

**GENERAL INFORMATION**

Property Name:	MyBANK BUILDING			Tenant's Local Contact:	Liz McClune			Location Type:	Office Building		
Premises Address:	12345 Sample Blvd.	Suite:	300	Email:	liz.mcclune@eventsclique.com			Lease Type:	FSG / BY		
City / State / Zip:	Sample City	CA	90800	Phone # / Fax #:				Head Count:			
Tenant Entity's Name:	EVENTSCLIQUE.COM			Property Manager Contact:	Kimberly Sowma			Year Built:	1982 / 2005		
Notices to Tenant c/o:	Liz McClune			Property Mgmt Company:	MKC Asset Management, Inc.			Construction:			
Tenant Entity Address:	To Premises			Address:	400 Oceangate, Suite 210			Sprinklers:	Yes		
City, State, Zip:				City, State, Zip:	Long Beach, CA 90802			Class:	A		
Phone / Fax / Email:	liz.mcclune@eventsclique.com			Phone # / Fax #:	(562) 432-7000	(562) 435-4045					
Lease Reference:	ML-8			Emergency # / Email:	(562) 432-7000	kim@mkc.com					

Lease Dates & Term	Lease Ref	Square Footages	Lease Ref	Tenant Parking Information	Number	\$/Mo/Permit	Lease Ref
Original CD:	02/22/11	ML-1	Bldg's Premises RSF:	On-Site Reserved:	3	Free	ML-1,9
Current CD:	02/22/11	ML-1	Total Project Bldg RSF:	On-Site Unreserved:	39	Free	ML-1,9
Lease Expiration Date:	02/28/16	ML-1	Leased Land Acres:	Designated Visitor:	N/A	N/A	N/A
Current Term / Total Term:	5-yrs	ML-1	Tenant's Pro Rata Share %:	Validations:	\$1K/mo	Free	EX C-4

**RENT**

Rent Categories	\$/Month	\$/Year	\$/RSF/Yr	Effective Date	Thru Date	Lease Ref	CPI Adjustments	Lease Ref
Base Rent - Step #1:	\$ 0.00	\$ 0.00	\$ 0.00	02/22/11	10/31/11	ML-1,2 (Mo#1-8=Free)	Effective Month:	N/A
Base Rent - Step #2:	\$ 13,650.00	\$ 163,800.00	\$ 15.60	11/01/11	02/28/14	ML-1	Index:	N/A
Base Rent - Step #3:	\$ 13,923.00	\$ 167,076.00	\$ 15.91	03/01/14	02/28/16	ML-1	Base/Comparison Months:	N/A
Base Rent - Step #4:							Caps:	N/A
Base Rent - Step #5:							Adjustment Frequency:	Every N/A year(s)
Base Rent - Step #6:							Rent Due Date:	1st of each month ML-2
Base Rent - Step #7:							Late Charge:	5% of amount due ML-2
Base Rent - Step #8:							Late After:	10th of month ML-2
Base Rent - Step #9:							Tenant's Holdover Rate:	@ 150% x BR ML-3
Base Rent - Step #10:							Description of "Other Payments"	
Base Rent - Step #11:								
Other Payments #1:								
Other Payments #2:								
Other Payments #3:								
CAM/OE/RET Rent:	\$ 0.00	\$ 0.00	\$ 0.00	02/22/11	02/28/16	ML-2 (BY2012)		
Expense Pass-Thrus	Type	Amount	Remarks	Lease Ref				
Expense Offset:	BY2012	TBD	TT pays PRS% "Combined" OE/RET@ 100% GU	ML-2	Tenant's Right to Audit LL OE's?: YES ML-2			
Cap on Pass-Thrus:	1) "Controllable" OE is capped @ 4%/yr; 2) Prop 13 Protection for full Term			ML-2; EX C-3	Tenant's Notice Due to LL By: N/S ML-2			
Expense Inclusions:	OE includes "std" list of "costs of maintenance + operation of Building" including: RET, utilities, Mgmt Fee, insurance, etc. Per GAAP. LL Recs due to TT by Mar 31 ea yr.			ML-2,4; EX D-1	Audit Cost Reimbursed?: YES, if LL overstates TT's PRS\$ > 3% ML-2			
Expense Exclusions:	Standard LONG list including all other CAPITAL expenditures, all items per BOMA guidelines, etc.			ML-2,4; EX D-2-4	Other Audit Information: N/A N/A			

**LEASE OPTIONS & TICKLERS**

Description of Option or Ticker	Notice Date	Tickler Date	Lease Ref
Tenant's Renewal Option #1: TT has 5-year OTE#1 (#1 of 2) @ 95% FMR w/ 180-90 days notice to LL	11/30/15	06/03/15	EX E-1,2
Tenant's Renewal Option #2: TT has 5-year OTE#2 (#2 of 2) @ 95% FMR w/ 180-90 days notice to LL	11/30/20	06/03/20	EX E-1,2
Tenant's Expansion Option: N/A			
Tenant's Cancellation Option: TT has Option to TERMINATE ML with 6 months notice to LL + payment of fee	UPON REQ	N/A	EX C-2
Landlord Cancellation Option: N/A			
Tenant's ROFR/ROFO Option: TT has ROFO to lease any space on 2nd + 4th Floors upon availability @ TT's then current rate	UPON AVAIL	N/A	EX C-1
Other Option: N/A			
Other Tickler #1: TT to use balance of ML TIA or convert it to BR by 3/31/13	03/31/13	03/01/13	EX B-3
Other Tickler #2: N/A			
Other Tickler #3: N/A			
Annual Tickler: LL to clean carpets each year by March 1	MAR 1 ea yr	N/A	EX C-3

**OTHER LEASE INFORMATION**

	Lease Ref		Lease Ref		Lease Ref
Tenant's Security Deposit:	\$0.00	Not Required	ML-2	Tenant to Guaranty Lease?:	NO ML-1
Tenant's CGLI Insurance:	\$2,000,000	Rating = "A"	ML-5	Tenant Exclusivity?:	NO N/A
Allowed Use of Premises:	General Office		ML-1,3	Tenant's Sublease Rights:	Only w/ LL okay ML-6
Tenant's Signage Rights:	Suite + Directory		ML-3	Tenant Alterations Allowed?:	Only w/ LL okay ML-4
Landlord Provided TIA:	\$262,500	LL did TI's	EX B	LL Remeasurement Allowed?:	NO ML-1
Tenant's "HVAC Hours":	M-F 7AM-6PM	SAT 7AM-12PM	ML-4	After-Hours A/C Cost to Tenant:	@ LL's "cost" ML-3
Landlord's Maintenance Responsibilities:	LL to: 1) perform all R&M (e.g., HVAC, elevator, janitorial, utility services, etc.) [= standard "Office Building" services + R&M].				ML-3,4
Tenant's Maintenance Responsibilities:	TT to: 1) keep Premises in good condition & repair; and 2) @ LED/move out: remove all TT property + LL identified alterations + restore + leave clean.				ML-4,5
Lease Document Trail:	1) ML dtd 11/10/10 w/ EX A-E.				
Other Notes:	1) TT DEFAULT includes: "failure to pay rent w/ 3 business days AR LL notice, abandonment w/ NO rent paid, bankruptcy, non-compliance with ML, ESTP not returned, etc." (ML-7); 2) TT required to pay \$N/S of SL profits for ea SL (ML-6).				

**REFERENCE**

Date of Last Change:	03/01/11	Reason for Change:	Initial abstracting of lease	Tenant's Broker:	Lee & Associates LA/SB/LB (Greg Gill)
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