

Lease Abstract Report

380 Washington Street (Playhouse Square)**380 Washington Street
Wellesley, MA 02481****General Information**

Key Information

Master ID		Owner Type	Leased
Organization	Moneta Group	Status	Pending
Region	North America	Record Type	Real Estate Expense
Classification	Office	Previous ID	
Parking Spaces		Is Month to Month	No
Type of Access Cards			
No. of Parking Spaces	12	Internet Provider	
Key Info Comments	TT shall use the Premises for professional office use only as permitted by local zoning. (Lease, Pg. 1, 7, Sec. Reference Data Pages (Permitted Use), Lease Text (7))		

Location

Building Number		Property Type	
Site Number		Building Type	
County		Suite	200
Floor	2nd		
Location Comments	Lease, Pg. 1, Sec. Reference Data Pages (Property, Building, Premises)		

Dates

Commencement	12/15/2024	Expiration	02/29/2028
Original Commencement	12/15/2024	Vacate	
Occupancy		Store Close	
Rent Start	03/01/2025	Duration (mos)	39
Dates Comments	Term shall be from 12/15/2024 to 02/29/2028. (Lease, Pg. 1, 4, Sec. Reference Data Pages (Term Commencement Date, Expiration Date), Lease Text (2))		

Area

Rentable	2,782 SF	Pro Rata	9.5 %
Usable		Building Area	29,438 SF
Loss Factor		Land	
Advisor Office		Cafe	
Coffee Bar		Conference Rooms	
Partner Office		Training Room	
Wellness Room		Workstations	

TT leases Suite 200 with an area of 2,782 SF on the 2nd floor. (Lease, Pg. 1, Sec. Reference Data Pages (Premises, Premises Rentable Area))

TT shall have a one (1), three (3) years renewal option. (Lease, Pg. 2, 16, Sec. Reference Data Pages (Extension Term), Lease Text (23); Exhibit C, Pg. 25, Sec. A-D)

Monthly Charges	0.00	Monthly Cost/SF	0.00
Annualized Charges	0.00	Annualized Cost/SF	0.00
Actual Charges	0.00	Actual Cost/SF	0.00
30 Day Rent Calc	No	Currency	USD
Rent Calc Type	Modified Gross with Base Year		

Landlord

Wellplay GP, Inc., Trustee of Playhouse
Nominee Trust c/o Intrum Corp. - A. Goldberg,
Randy
180 Wells Avenue, Suite 100
Newton, MA 02459

Tenant

Moneta Group, LLC - Bowles, Keith
1 N. Brentwood Boulevard, Suite 600
St Louis, MO 63105

Payor

Moneta Group, LLC - Bowles, Keith
1 N. Brentwood Boulevard, Suite 600
St Louis, MO 63105

Payee(s)

Wellplay GP, Inc., Trustee of Playhouse
Nominee Trust c/o Intrum Corp.
180 Wells Avenue, Suite 100
Newton, MA 02459

Payee Type	Landlord
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Contacts

Avison Young - Aitken, Thomas M
200 State Street, 7th Floor
Boston, MA 02109

Broker (Other)

Commonwealth Commercial Advisors - Coyle,
Timothy A.
195 Worcester Street, Suite 201
Wellesley, MA 02481

Broker (Other)

Space Allocation and Utilization of 2,782 SF

User	Budget	Charge	Floor	Seats /	Space	Area	Percent
380 Washington Street (Playhouse Square) on 8/23/2024 8:33:47 AM by 180 SD							Page 2 of 6

	Center	Code	Number	Headcount	Utilization	Occupied	Occupied
Moneta Group	mg					2,782	100.00%

Allocation of 2,782.00 SF

Financial Entries

Expense Category	Freq	Type	Schedule	Amount	Cost/Rent Area	Comments
Rent Abatements	Monthly	Payable	12/15/2024 - 02/28/2025	0.00	0.00	TT shall not be required to pay the rent for the period from 12/15/2024 to 02/28/2025. (Lease, Pg. 1, 2, Sec. Reference Data Pages (Term Commencement Date, Rent Commencement Date, Yearly Fixed Rent and Monthly Payment))

Documents

Date	Type	Title	Comment
08/06/2024	Lease Documents	Lease	By and between Wellplay GP, Inc., Trustee of Playhouse Nominee Trust. (LL) and Moneta Group, LLC (TT) for the term from 12/15/2024 to 02/29/2028 on Suite 200 with an area of 2,782 SF.

ABSTRACTING

Abstract Stage / Notes

1. Renewal Rent: Per Lease, Renewal Rent shall be based on Fair Market Rent. Since we are unable to forecast the future rental rate, we have flatlined the last known rent under the financial. Please advise.
2. Financial - Operating Expense & Real Estate Taxes: Only Payment language is available in the Lease. Hence, we have abstracted "Zero" stream from Rent Commencement Date to Expiration Date for the same. Please advise.
3. General - Dates - Duration: Per Documents, Term is for 38 Months and 15 Days. However, we have considered and abstracted it as 39 months.
4. Key information - Parking Spaces: Per Lease, TT shall be entitled to use not more than 12 parking spaces in the parking areas. Since the Parking space type is unknown, we have left this field blank. Please advise.
5. General – Document Reference: Per Lease, Term comments reference should be "Lease, Pg. 1, 4, Sec. Reference Data Pages (Term Commencement Date, Expiration Date), Lease Text (2)". However, due to space constraints in the 'Article/Section' field in Visual Lease, we have left this field blank. Please advise.

TERM, USE & OCCUPANCY

Building / Center Hours

Lease is silent.

Option List

Renewal
Type: Renewal
Exercise Window End Date: 05/29/2027
Status: Available
Comment: Option Period: 03/01/2028 to 02/28/2031
One (1), 3-year renewal option provided TT gives LL written notice at least nine (9) months prior to the expiration of the Term.

Renewal Rent shall be based on Fair Market Rent. (Lease, Pg. 2, 16, Sec. Reference Data Pages (Extension Term, Extension Term yearly Fixed Rent), Lease Text (23); Exhibit C, Pg. 25, Sec. A-D)

Document References:

Lease (page 16, Article Lease (23))
Lease (page 2)
Lease (page 25, Article Exh A-D)

Right of First Offer / Refusal

Lease is silent.

Term

Term shall be from 12/15/2024 to 02/29/2028. (Lease, Pg. 1, 4, Sec. Reference Data Pages (Term Commencement Date, Expiration Date), Lease Text (2))

Document References:

Lease (page 1)
Lease (page 4, Article Lease (2))

FINANCIAL TERMS

CAM / Operating Expenses

Base Year; Gross Up

TT shall pay to LL its Proportionate Share (9.5%) of Operating Costs excess over the Base Operating Costs (12/31/2025), in advance on the first day of each month, based on LL's estimate. Grossed up to 95%. Operating Costs includes Insurance, utility costs serving common areas of the Building and Property costs for cleaning and janitorial services for common areas and management fees. Refer Sec. Lease Text (5(C) for more inclusions. TT shall have the right to audit LL's books and records of Property Operating Costs. In no event shall such review be done by any party who is compensated by TT on a contingency fee basis. (Lease, Pg. 4, 5, 6, Sec. Lease Text (3, 5(A-C))

Document References:

Lease (page 4, 5, Article 3)
Lease (page 5, 6, Article 5(A-C))

Lease Security

Security Deposit

Upon execution of the Lease, TT paid to LL the Security Deposit in an amount of USD 10,000.00. Within 30 days after the expiration of the Lease, LL shall return the Security Deposit to TT without any interest. (Lease, Pg. 2, 5, Sec. Reference Data Page (Security Deposit), Lease Text (4))

Document References:

Lease (page 2)
Lease (page 5, Article 4)

Real Estate Taxes

TT shall pay to LL its Proportionate Share (9.5%) of Real Estate Taxes excess over the Base Tax Year (06/30/2025), in advance on the first day of each month, based on LL's estimate. Real Estate Taxes includes all taxes, assessments, betterments, water or sewer entrance fees and charges, and all other charges. For more inclusions refer Sec. 5(D)). (Lease, Pg. 5, 6, Sec. Lease Text (5(A, B, D))

Document References:

Tenant Improvement Allowance

Lease is silent.

FACILITIES MAINTENANCE

General Maintenance (Landlord)

LL shall (i) provide normal heat and cooling to the common areas of the Building; (ii) provide customary cleaning services to the common areas of the Building and to the Premises, Monday through Friday, including vacuuming carpets, dusting hard surface floors, cleaning and sanitizing bathrooms, and emptying normal office refuse from TT's lined wastebaskets; (iii) provide to TT and TT's employees access to the Building on a 24-hour/7-day per week basis; (iv) provide snowplowing of parking areas, driveways and walkways at the Property and landscaping generally consistently with other similarly situated office buildings; and (v) to maintain and repair the HVAC system serving the Building generally ("Building HVAC") in good and operable condition during the Lease Term. LL shall maintain the structure and roof of the Building together with common areas, facilities and systems serving Building, including the sprinkler and fire alarm systems, generally to the point of entry to the Premises in reasonably good and serviceable condition. (Lease, Pg. 8-9, Sec. Lease Text (10(A-B)))

Document References:

Lease (page 8-9, Article 10(A-B))

General Maintenance (Tenant)

TT shall: (i) keep clean and maintain in good condition, the Premises interior and to maintain, repair and replace, as necessary, all systems, fixtures and equipment installed by or on behalf of TT and/or serving only the Premises; (ii) TT's maintenance of the Premises shall include replacement of light bulbs, paint and carpeting within the Premises and maintenance and repair of bathroom and plumbing fixtures, if any, exclusively servicing the Premises, Premises doors, locks and windows, and any and all facilities and utilities installed by TT and/or serving only the Premises, such as telephone and computer systems, cables and wires; (iii) TT shall be responsible to maintain, repair and replace the heating, ventilation and air conditioning (HVAC) system servicing the Premises. TT shall be responsible for emptying, transporting, disposing of, treating, or otherwise dealing with any hazardous, controlled or regulated materials or waste at the Premises. (Lease, Pg. 7-8, Sec. Lease Text (9))

Document References:

Lease (page 7-8, Article 9)

INSURANCE/LICENSING

Insurance (Tenant)

TT shall maintain (i) casualty insurance covering all of TT's leasehold improvements, equipment, inventory and other personal property of TT; (ii) commercial general liability insurance in the amount of not less than USD 1,000,000.00 per occurrence and USD 2,000,000.00 general aggregate for bodily injury and property damage liability, LL shall be named as an additional insured and (iii) insurable liability for which TT is responsible under the Lease. TT shall provide certificates of insurance prior to Commencement Date and thereafter not later than 30 days prior to the expiration of any such policies. Cancellation of policy requires at least 20 days prior written notice to LL. (Lease, Pg. 12, Sec. Lease Text (16))

Document References:

Lease (page 12, Article 16)

RIGHTS / LEGAL

Assignment / Subletting

Prior written consent of LL is required to assign the Lease or sublet all or any portion of the Premises. Transfer of more than 49% of the stock or other ownership interests of TT, or any change in control of TT's business, shall constitute an assignment requiring

LL's consent. Rent profit 100%. No request for transfer, assignment or sublease will be considered unless written assurances reasonably satisfactory to LL are received to assure LL that it will be reimbursed its reasonable third party costs incurred in connection with the processing of TT's request not to exceed USD 2,500 per occurrence unless approved in writing by LL and TT, including reasonable legal fees. TT to remain liable. (Lease, Pg. 10, Sec. Lease Text (12))

Document References:

Lease (page 10, Article 12)

Estoppel / SNDA

Estoppel: Within seven (7) business days after request by LL, TT shall promptly complete and sign an estoppel certificate in form requested by LL. (Lease, Pg. 11, Sec. Lease Text (13(C)))

Document References:

Lease (page 11, Article 13(C))

Surrender/Restoration

Upon expiration, Tenant shall (i) remove all TT's goods and effects, except fixtures, furnishings or articles of personal property which are part of the heating, ventilation, air conditioning, electric or plumbing systems unless approved in advance or designated by LL for removal from the Premises; (ii) at LL's election, remove LL-designated articles and fixtures added to the Premises by or on behalf of TT after the Term Commencement Date; (iii) at LL's election if installed by TT, remove all pipes, wires, ductwork and similar systems serving solely the Premises and used in connection with the Permitted Use of the Premises as designated by LL; (iv) repair all damage to the Premises caused by the removal; (v) remove all TT signage from the Premises, TT shall promptly repair all damage caused by such removal, and restore the affected area to the condition existing as of the Term Commencement Date, reasonable wear and damage by fire and other casualty only excepted. TT shall deliver full possession of the Premises (and all keys and locks) in good condition, damage by fire or other insured casualty only excepted. If TT's fails to remove any of its property from the Premises, such property shall be considered to have been abandoned by TT and LL is hereby authorized, for loss or damage, and at the sole risk and expense of TT to remove and store any of that property at TT's expense. TT shall reimburse all costs incurred by LL because of TT's failure to perform the foregoing obligations to LL with interest at 1.5% from the date of demand therefor. (Lease, Pg. 15-16, Sec. Lease Text (20))

Document References:

Lease (page 15-16, Article 20)