8212**	**SVS Vision (t0000196)**	**Retail Inline**	**1,200.00**	**04/01/2012**	**03/31/2023**	**132**	**6.66**	**2,475.00**	**2.06**	**29,700.00**	**24.75**	**6.14**	**0.00**	**1,950.00**	**0.00**
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
		8212		BLDG1	04/01/2018	03/31/2023	04/01/2018		1,200.00	8212 N. Lindbergh Blvd						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8212	RSF	1,200.00	04/01/2018	03/31/2023	2,475.00	2.06	29,700.00	24.75	0.00	29,700.00		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8212	RSF	1,200.00	04/01/2018	03/31/2023	2,475.00	2.06	29,700.00	24.75	0.00	29,700.00		
		CAM	CAM	8212	RSF	1,200.00	04/01/2018	03/31/2023	219.00	0.18	2,628.00	2.19	0.00	2,628.00		

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Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	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	04/01/2018	03/31/2023	395.00	0.32	4,740.00	3.95	0.00	4,740.00		
Florissant (pfloriss)	**8214**	**Great Clips (t0000189)**	**Retail Inline**	**1,200.00**	**08/01/2012**	**07/31/2022**	**120**	**6.33**	**1,996.50**	**1.66**	**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	8214 N. Lindbergh Blvd						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management 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	0.00	23,958.00		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management 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	0.00	23,958.00		
		CAM	CAM	8214	RSF	1,200.00	01/01/2018	07/31/2022	219.00	0.18	2,628.00	2.19	0.00	2,628.00		
		TAX	CAM	8214	RSF	1,200.00	01/01/2018	07/31/2022	395.00	0.32	4,740.00	3.95	0.00	4,740.00		
Florissant (pfloriss)	**8218**	**Sprint (t0000194)**	**Retail Inline**	**2,400.00**	**02/01/2014**	**01/31/2022**	**96**	**4.83**	**3,400.00**	**1.42**	**40,800.00**	**17.00**	**5.86**	**0.00**	**0.00**	**0.00**
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
		8218		BLDG1	04/01/2017	01/31/2022	04/01/2017		2,400.00	8218 N. Lindbergh Blvd						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management 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	0.00	40,800.00		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management 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	0.00	40,800.00		
		CAM	CAM	8218	RSF	2,400.00	01/01/2018	01/31/2022	330.00	0.13	3,960.00	1.65	0.00	3,960.00		
		INS	CAM	8218	RSF	2,400.00	01/01/2018	01/31/2022	53.00	0.02	636.00	0.26	0.00	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**	**0.00**	**1,600.00**	**0.00**
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
		8220		BLDG1	10/01/2017	09/30/2022	10/01/2017		1,200.00	8220 N. Lindbergh Blvd						

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Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	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
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8220	RSF	1,200.00	10/01/2017	09/30/2022	2,000.00	1.66	24,000.00	20.00	0.00	24,000.00		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8220	RSF	1,200.00	10/01/2017	09/30/2022	2,000.00	1.66	24,000.00	20.00	0.00	24,000.00		
		CAM	CAM	8220	RSF	1,200.00	01/01/2018	09/30/2022	219.00	0.18	2,628.00	2.19	0.00	2,628.00		
		TAX	CAM	8220	RSF	1,200.00	01/01/2018	09/30/2022	395.00	0.32	4,740.00	3.95	0.00	4,740.00		
Florissant (pflorlss)	**8222**	**Wingstop (t0000190)**	**Retail Inline**	**1,650.00**	**01/01/2013**	**12/31/2021**	**108**	**5.91**	**2,750.00**	**1.67**	**33,000.00**	**20.00**	**6.15**	**0.00**	**2,062.50**	**0.00**
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
		8222		BLDG1	01/01/2017	12/31/2021	01/01/2017		1,650.00	8222 N. Lindbergh Blvd						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8222	RSF	1,650.00	01/01/2017	12/31/2021	2,750.00	1.66	33,000.00	20.00	0.00	33,000.00		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8222	RSF	1,650.00	01/01/2017	12/31/2021	2,750.00	1.66	33,000.00	20.00	0.00	33,000.00		
		CAM	CAM	8222	RSF	1,650.00	01/01/2018	12/31/2021	302.00	0.18	3,624.00	2.19	0.00	3,624.00		
		TAX	CAM	8222	RSF	1,650.00	01/01/2018	12/31/2021	543.00	0.32	6,516.00	3.94	0.00	6,516.00		
Florissant (pflorlss)	**8226**	**Weight Watchers (t0000197)**	**Retail Inline**	**1,866.00**	**08/24/2010**	**11/30/2020**	**124**	**8.33**	**3,058.54**	**1.64**	**36,702.48**	**19.67**	**6.93**	**0.00**	**0.00**	**0.00**
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
		8226		BLDG1	11/24/2015	11/30/2020	11/24/2015		1,866.00	8226 N. Lindbergh Blvd						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		BRE	Rent	8226	RSF	1,866.00	12/01/2018	11/30/2019	3,058.54	1.63	36,702.48	19.66	0.00	36,702.48		
		BRE	Rent	8226	RSF	1,866.00	12/01/2019	11/30/2020	3,150.30	1.68	37,803.60	20.25	0.00	37,803.60		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		

Tenancy Schedule I

Property: pfloriss As of Date: 12/01/2018 By Property

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	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
		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		
		INS	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	0.00	7,368.00		
		BRE	Rent	8226	RSF	1,866.00	12/01/2018	11/30/2019	3,058.54	1.63	36,702.48	19.66	0.00	36,702.48		
Florissant (pfloriss)	**8234**	**Bandana's B-B-Q (t0000183)**	**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	To	Move In	Location	Area			Notes				
		8234		BLDG1	12/01/2017	11/30/2022	12/01/2017		5,500.00	8234 N. Lindbergh Blvd						
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management 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		
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management 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	0.00	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	0.00	21,732.00		
Florissant (pfloriss)	**8250**	**Wendy's (t0000181)**	**CAM Only**	**0.00**	**09/19/2002**	**09/18/2027**	**300**	**16.25**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area			Notes				
		8250		PAD1	09/19/2002	09/18/2027	09/19/2002		0.00	8250 N. Lindbergh Blvd						
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount		
		CAM	CAM	8250	RSF	0.00	09/01/2017	09/18/2027	133.17	0.00	1,598.00	0.00	0.00	1,598.00		
Florissant (pfloriss)	**8230**	VACANT		7,500.00												