

EXHIBIT A

Sugarfina, Inc
 3915 W 102ND STREET
 INGLEWOOD, CA, 90303
 USA

Statement Date : 10/15/2019
 Property Id : RC01-P01
 Contract Id : RC01-00183
 Account Number : RC01-000180

Amount May Be Remitted Electronically :

To : **JP MORGAN CHASE BANK**
 Account : **RCPI Landmark Properties LLC**
 Account # : **323344631**
 ABA for Wires : **021000021**
 ABA for ACH : **021000021**

Remit Payment via Overnight/Courier ONLY to :

JPMORGAN CHASE - LOCKBOX PROCESSING
RCPI LANDMARK PROPERTIES, LLC 33173
4 CHASE METROTECH CTR, 7TH FLR EAST
BROOKLYN, NY, 11245
USA

| Date | Floor | Unit | Billing Type | Additional Description | Charges | Payments | Amount Due |
|-----------|-------|----------|----------------------|---------------------------------|------------|----------|------------|
| 8/1/2019 | CO | CO-1CO33 | Sub Meter Electric | Submeter 2019-5-13 - 2019-6-12 | \$131.15 | \$0.00 | \$131.15 |
| 8/1/2019 | CO | CO-1CO33 | Sales Tax | Submeter 2019-5-13 - 2019-6-12 | \$11.64 | \$0.00 | \$11.64 |
| 8/1/2019 | CO | CO-1CO33 | Marketing Charge | Marketing Charge | \$292.63 | \$0.00 | \$292.63 |
| 8/1/2019 | CO | CO-1CO33 | Operating Escalation | 2019 Operating Escalation | \$1,383.68 | \$0.00 | \$1,383.68 |
| 8/1/2019 | CO | CO-1CO33 | Real Estate Tax | 2019 Real Estate Tax Escalation | \$1,511.27 | \$0.00 | \$1,511.27 |
| 8/1/2019 | CO | CO-1CO33 | Retail Rent | Retail Rent | \$3,322.58 | \$0.00 | \$3,322.58 |
| 8/1/2019 | CO | CO-1CO33 | Retail Rent | Retail Rent | \$3,208.37 | \$0.00 | \$3,208.37 |
| 8/31/2019 | CO | CO-1CO33 | Locksmith Charges | 76785486 Key/Lock Request | \$20.00 | \$0.00 | \$20.00 |
| 8/31/2019 | CO | CO-1CO33 | Locksmith Charges | 76785486 Key/Lock Request | \$4.20 | \$0.00 | \$4.20 |
| 8/31/2019 | CO | CO-1CO33 | Sales Tax | 76785486 Key/Lock Request | \$1.78 | \$0.00 | \$1.78 |
| 9/1/2019 | CO | CO-1CO33 | Sub Meter Electric | Submeter 2019-6-12 - 2019-7-12 | \$140.00 | \$0.00 | \$140.00 |

RCPI LANDMARK PROPERTIES LLC

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4 CHASE METROTECH CTR, 7TH FLR EAST
BROOKLYN, NY, 11245
USA

| Date | Floor | Unit | Billing Type | Additional Description | Charges | Payments | Amount Due |
|-----------|-------|----------|----------------------|---------------------------------|-------------|----------|-------------|
| 9/1/2019 | CO | CO-1CO33 | Sales Tax | Submeter 2019-6-12 - 2019-7-12 | \$12.42 | \$0.00 | \$12.42 |
| 9/1/2019 | CO | CO-1CO33 | Marketing Charge | Marketing Charge | \$292.63 | \$0.00 | \$292.63 |
| 9/1/2019 | CO | CO-1CO33 | Operating Escalation | 2019 Operating Escalation | \$1,383.68 | \$0.00 | \$1,383.68 |
| 9/1/2019 | CO | CO-1CO33 | Real Estate Tax | 2019 Real Estate Tax Escalation | \$1,511.27 | \$0.00 | \$1,511.27 |
| 9/1/2019 | CO | CO-1CO33 | Retail Rent | Retail Rent | \$6,630.63 | \$0.00 | \$6,630.63 |
| 10/1/2019 | CO | CO-1CO33 | Sub Meter Electric | Submeter 2019-7-12 - 2019-8-12 | \$152.63 | \$0.00 | \$152.63 |
| 10/1/2019 | CO | CO-1CO33 | Sales Tax | Submeter 2019-7-12 - 2019-8-12 | \$13.55 | \$0.00 | \$13.55 |
| 10/1/2019 | CO | CO-1CO33 | Marketing Charge | Marketing Charge | \$292.63 | \$0.00 | \$292.63 |
| 10/1/2019 | CO | CO-1CO33 | Operating Escalation | 2019 Operating Escalation | \$1,383.68 | \$0.00 | \$1,383.68 |
| 10/1/2019 | CO | CO-1CO33 | Real Estate Tax | 2019 Real Estate Tax Escalation | \$1,511.27 | \$0.00 | \$1,511.27 |
| 10/1/2019 | CO | CO-1CO33 | Retail Rent | Retail Rent | \$6,630.63 | \$0.00 | \$6,630.63 |
| 10/9/2019 | | | | CK # 9178 | \$-8,364.36 | \$0.00 | \$-8,364.36 |

RCPI LANDMARK PROPERTIES LLC

| Current | 30 | 60 | 90 | 120+ | Balance Due |
|----------|----------|----------|------|------|-------------|
| 1,620.03 | 9,996.61 | 9,861.32 | 0.00 | 0.00 | 21,477.96 |

For Billing Questions, Please Call 212-332-6661

KEEP THIS PORTION FOR YOUR RECORDS

From :

**30 ROCKEFELLER PLAZA
NEW YORK, NY, 10012
USA**

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU

| Statement Date | Property Id | Contract Id | Account Number | Amount Due |
|----------------|-------------|-------------|----------------|------------|
| 10/15/2019 | RC01-P01 | RC01-00183 | RC01-000180 | 21,477.96 |

MAKE CHECKS PAYABLE TO :

RCPI LANDMARK PROPERTIES LLC

AMOUNT PAID

REMIT PAYMENT VIA STANDARD MAIL TO :

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Bill To :

**Sugarfina, Inc
3915 W 102ND STREET
INGLEWOOD, CA, 90303
USA**

**RCPI LANDMARK PROPERTIES, LLC
P.O. BOX 33173
NEWARK, NJ, 07188-3173
USA**