

LEASE ABSTRACT

Property ID	PR0001	Lease ID	LE0001
Tenant	REMATRIX Solutions	200 Mullai Nagar	
Landlord	RECAM Solutions	Chittoor, 680011	
		Andhra Pradesh, India	

GENERAL INFORMATION

Property Name	TN Complex	Lease Status	Active
Address 1	200 Mullai Nagar	Address 2	
Original Commencement Date	01/01/2024	City	Chittoor
Original Expiration Date	31/12/2025	State	Andhra Pradesh
Postal Code	680011	Current Commencement Date	01/01/2024
Country	India	Current Expiration Date	31/12/2025
Lease Type	Expense Lease	Lease SubType	Office
Area		Region	India
Latitude	13.12390720426068	Longitude	80.05089555136067
Currency Type	Indian Rupee	Comments	

AREA

Area	Measurement	Suite	Floor	Start Date	End Date	Primary Use	Reason for Area	Comments
5600	Square Feet	100	1	01/01/2024	31/12/2025	Office	Initial Area	TT Leases 5600 SF for office sapce. (L, Sec. 7, Pg. 6)

CONTACTS

Contact Type	Company Name	Contact Name	Email	Address	Floor	Fax	Phone No	Country	Comments
Landlord	RECAM Solutions	Divya	divyasri@recamsolutions.us	200 Mullai Nagar , , Chittoor , Andhra Pradesh ,		01205056233		India	

Tenant	REMATRIX Solution	Siva	Scannell@gmail.com	5200 Lakshmi Nagar , , Chittoor , Andhra Pradesh , 380009	India
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FINANCIALS

Rent type	Rent Subtype	Start Date	End Date	Amount	Payment Frequency	Area	Currency	Comments
Base Rent	Initial	01/01/2024	31/12/2024	250000.00	Monthly		Indian Rupee	TT to pay INR 2,50,000/month to LL. (L, Sec. 7, P.g 2)
Base Rent	Initial	01/01/2025	31/12/2025	300000.00	Monthly		Indian Rupee	
Operating Cost	Initial	01/01/2024	31/12/2025	0.00	Monthly		Indian Rupee	TT to pay OPEX cost to LL every 1st day of each month. (L, Sec. 8, Pg. 9)
Parking	Initial	09/01/2024	31/12/2024	65000.00	Monthly		Indian Rupee	TEST
RE Tax	Initial	09/01/2024	31/12/2024	2500.00	Monthly		Indian Rupee	TEST

OPTIONS

Option Type	Option Sub Type	Option By	Effective Start	Effective End	First Notice	Last Notice	Alert For	Alert Interval
Termination	Ongoing	Landlord	01/01/2024	31/12/2024		01/10/2024		
Comments LL to terminate the Lease by giving 6 months prior written notice to TT. (L, Sec. 5, Pg.3)								

SECURITY DEPOSIT

Deposit Type	Deposit Amount	Currency	Date Deposit Paid	Return Date	Comments
Cash	520000	Indian Rupee	01/01/2024	31/12/2025	TT to pay SD to LL. (L, Sec. 6, Pg. 9)

FITOUT & TI ALLOWANCE

Type	Contribution by	Start Date	End Date	Amount	Status	Comments
TI Allowance						Lease is silent.

CLAUSES

Clause Name	Reference	Comments
Alterations	L, Sec. 7,	Prior written consent of LL is required to make any alteration to the Premises.

Assignment /Subletting	L, Sec. 6, Pg. 3	TT shall not assign the Lease or sublet the Premises without prior written consent of LL.
Audit Rights	L, Sec. 7, 9, Pg. 5	TT at its cost, has the right to audit the current year's expenses, within 90 days of receiving LL's written expense statement. Expenses must be audited by a nationally recognized CPA firm not reimbursed on a contingency fee basis, at LL's office at a time of convenience.
CAM /Operating Expenses	L, Sec. 11 (5), Pg. 7	LL shall pay as part of the rental fee, the cost of supervision and maintenance of the common areas of the building. The costs of maintenance of the common areas of the property including the cost of cleaning and keeping the common areas of the building in an adequate technical condition, physical security, supervision and CCTV monitoring, technical reviews and day-to-day maintenance on a when-required basis.
Parking	L, Sec. 7, 9, Pg. 5	TT to pay the cost of 12 indoor Parking spaces in the Premises.

DOCUMENTS

Document Type	Document Group	Name	Date	Description
Lease	Legal	Lease Agreement	01/01/2024	Office Premises Lease Agreement
Invoice	Financial	521233	29/07/2024	
Invoice	Financial	652376	29/07/2024	
Invoice	Financial	52231	30/07/2024	
Invoice	Financial	5231	30/07/2024	

REPAIR & MAINTENANCE

Item Name	Responsibility	Reference	Comments
Electrical Systems	Tenant	L, Sec. 12, Pg. 7	TT to repair the electrical System in the Premises.
Elevators	Landlord	L, Sec. 13, Pg. 7	LL to maintain the elevators system of the Premises and the cost to be included in OPEX.
Exterior Walls	Tenant	L, Sec. 12, Pg. 7	TT to maintain and repair the exterior walls of the Premises.
Fire/Life Safety	Landlord	L, Sec. 7, Pg. 5	LL to maintain the fire system of the Building.
HVAC	Both	L, Sec. 7, 9,	TT to maintain the HVAC system of the Premises. LL to maintain the building's HVAC system.

NOTES

Module	Date	Queries/Comments
General Information	25/07/2024	Commencement Date: Per Lease, Commencement Date shall be the date of Handover the Premises. The Statement of Work specifies the Target Occupancy Date as 10/01/2018. Abstract has been prepared by assuming the Target Occupancy Date as Commencement Date, as per the client's instruction.

KEY DATES

Type	Date	Comments
Original Commencement Date	01/01/2024	
Original Expiration Date	31/12/2025	
Current Commencement Date	01/01/2024	
Current Expiration Date	31/12/2025	
Security Deposit Return Date	31/12/2025	
Termination Option Effective Start	01/01/2024	
Termination Option Effective End	31/12/2024	
Rent Commencement Date	01/01/2024	