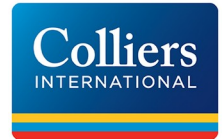


Lease Abstract **KOR-SKO-1508**



General Information:

WorkTrac Reference:	CON-25923	Lease Type:	CommScope
Client Lease Reference:		Sub Type:	
Lease Status:	Active	Size:	58 m ²
Lease Name:	KOR-SKO-1508	Execution:	1/03/2012
Address:	1508 Parkview office, 6, Jungja-dong Room No. 1508	Commencement:	1/13/2025
City, State, Postal:	Seongnam-si Gyeonggi-do 463-863	Expiration Date:	1/12/2027
Country:	South Korea		

Lease Contact Information:

Contact Type	Company	Contact	Phone	Email
Tenant	CommScope Korea, Inc			
Landlord	Kim Young-ho			
Payment Contact				
Managing Agent				
AUB Lease Manager		REcam, Ashvini		

Options / Dates:

Key Date Type	Key Date	Reminder Date	Status	Comment
End of Contract	1/12/2027	1/12/2026	Active	1 Year Reminder = 01/12/2026 Term shall expire on 01/12/2027. (Lease Extension dated 01/03/2025)

Lease Abstract **KOR-SKO-1508**



Options / Dates:

Key Date Type	Key Date	Reminder Date	Status	Comment
Return of Security Deposit	1/12/2027	11/28/2026	Active	<p>45 Days reminder = 11/28/2026</p> <p>Upon the execution of the Lease, TT shall pay to LL KRW 4,50,00000.00 as Security Deposit</p> <p>The security deposit shall be refunded to TT.</p> <p>If any types of debts such as penalties for breach, compensation and losses determined in any other special agreement LL refund the balance to TT. (Lease, Pg. 1, 2, Sec. 2, 5)</p>

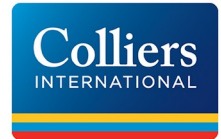
Lease Financials

Expense Type	Frequency	Amount	Start Date	End Date	Next Amount	Details
Base Rent	1 Month	1,450,000.00	1/13/2025	1/12/2027	0.00 KRW	Base Rent
Sales Tax	1 Month	145,000.00	1/13/2025	1/12/2027	0.00 KRW	10% VAT - Base Rent

Periods

Period	Start Date	End Date	Current Monthly Amount	Current Annual Amount	Period Amount
001	1/13/2012	1/12/2014	0.00 KRW	0.00 KRW	0.00
002	1/13/2014	1/12/2015	0.00 KRW	0.00 KRW	0.00
003	1/13/2015	1/12/2017	0.00 KRW	0.00 KRW	0.00
004	1/13/2017	1/12/2019	0.00 KRW	0.00 KRW	0.00
005	1/13/2019	1/12/2021	0.00 KRW	0.00 KRW	0.00
006	1/13/2021	1/12/2022	0.00 KRW	0.00 KRW	0.00
007	1/13/2022	1/12/2024	0.00 KRW	0.00 KRW	0.00
008	1/13/2024	1/12/2025	0.00 KRW	0.00 KRW	0.00
009	1/13/2025	1/12/2027	1,595,000.00 KRW	19,140,000.00 KRW	38,280,000.00

Lease Abstract **KOR-SKO-1508**



Clauses

Clause	Page Number	Clause Reference	Clause Language
Alterations		Lease, Pg. 1, Sec. 3	TT shall not modify the purpose or structure without the consent of LL. (Lease, Pg. 1, Sec. 3)
Assignment sublease rights		Lease, Pg. 1, Sec. 3	TT shall not modify the purpose or transfer the right of lease without the consent of LL. (Lease, Pg. 1, Sec. 3)
Audit Rights			Lease is silent.
Damage			Lease is silent.
Default by tenant		Lease, Pg. 2, Sec. 7	If non-performance of the articles by any party started , the opposite party may file a suit and demand for rescission. Either party may claim compensation for losses due to the other's non-performance, with the down payment serving as the standard for compensation. (Lease, Pg. 2, Sec. 7)
Estoppel certificates			Lease is silent.
Holdover provision			Lease is silent.
Insurance tenant requirements			Lease is silent.
Landlord and tenant act			Lease is silent.
Late fee interest			Lease is silent.
Operating expenses			Lease is silent.
Parking			Lease is silent.
Real property taxes			Lease is silent.
Signage			Lease is silent.
Storage			Lease is silent.
Surrender return of premises		Lease, Pg. 2, Sec. 5	Upon the expiration of Lease, TT shall surrender the Premises in same condition received. (Lease, Pg. 2, Sec. 5)
Tenant Improvements			Lease is silent.

Deposits

Deposit Type	Status	Start	End	Amount
Security deposit	Active	1/13/2025	1/12/2027	45,000,000.00

Documents

Document Title	Uploaded By	Last Updated By	Size	Format	Version
Lease Extension	REcam, Ashvini	REcam, Ashvini	248Kb	PDF (pdf)	1.0
Lease Agreement	REcam, Ashvini	REcam, Ashvini	379Kb	PDF (pdf)	1.0

Lease Abstract **KOR-SKO-1508**



Documents

Document Title	Uploaded By	Last Updated By	Size	Format	Version
Lease Extension	REcam, Ashvini	REcam, Ashvini	211Kb	PDF (pdf)	1.0
Lease Extension	REcam, Ashvini	REcam, Ashvini	242Kb	PDF (pdf)	1.0
Lease Extention - English	REcam, Ashvini	REcam, Ashvini	67Kb	PDF (pdf)	1.0
Lease Extension	REcam, Ashvini	REcam, Ashvini	192Kb	PDF (pdf)	1.0
Lease Extension	REcam, Ashvini	REcam, Ashvini	372Kb	PDF (pdf)	1.0
Lease Extension	REcam, Ashvini	REcam, Ashvini	229Kb	PDF (pdf)	1.0
Lease Extension	REcam, Ashvini	REcam, Ashvini	456Kb	PDF (pdf)	1.0
Email dated 01/27/2022	REcam, Ashvini	REcam, Ashvini	874Kb	PDF (pdf)	1.0
Lease Extension	REcam, Ashvini	REcam, Ashvini	388Kb	PDF (pdf)	1.0