



TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL LEASE ACCEPTANCE FORM

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ACCEPTANCE OF THE LEASED PREMISES AT 625 Central Parkway Unit 108, New Braunfels, Texas
78130

REGARDING THE COMMERCIAL LEASE BETWEEN THE UNDERSIGNED PARTIES.

- A. The parties have inspected the leased premises. The parties acknowledge that any improvements, construction, repairs, or other items required by the lease have been substantially completed. Tenant acknowledges that Tenant has inspected the leased premises and that the condition of the leased premises is acceptable to Tenant for the purposes of the lease. On or before _____,
☐ Landlord ☐ Tenant will complete the following (punch list):
 none

Landlord will reimburse Tenant the amount of \$267,000 upon Landlord's receipt of items outlined in item H. (2) of the Commercial Lease Construction Addendum.

- B. The parties ratify the lease and confirm the following:
 (1) The term of the lease is for 84 months and 7 days.
 (2) The Commencement Date of the lease is June 24, 2019.
 (3) The Expiration Date of the lease is June 30, 2026.
 (4) Other than as indicated on this Commercial Lease Acceptance Form, neither Landlord nor Tenant is in default of the terms and conditions of the lease.

C. Special Provisions:

Prorated Rent from June 24 to June 30, 2019 in the amount of (Base \$1,817.08 + Additional Rent \$467.25) \$2,284.33 to be paid upon execution of this Acceptance Form.

Rent due on July 1, 2019 has been prepaid upon Lease Execution, next Rent payment is due and payable beginning on August 1, 2019.

See attached Exhibit "A" for the Rent payments and schedule for the Initial Term of the Lease.

Landlord: Dusty Hills, LLC

By: _____

By (signature): [Signature]
 Printed Name: Dustin Seidel
 Title: Managing Member

By: _____

By (signature): [Signature]
 Printed Name: Jennifer Seidel
 Title: Managing Member

Tenant: American Health Imaging of Dallas, LLC

By: [Signature]

By (signature): [Signature]
 Printed Name: Scott Arant
 Title: CEO

By: _____

By (signature): _____
 Printed Name: _____
 Title: _____

Exhibit A

The Base Monthly Rent for the Initial term of the Lease is as follows:

| Base Monthly Rent | | | | |
|-------------------|----------------|--------------------------------|----------------|----------------------|
| Dates | | Rates per rentable square foot | | Base Monthly Rent \$ |
| From | To | \$ Monthly Rate | \$ Annual Rate | |
| June 24, 2019* | June 30, 2019* | \$1.75* | \$21.00* | \$1,817.08* |
| July 1, 2019 | June 30, 2020 | \$1.75 | \$21.00 | \$7,787.50 |
| July 1, 2020 | June 30, 2021 | \$1.83 | \$22.00 | \$8,143.50 |
| July 1, 2021 | June 30, 2022 | \$1.92 | \$23.00 | \$8,544.00 |
| July 1, 2022 | June 30, 2023 | \$2.06 | \$24.72 | \$9,167.00 |
| July 1, 2023 | June 30, 2024 | \$2.11 | \$25.34 | \$9,389.50 |
| July 1, 2024 | June 30, 2025 | \$2.16 | \$25.97 | \$9,612.00 |
| July 1, 2025 | June 30, 2026 | \$2.22 | \$26.62 | \$9,879.00 |

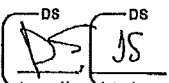
* Prorated Base Monthly Rent for 7 days in June

In addition to Base Monthly Rent stated above, Tenant shall pay Landlord the Additional Rent described in the Commercial Lease Addendum For Expense Reimbursement as part of the Commercial Lease.

For 2019, the estimated monthly expense reimbursement additional rent is:
 $\$0.45/\text{sf} \times 4,450 \text{ sf} = \$2,002.50$

Total Rent for 2019:

| | |
|-------------------|-------------------|
| Base Monthly Rent | \$7,787.50 |
| Additional Rent | <u>\$2,002.50</u> |
| Total Rent | \$9,790.00 |

DS DS

 Landlord Initial


 Tenant Initial