

SCHOOL HOUSE STATION APARTMENTS
7200-7222 Mission Street, Daly City, CA 94014
COMMERCIAL LEASE TERM SUMMARY
Updated December 19, 2000

TENANT NAME AND USE:	Countrywide Mortgage 7204 Mission Street	Signworld 7208 Mission Street
HOURS OF BUSINESS:		
SQUARE FEET LEASED:	2,383 net rentable SF	1,629 net rentable SF
LEASE TERM:	3 years starting at 10/1/99 or Final Certificate of Occupancy	5 years starting at 9/1/99 or Final Certificate of Occupancy
RENT (GROSS OR NET) PER SQUARE FOOT PER MONTH, ANNUALLY:	\$ ____/SF/month Year 1: \$ ____ Year 2: \$ ____ Year 3: \$ ____	\$ ____/SF/month Year 1: \$ ____ Year 2: \$ ____ Year 3: \$ ____ Year 4: \$ ____ Year 5: \$ ____
CONCESSIONS:	Concession from Dec 1-15, 1999.	First month free rent at beginning of year 2
NUMBER OF PARKING SPACES:	6 in garage	3 in garage
WHO PAYS UTILITIES?	Tenant pays gas, electric, heat, A/C, phone, cable, janitorial, trash and security. (Tenant has its own separate electric meter.) (Section 5) Landlord pays water and sewer.	Tenant pays gas, electric, heat, A/C, phone, cable, janitorial, trash and security. (Tenant has its own separate electric meter.) (Section 5) Landlord pays water and sewer.
WHO TAKES CARE OF AND PAYS FOR COMMON AREA MAINTENANCE (CAM)?	Landlord responsible for CAM, including cleaning bathrooms, façade, awnings and sidewalk, at its cost. (Section 1)	Landlord responsible for CAM, including cleaning bathrooms, façade, awnings and sidewalk, at its cost.
WHO PAYS FOR REAL ESTATE TAXES?	Landlord pays taxes on shell (Section 6.1). Tenant pays taxes on its personal property taxes on tenant alterations and items owned in space. (Section 7)	Landlord pays taxes on shell (Section 6.1). Tenant pays taxes on its personal property taxes on tenant alterations and items owned in space. (Section 7)
WHO PAYS FOR INSURANCE?	Tenant pays for general liability and property insurance in its own tenant improvements and personal property insurance. (Section 11)	Tenant pays for general liability and property insurance for its own tenant improvements and personal property insurance. (Section 11)
WHO COMPLETED THE TENANT IMPROVEMENTS? WHO SHOULD WE CONTACT FOR CALL BACKS ON THE IMPROVEMENTS?	Jon Orovecz xxx-xxx-xxxx (Phone & Fax) A subcontractor list has been provided to the property manager and is attached.	Jon Orovecz xxx-xxx-xxxx (Phone & Fax) A subcontractor list has been provided to the property manager and is attached.

NOTICE: This document is provided as an example only and is presented "as is" without warranty of any kind. Be sure to consult an attorney or other qualified professional to develop documents appropriate to your specific circumstances.

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7200-7200 Mission Street, Daly City, CA 94014
COMMERCIAL LEASE TERM SUMMARY
Updated December 19, 2000

TENANT NAME AND USE:	Open 7212 Mission Street	Royal Carpet and Flooring 7216 Mission Street
HOURS OF BUSINESS:		
SQUARE FEET LEASED:	1,401 net rentable SF	871 net rentable SF
LEASE TERM:	3 years minimum	3 years starting at 9/1/99 or Final Certificate of Occupancy
RENT (GROSS OR NET) PER SQUARE FOOT PER MONTH, ANNUALLY:	\$ ___/SF/month Year 1: \$ _____ Year 2: \$ _____ Year 3: \$ _____	\$ ___/SF/month Year 1: \$ _____ Year 2: \$ _____ Year 3: \$ _____
CONCESSIONS:	Negotiable	First 60 days free rent (in lieu of carpet installation) in year 1
NUMBER OF PARKING SPACES:	3 in garage	2 in garage
WHO PAYS UTILITIES?	Tenant pays gas, electric, heat, A/C, phone, cable, janitorial, trash and security. (Tenant has its own separate electric meter.) (Section 5) Landlord pays water and sewer.	Tenant pays gas, electric, heat, A/C, phone, cable, janitorial, trash and security. (Tenant has its own separate electric meter.) (Section 5) Landlord pays water and sewer.
WHO TAKES CARE OF AND PAYS FOR COMMON AREA MAINTENANCE (CAM)?	Landlord responsible for CAM, including cleaning bathrooms, façade, awnings and sidewalk, at its cost. (Section 1)	Landlord responsible for CAM, including cleaning bathrooms, façade, awnings and sidewalk, at its cost.
WHO PAYS FOR REAL ESTATE TAXES?	Landlord pays taxes on shell (Section 6.1). Tenant pays taxes on its personal property taxes on tenant alterations and items owned in space. (Section 7)	Landlord pays taxes on shell (Section 6.1). Tenant pays taxes on its personal property taxes on tenant alterations and items owned in space. (Section 7)
WHO PAYS FOR INSURANCE?	Tenant pays for general liability and property insurance for its own tenant improvements and personal property insurance. (Section 11)	Tenant pays for general liability and property insurance in its own tenant improvements and personal property insurance. (Section 11)
WHO COMPLETED THE TENANT IMPROVEMENTS? WHO SHOULD WE CONTACT FOR CALL BACKS ON THE IMPROVEMENTS?	Jon Orovecz (Phone & Fax) A subcontractor list has been provided to the property manager and is attached.	Jon Orovecz (Phone & Fax) A subcontractor list has been provided to the property manager and is attached.

SCHOOL HOUSE STATION APARTMENTS
7200 Mission Street, Daly City, CA 94014
COMMERCIAL LEASE TERM SUMMARY
Updated January 28, 2000

TENANT NAME AND USE:	Bayshore Child Care Services 7222 Mission Street	
HOURS OF BUSINESS:		
SQUARE FEET LEASED:	4,000 net rentable SF	
LEASE TERM:	10 years starting at 10/1/97 or Final Certificate of Occupancy	
RENT (GROSS OR NET) PER SQUARE FOOT PER MONTH, ANNUALLY:	\$.70/SF/month \$____/SF/month Year 1: \$ _____ Year 2: \$ _____ Year 3: \$ _____ Year 4: \$ _____ Year 5: \$ _____ Year 6: \$ _____ Year 7: \$ _____ Year 8: \$ _____ Year 9: \$ _____ Year 10: \$ _____	
CONCESSIONS:		
NUMBER OF PARKING SPACES:	5 in garage	
WHO PAYS UTILITIES?	Tenant pays gas, electric, heat, A/C, phone, cable, janitorial, trash and security. (Section 8) Landlord pays water, sewer & garbage. (Section 8)	
WHO TAKES CARE OF AND PAYS FOR COMMON AREA MAINTENANCE (CAM)?	Tenant pays Landlord \$140/month Landlord is responsible for maintenance of parking areas, driveways, landscaping, entryways & hallways.	
WHO PAYS FOR REAL ESTATE TAXES?	Landlord pays taxes on shell (Section 9b). Tenant pays taxes on its personal property taxes on tenant alterations and items owned in space.	
WHO PAYS FOR INSURANCE?	Tenant pays for general liability and property insurance in its own tenant improvements and personal property insurance. (Section 12)	
WHO COMPLETED THE TENANT IMPROVEMENTS? WHO SHOULD WE CONTACT FOR CALL BACKS ON THE IMPROVEMENTS?	Roberts Obayashi Corporation	