

**Fill in this information to identify the case:**

Debtor 1 <u>Avianca Holdings S.A.</u>
Debtor 2 (Spouse, if filing)
United States Bankruptcy Court <u>Southern District of New York</u>
Case number: <u>20-11133</u>

**FILED**  
 U.S. Bankruptcy Court  
 Southern District of New York  
 7/29/2020  
 Vito Genna, Clerk

**Official Form 410  
 Proof of Claim**

04/19

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. Do not send original documents; they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

**Part 1: Identify the Claim**

<b>1. Who is the current creditor?</b>	<u>3600 Wilshire, LLC</u>	
	Name of the current creditor (the person or entity to be paid for this claim)	
	Other names the creditor used with the debtor _____	
<b>2. Has this claim been acquired from someone else?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. From whom? _____	
<b>3. Where should notices and payments to the creditor be sent?</b>  Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)	<b>Where should notices to the creditor be sent?</b>	<b>Where should payments to the creditor be sent? (if different)</b>
	<u>3600 Wilshire, LLC</u>	_____
	Name	Name
	<u>3470 Wilshire Boulevard, Suite 700 Los Angeles, CA 90010</u>	_____
	Contact phone <u>2133655039</u>	Contact phone _____
	Contact email _____	Contact email _____
	Uniform claim identifier for electronic payments in chapter 13 (if you use one): _____	
<b>4. Does this claim amend one already filed?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Claim number on court claims registry (if known) _____ Filed on _____ <span style="float: right;">MM / DD / YYYY</span>	
<b>5. Do you know if anyone else has filed a proof of claim for this claim?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Who made the earlier filing? _____	



**Part 2: Give Information About the Claim as of the Date the Case Was Filed**

6. Do you have any number you use to identify the debtor?  No  Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: 100P

7. How much is the claim? \$ 4890.24 Does this amount include interest or other charges?  No  Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).

8. What is the basis of the claim? Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card. Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c).  
Limit disclosing information that is entitled to privacy, such as healthcare information.  
Postpetition Administrative Rent (May 10, 2020 – June 30, 2020)

9. Is all or part of the claim secured?  No  Yes. The claim is secured by a lien on property.  
**Nature of property:**  
 Real estate. If the claim is secured by the debtor's principal residence, file a *Mortgage Proof of Claim Attachment* (Official Form 410–A) with this *Proof of Claim*.  
 Motor vehicle  
 Other. Describe: \_\_\_\_\_  
**Basis for perfection:** \_\_\_\_\_  
Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.)  
**Value of property:** \$ \_\_\_\_\_  
**Amount of the claim that is secured:** \$ \_\_\_\_\_  
**Amount of the claim that is unsecured:** \$ \_\_\_\_\_ (The sum of the secured and unsecured amounts should match the amount in line 7.)  
**Amount necessary to cure any default as of the date of the petition:** \$ \_\_\_\_\_  
**Annual Interest Rate** (when case was filed) \_\_\_\_\_ %  
 Fixed  
 Variable

10. Is this claim based on a lease?  No  Yes. Amount necessary to cure any default as of the date of the petition. \$ \_\_\_\_\_

11. Is this claim subject to a right of setoff?  No  Yes. Identify the property: \_\_\_\_\_

<b>12. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?</b>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. <i>Check all that apply.</i>	<b>Amount entitled to priority</b>
A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.	<input type="checkbox"/> Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).	\$ _____
	<input type="checkbox"/> Up to \$3,025* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).	\$ _____
	<input type="checkbox"/> Wages, salaries, or commissions (up to \$13,650*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).	\$ _____
	<input type="checkbox"/> Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).	\$ _____
	<input type="checkbox"/> Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).	\$ _____
	<input checked="" type="checkbox"/> Other. Specify subsection of 11 U.S.C. § 507(a)(2) that applies	\$ 4890.24
* Amounts are subject to adjustment on 4/1/22 and every 3 years after that for cases begun on or after the date of adjustment.		

**Part 3: Sign Below**

**The person completing this proof of claim must sign and date it. FRBP 9011(b).**

If you file this claim electronically, FRBP 5005(a)(2) authorizes courts to establish local rules specifying what a signature is.

**A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157 and 3571.**

Check the appropriate box:

- I am the creditor.
- I am the creditor's attorney or authorized agent.
- I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.
- I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this Proof of Claim serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this Proof of Claim and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 7/29/2020  
MM / DD / YYYY

/s/ Andrew Hyungkyu Kim

Signature

Print the name of the person who is completing and signing this claim:

Name Andrew Hyungkyu Kim

First name Middle name Last name

Title Corporate Counsel

Company Jamison Services, Inc.

Identify the corporate servicer as the company if the authorized agent is a servicer

Address 3470 Wilshire Blvd, Suite 700

Number Street

Los Angeles, CA 90010

City State ZIP Code

Contact phone 9495560321 Email andrewkim@jamisonservices.com

TENTH AMENDMENT TO LEASE  
-EXTENSION-

This TENTH AMENDMENT TO LEASE ("**Tenth Amendment**") is made and entered into as of the 13<sup>th</sup> day of February 2018, by and between **3600 WILSHIRE, LLC**, a California limited liability company ("**Landlord**"), and **AMERICA CENTRAL CORP.**, a Florida corporation ("**Tenant**").

**RECITALS:**

A. Landlord and Tenant entered into that certain Standard Office Lease dated as of January 4, 1999 ("**Original Lease**"), as amended by that certain Amendment No. 1 to Lease dated as of March 24, 1999 ("**First Amendment**"), as amended by that certain Second Amendment to Lease dated as of February 2, 2004 ("**Second Amendment**"), as amended by that certain Third Amendment to Lease dated as of February 26, 2007 ("**Third Amendment**"), as amended by that certain Fourth Amendment to Lease dated as of March 19, 2008 ("**Fourth Amendment**"), as amended by that certain Fifth Amendment to Lease dated as of February 19, 2009 ("**Fifth Amendment**"), as amended by that certain Sixth Amendment to Lease dated as of June 15, 2010 ("**Sixth Amendment**"), as amended by that certain Seventh Amendment to Lease dated as of April 18, 2011 ("**Seventh Amendment**"), as amended by that certain Eighth Amendment to Lease dated as of February 19, 2014 ("**Eighth Amendment**"), and as amended by that certain Ninth Amendment to Lease dated as of January 21, 2015 ("**Ninth Amendment**"), whereby Landlord leased to Tenant and Tenant leased from Landlord certain retail space located in that certain building located at 3600 Wilshire Boulevard, Los Angeles, California 90010 (the "**Building**"). The Original Lease, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, and Ninth Amendment shall be collectively referred to herein as the "**Lease**."

B. By this Tenth Amendment, Landlord and Tenant desire to (i) extend the term of the Lease, (ii) terminate Tenant's right to monument signage, and (iii) otherwise modify the Lease as provided herein.

C. Unless otherwise defined herein, capitalized terms as used herein shall have the same meanings as given thereto in the Lease.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

**AGREEMENT:**

1. **The Existing Premises.** Landlord and Tenant hereby acknowledge that pursuant to the Lease, Tenant currently leases from Landlord that certain retail space in the Building containing a total of approximately 834 rentable square feet located on the 1<sup>st</sup> floor of the Building and commonly known as Suite 100P ("**Premises**"), as further described in the Lease. The term "rentable square feet" shall mean rentable area calculated pursuant to Standard Method for Measuring Floor Area in Office Buildings, ANSI/BOMA Z65.1-1996.

2. **Extended Lease Term.** The Term for Tenant's Lease shall be extended for thirty-six (36) months to commence on March 1, 2018 ("**New Commencement Date**") and terminate on February

28, 2021 (“**New Expiration Date**”). The period from the New Commencement Date through the New Expiration Date specified above shall be referred to herein as the “**Extended Term**.”

3. **Base Rent for Premises.** The monthly instalment of Base Rent payable to Landlord (“**Base Rent**”) for the first twelve (12) months of the Extended Term for the Premises shall be Two Thousand Four Hundred Sixty and 30/100 Dollars (\$2,460.30) per month (approximately \$2.95 per rentable square foot per month) and thereafter the monthly instalment of Base Rent shall increase annually by three percent (3%). Thus, the monthly instalment of Base Rent shall be as follows:

<i>Months</i>	<i>Monthly Installment of Base Rent</i>	<i>Rent per RSF</i>
1-12	\$2,460.30	\$2.95
13-24	\$2,534.11	\$3.04
25-36	\$2,610.13	\$3.13

4. **Tenant Improvement Work.** Tenant agrees to accept the Premises in its “as-is” condition. Any tenant improvements or alterations desired by Tenant shall be Tenant’s responsibility, at Tenant’s sole cost and expense, and subject to Landlord’s prior approval as set forth in the Lease.

5. **Security Deposit.** Effective as of the New Commencement Date, the term “**Security Deposit**” shall mean Two Thousand Six Hundred Ten and 13/100 Dollars (**\$2,610.13**). Landlord acknowledges receipt of Two Thousand Ninety-Six and 95/100 Dollars (**\$2,096.95**) of Tenant’s Security Deposit, which shall be carried over to the Tenth Amendment. Upon execution of this Tenth Amendment, Tenant shall deposit with Landlord the remaining balance of Five Hundred Thirteen and 18/100 Dollars (**\$513.18**). Furthermore, Tenant expressly agrees to waive the protections afforded under California Civil Code Section 1950.7, thus allowing Landlord to apply the Security Deposit towards future rents owing in the case of Tenant’s default. Upon termination of the Lease or vacancy of the Premises, Landlord reserves the right to utilize a reasonable portion of the Security Deposit to cover cleaning expenses and changing of the locks. Within sixty (60) days after the expiration of the Term of the Lease and the vacation of the Premises by Tenant, the Security Deposit, or such part as has not been applied to cure the default, shall be returned to Tenant.

6. **Removal Monument Signage.** Effective as of May 1, 2018, Tenant’s right to place two (2) signs on the Building’s monument signs (and Tenant’s obligation to pay a monthly signage fee) pursuant to Section 7 of the Seventh Amendment and Section 6 of the Ninth Amendment shall terminate. On or prior to May 1, 2018, Tenant, at its sole cost and expense, shall remove such signs and repair any and all damage to the Building’s monument signs or to any other portion of the Building. If Tenant fails to perform said obligation by May 1, 2018, Landlord shall have the right to remove said signs, repair any damage caused by such removal, and restore the area on which said signs were located to the condition that existed before the installation of said signs. Tenant shall pay to Landlord all expenses incurred by Landlord for said removal, repair, and restoration.

7. **Common Area Maintenance Expenses.** Notwithstanding anything to the contrary in the Lease, effective as of the New Commencement Date, Landlord and Tenant hereby agree that Tenant shall be obligated to pay its proportionate share of the common area maintenance (CAM) expenses (including property taxes, insurance and electricity), which proportionate share shall be fixed at Two Hundred Fifty and 20/100 Dollars (\$250.20) per month (approximately \$0.30 per rentable square foot per month) (the “**CAM Charges**”). The CAM Charges shall be in addition to the Base Rent for the Premises and due on the same date as the Base Rent.

8. **Landlord's Address For Notices.** Landlord's address for notices shall be 3600 Wilshire Boulevard, Suite 800, Los Angeles, CA 90010, Attn: Property Manager, with a copy to 3470 Wilshire Boulevard, Suite 700, Los Angeles, CA 90010, Attn: Jason Cha, Esq.

9. **Relocation.** Landlord shall have the right, at its option upon not less than thirty (30) days prior written notice to Tenant, to relocate Tenant and to substitute for the Premises other space in the Building containing at least as much rentable area as the Premises with equal or better tenant improvement than the current premises. Landlord shall have the right, at its option upon not less than ninety (90) days prior written notice to Tenant, to relocate Tenant and to substitute for the Premises other space in a comparable building within the same submarket containing at least as much rentable area as the Premises with equal or better tenant improvement than the current Premises. Landlord shall approve in advance the relocation expenses for purposes of reimbursement for Tenant's reasonable moving and telephone relocation expenses and for reasonable quantities of new stationery upon submission to Landlord of receipts for such expenditures incurred by Tenant.

10. **Development Project.** A "Development Project" shall include any new construction, expansion, demolition, conversion, or adaptive reuse of the Building (or a portion thereof), including but not limited to the building, related land, improvements, parking facilities, common areas, driveways, sidewalks and landscaping of the Building. Landlord and Tenant hereby acknowledge the following: (a) Landlord, at Landlord's sole discretion, may engage in any Development Projects at the Building (or a portion thereof) while Tenant leases the Premises; and (b) Landlord shall have the right to temporarily close such parking facilities and relocate Tenant's parking spaces as Landlord, in Landlord's reasonable discretion, deems necessary for the duration of any such Development Project.

11. **Construction Period.** Landlord shall provide Tenant with thirty (30) days prior written notice ("**Construction Notice**") when construction for the Development Project requires Landlord to temporarily close any parking facilities in the Building. The Construction Notice shall specify the estimated Construction Commencement Date and estimated Construction Completion Date (as defined hereafter), however, under no circumstances shall Landlord be obligated to actually commence or complete construction by those dates. The "**Construction Period**" shall mean the period from the date that Tenant is actually restricted from parking in the Building's parking facility ("**Construction Commencement Date**") to the date that Tenant is permitted to park in a parking facility within the existing Building or within the Development Project ("**Construction Completion Date**"). Notwithstanding anything contained in the Lease to the contrary, Landlord shall not be required to provide a Construction Notice or other parking arrangements provided for herein for the following types of construction permitted under the Lease: (i) any tenant improvements for existing or new tenants within the Building, (ii) any maintenance or repairs for the Building, (iii) any capital improvements for the Building, (iv) any construction that does not restrict Tenant's access to the Building's parking facilities, and/or (v) any rights reserved by Landlord under Sections 2.5 and 38.2 of the Original Lease.

12. **Construction Period Parking.** In the event Landlord temporarily closes the parking facilities in the Building and relocates Tenant's parking spaces as a result of a Development Project, Landlord shall provide Tenant with alternative parking arrangements near the Building to Tenant during the Construction Period at the same rate contained in the Lease and in no event farther than one thousand five hundred (1,500) feet from the Building.

13. **Indemnity.** The following sentence is added to the end of Section 8.7 of the Original Lease: "This indemnity provision is intended to include any such injuries or damages which occur due to any employee or visitor of Lessee coming into the common areas, elevators, or parking garage to visit or come to the Premises of Lessee."

14. **Brokers.** Each party represents and warrants to the other that no broker, agent or finder negotiated or was instrumental in negotiating or consummating this Tenth Amendment, other than Jamison Realty, Inc. for Landlord ("**Broker**"). Each party further agrees to defend, indemnify and hold harmless the other party from and against any claim for commission or finder's fee by any entity, other than Broker, who claims or alleges that they were retained or engaged by the first party or at the request of such party in connection with this Tenth Amendment.

15. **Access Inspection.** As of the date of this Tenth Amendment, the Building has not been inspected by a Certified Access Specialist pursuant to California Civil Code Section 55.53. A Certified Access Specialist (CASp) can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject premises, the commercial property owner or lessor may not prohibit the lessee or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises. This section does not modify Section 6.2.2 of the Original Lease.

16. **Defaults.** Tenant hereby represents and warrants to Landlord that, as of the date of this Tenth Amendment, Landlord is in full compliance with all terms, covenants and conditions of the Lease and that there are no breaches or defaults under the Lease by Landlord, and that Tenant knows of no events or circumstances which, given the passage of time, would constitute a default under the Lease by Landlord.

17. **No Further Modification.** Except as set forth in this Tenth Amendment, all of the terms and provisions of the Lease shall apply to the Premises and shall remain unmodified and in full force and effect. Effective as of the date hereof, all references to the "Lease" shall refer to the Lease as amended by this Tenth Amendment.

18. **Counterparts.** This Tenth Amendment may be executed in any number of counterparts, each of which shall be deemed an original and all of which shall constitute together one and the same instrument.

19. **Successors and Assigns.** The Lease, as amended hereby, shall apply to and bind Landlord and Tenant and their respective successors and assigns.

20. **Tenant Representations.** Each person executing this Tenth Amendment on behalf of Tenant represents and warrants to Landlord that: (a) Tenant is properly formed and validly existing under the laws of the state in which Tenant is formed and Tenant is authorized to transact business in the state in which the Building is located; (b) Tenant has full right and authority to enter into this Tenth Amendment; and (c) each person (and persons if more than one signs) signing this Tenth Amendment on behalf of Tenant is duly and validly authorized to do so.

[This portion of page left intentionally blank. Signatures follow on the next page.]

IN WITNESS WHEREOF, the parties hereto have executed this Tenth Amendment as of the date first above written.

**LANDLORD:**

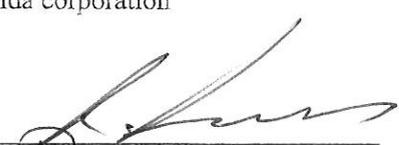
3600 WILSHIRE, LLC,  
a California limited liability company,

By: Jamison Services, Inc.,  
a California corporation  
Its: Authorized Agent

By:   
Phillip Lee  
Chief Executive Officer

**TENANT:**

AMERICA CENTRAL CORP.,  
a Florida corporation

By: 

Name: Rolando Danna

Its: General Director North America

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**Lease Ledqer**

**Lease Information**

**America Central Corp.**  
**America Central Corp.**  
**(Grupo Taca)**  
**3600 Wilshire Blvd. Suite 100P**  
**Los Angeles , CA , 90010**

**Date** 07/20/2020  
**Lease Id** 3600100p  
**Property** 3600  
**Location** 3600 Wilshire, LLC  
**Assigned Space(s)** 0100P  
**Customer**  
**ICS Code**  
**Lease Type** Office Net  
**Lease Term** **From** 04/17/1999 **To** 02/28/2021  
**Lease Area** 834(Gross Lease)  
**Monthly Rent** 2610.13  
**Office Phone**  
**Fax No**  
**E-Mail**

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			<b>0.00</b>
04/27/16		2,096.95		2,096.95
04/27/16			2,096.95	0.00
04/30/16	Balance Forwarded	(4,089.57)		(4,089.57)
05/01/16	Base Rent (05/2016)	2,035.88		(2,053.69)
05/01/16	Signage (05/2016)	100.00		(1,953.69)
05/01/16	Storage 19B3 (05/2016)	218.40		(1,735.29)
05/09/16	Chk# 010100		2,034.88	(3,770.17)
06/01/16	Base Rent (06/2016)	2,035.88		(1,734.29)
06/01/16	Signage (06/2016)	100.00		(1,634.29)
06/01/16	Storage (06/2016)	218.40		(1,415.89)
06/06/16	Chk# 10148		2,034.88	(3,450.77)
07/01/16	Base Rent (07/2016)	2,035.88		(1,414.89)
07/01/16	Signage (07/2016)	100.00		(1,314.89)
07/01/16	Storage (07/2016)	218.40		(1,096.49)
07/12/16	Chk# 10204		2,034.88	(3,131.37)
08/01/16	Base Rent (08/2016)	2,035.88		(1,095.49)
08/01/16	Signage (08/2016)	100.00		(995.49)
08/01/16	Storage (08/2016)	218.40		(777.09)
08/08/16	Chk# 010240		2,034.88	(2,811.97)
09/01/16	Base Rent (09/2016)	2,035.88		(776.09)
09/01/16	Signage (09/2016)	100.00		(676.09)
09/01/16	Storage (09/2016)	218.40		(457.69)
09/09/16	Chk# 010283		2,034.88	(2,492.57)
10/01/16	Base Rent (10/2016)	2,035.88		(456.69)
10/01/16	Signage (10/2016)	100.00		(356.69)
10/01/16	Storage (10/2016)	218.40		(138.29)
10/17/16	Chk# 10353		2,034.88	(2,173.17)
11/01/16	Base Rent (11/2016)	2,035.88		(137.29)
11/01/16	Signage (11/2016)	100.00		(37.29)
11/01/16	Storage (11/2016)	218.40		181.11
11/01/16	1 men's restroom key	5.00		186.11
11/14/16	Chk# 10391		2,034.88	(1,848.77)
12/01/16	Base Rent (12/2016)	2,035.88		187.11
12/01/16	Signage (12/2016)	100.00		287.11
12/01/16	Storage (12/2016)	218.40		505.51
12/05/16	Chk# 10424		1,934.88	(1,429.37)
12/12/16	Chk# 010444		100.00	(1,529.37)
01/01/17	Base Rent (01/2017)	2,035.88		506.51
01/01/17	Signage (01/2017)	100.00		606.51
01/01/17	Storage (01/2017)	218.40		824.91
01/17/17	Chk# 10501		2,034.88	(1,209.97)
02/01/17	Base Rent (02/2017)	2,035.88		825.91
02/01/17	Signage (02/2017)	100.00		925.91
02/01/17	Storage (02/2017)	218.40		1,144.31
02/27/17	Chk# 4580		1,144.31	0.00
03/01/17	Base Rent (03/2017)	2,096.95		2,096.95
03/01/17	Signage (03/2017)	100.00		2,196.95

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			<b>0.00</b>
03/01/17	Storage (03/2017)	218.40		2,415.35
03/01/17	Storage Rent Increased Remaining Balance (03/2017)	9.10		2,424.45
03/01/17	Storage Additional Security Deposit	9.10		2,433.55
03/06/17	Chk# 4589		236.60	2,196.95
03/27/17	Chk# 10591		2,296.95	(100.00)
04/01/17	Base Rent (04/2017)	2,096.95		1,996.95
04/01/17	Signage (04/2017)	100.00		2,096.95
04/01/17	Storage (04/2017)	227.50		2,324.45
04/10/17	Chk# 10620		2,196.95	127.50
05/01/17	Base Rent (05/2017)	2,096.95		2,224.45
05/01/17	Signage (05/2017)	100.00		2,324.45
05/01/17	Storage (05/2017)	227.50		2,551.95
05/08/17	Chk# 10895		2,196.95	355.00
05/16/17	Chk# 010707		2,096.95	(1,741.95)
06/01/17	Base Rent (06/2017)	2,096.95		355.00
06/01/17	Signage (06/2017)	100.00		455.00
06/01/17	Storage (06/2017)	227.50		682.50
06/09/17	Chk# 10790		2,196.95	(1,514.45)
07/01/17	Base Rent (07/2017)	2,096.95		582.50
07/01/17	Signage (07/2017)	100.00		682.50
07/01/17	Storage (07/2017)	227.50		910.00
07/17/17	Chk# 10876		2,196.95	(1,286.95)
08/01/17	Base Rent (08/2017)	2,096.95		810.00
08/01/17	Signage (08/2017)	100.00		910.00
08/01/17	Storage (08/2017)	227.50		1,137.50
08/07/17	Chk# 10942		2,196.95	(1,059.45)
09/01/17	Base Rent (09/2017)	2,096.95		1,037.50
09/01/17	Signage (09/2017)	100.00		1,137.50
09/01/17	Storage (09/2017)	227.50		1,365.00
09/27/17	Chk# 4867		1,365.00	0.00
09/27/17	Chk# 4866		100.00	(100.00)
10/01/17	Base Rent (10/2017)	2,096.95		1,996.95
10/01/17	Signage (10/2017)	100.00		2,096.95
10/01/17	Storage (10/2017)	227.50		2,324.45
10/11/17	Late Fee	104.85		2,429.30
10/16/17	Chk# 11001		2,196.95	232.35
11/01/17	Base Rent (11/2017)	2,096.95		2,329.30
11/01/17	Signage (11/2017)	100.00		2,429.30
11/01/17	Storage (11/2017)	227.50		2,656.80
11/10/17	Late Fee	104.85		2,761.65
11/17/17	Chk# 11143		2,196.95	564.70
12/01/17	Base Rent (12/2017)	2,096.95		2,661.65
12/01/17	Signage (12/2017)	100.00		2,761.65
12/01/17	Storage (12/2017)	227.50		2,989.15
01/01/18	Base Rent (01/2018)	2,096.95		5,086.10
01/01/18	Signage (01/2018)	100.00		5,186.10
01/01/18	Storage (01/2018)	227.50		5,413.60
01/11/18	Late Fee	104.85		5,518.45
01/22/18	Chk# 11230		2,196.95	3,321.50
01/22/18	Chk# 4988		5,518.45	(2,196.95)
02/01/18	Base Rent (02/2018)	2,096.95		(100.00)
02/01/18	Signage (02/2018)	100.00		0.00
02/01/18	Storage (02/2018)	227.50		227.50
02/08/18	Chk# 11235		2,196.95	(1,969.45)
02/26/18	Chk# 11287		2,196.95	(4,166.40)
03/01/18	Hold Over	2,096.95		(2,069.45)
03/01/18	Storage Hold Over	227.50		(1,841.95)
03/01/18	Base Rent (03/2018)	2,096.95		255.00
03/01/18	Storage (03/2018)	227.50		482.50
03/01/18	Signage (03/2018)	100.00		582.50
03/01/18	Additional Security Deposit	513.19		1,095.69
03/01/18	Hold Over Removed	(2,096.95)		(1,001.26)
03/01/18	Base Rent Increased (03/2018)	363.35		(637.91)
03/01/18	Storage Hold Over Removed	(227.50)		(865.41)
03/01/18	Est CAM Charge (03/2018)	250.20		(615.21)
04/01/18	Base Rent (04/2018)	2,096.95		1,481.74

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			<b>0.00</b>
04/01/18	Storage (04/2018)	227.50		1,709.24
04/01/18	Signage (04/2018)	100.00		1,809.24
04/01/18	Hold Over	2,096.95		3,906.19
04/01/18	Hold Over Removed	(2,096.95)		1,809.24
04/01/18	Base Rent Increased (04/2018)	363.35		2,172.59
04/01/18	Est CAM Charge (04/2018)	250.20		2,422.79
04/11/18	Late Fee	123.01		2,545.80
05/01/18	Est CAM Charge (05/2018)	250.20		2,796.00
05/01/18	Base Rent (05/2018)	2,460.30		5,256.30
05/01/18	Storage (05/2018)	227.50		5,483.80
05/01/18	Signage (05/2018)	100.00		5,583.80
05/01/18	Storage Removed (05/2018)	(227.50)		5,356.30
05/01/18	Storage Removed (05/2018)	(227.50)		5,128.80
05/01/18	Storage (05/2018)	227.50		5,356.30
05/03/18	Chk# 5117		5,583.80	(227.50)
05/30/18	Storage Move Out Cleaning Fee	34.13		(193.37)
05/30/18	Storage Security Deposit Refund	(227.50)		(420.87)
06/01/18	Est CAM Charge (06/2018)	250.20		(170.67)
06/01/18	Base Rent (06/2018)	2,460.30		2,289.63
06/01/18	Storage (06/2018)	227.50		2,517.13
06/01/18	Storage Removed (06/2018)	(227.50)		2,289.63
06/11/18	Late Fee	123.02		2,412.65
07/01/18	Est CAM Charge (07/2018)	250.20		2,662.85
07/01/18	Base Rent (07/2018)	2,460.30		5,123.15
07/01/18	Storage (07/2018)	227.50		5,350.65
07/01/18	Storage Removed (07/2018)	(227.50)		5,123.15
07/11/18	Late Fee	123.02		5,246.17
07/26/18	Chk# 5219		5,246.17	0.00
08/01/18	Est CAM Charge (08/2018)	250.20		250.20
08/01/18	Base Rent (08/2018)	2,460.30		2,710.50
08/11/18	Late Fee	123.02		2,833.52
09/01/18	Rekey & Keys #307	70.00		2,903.52
09/01/18	Est CAM Charge (09/2018)	250.20		3,153.72
09/01/18	Base Rent (09/2018)	2,460.30		5,614.02
09/11/18	Late Fee	123.02		5,737.04
09/20/18	Chk# 11702		5,614.02	123.02
09/28/18	Chk# 11722		2,833.52	(2,710.50)
10/01/18	Est CAM Charge (10/2018)	250.20		(2,460.30)
10/01/18	Base Rent (10/2018)	2,460.30		0.00
10/29/18	Chk# 11744		2,833.52	(2,833.52)
11/01/18	Est CAM Charge (11/2018)	250.20		(2,583.32)
11/01/18	Base Rent (11/2018)	2,460.30		(123.02)
11/30/18	WIRE		2,710.50	(2,833.52)
12/01/18	Est CAM Charge (12/2018)	250.20		(2,583.32)
12/01/18	Base Rent (12/2018)	2,460.30		(123.02)
01/01/19	Est CAM Charge (01/2019)	250.20		127.18
01/01/19	Base Rent (01/2019)	2,460.30		2,587.48
01/04/19	WIRE		2,587.48	0.00
01/14/19	Chk# 11859		2,587.48	(2,587.48)
02/01/19	Est CAM Charge (02/2019)	250.20		(2,337.28)
02/01/19	Base Rent (02/2019)	2,460.30		123.02
03/01/19	Est CAM Charge (03/2019)	250.20		373.22
03/01/19	Base Rent (03/2019)	2,534.11		2,907.33
03/07/19	WIRE		123.02	2,784.31
04/01/19	Est CAM Charge (04/2019)	250.20		3,034.51
04/01/19	Base Rent (04/2019)	2,534.11		5,568.62
04/05/19	WIRE		2,907.33	2,661.29
05/01/19	Est CAM Charge (05/2019)	250.20		2,911.49
05/01/19	Base Rent (05/2019)	2,534.11		5,445.60
05/11/19	Late Fee (05/2019)	126.71		5,572.31
05/17/19	wire		5,445.60	126.71
06/01/19	Est CAM Charge (06/2019)	250.20		376.91
06/01/19	Base Rent (06/2019)	2,534.11		2,911.02
06/11/19	WIRE		2,911.02	0.00
07/01/19	Est CAM Charge (07/2019)	250.20		250.20
07/01/19	Base Rent (07/2019)	2,534.11		2,784.31

Date	Description	Charges	Payments	Balance	
	<b>Balance Forward</b>			<b>0.00</b>	
07/11/19	WIRE		2,784.31	0.00	
08/01/19	Est CAM Charge (08/2019)	250.20		250.20	
08/01/19	Base Rent (08/2019)	2,534.11		2,784.31	
08/11/19	Late Fee (08/2019)	126.71		2,911.02	
08/16/19	WIRE		2,784.31	126.71	
09/01/19	Est CAM Charge (09/2019)	250.20		376.91	
09/01/19	Base Rent (09/2019)	2,534.11		2,911.02	
09/05/19	WIRE		2,911.02	0.00	
10/01/19	Est CAM Charge (10/2019)	250.20		250.20	
10/01/19	Base Rent (10/2019)	2,534.11		2,784.31	
10/11/19	Late Fee (10/2019)	126.71		2,911.02	
10/18/19	WIRE		2,784.31	126.71	
11/01/19	Est CAM Charge (11/2019)	250.20		376.91	
11/01/19	Base Rent (11/2019)	2,534.11		2,911.02	
11/11/19	Late Fee (11/2019)	126.71		3,037.73	
11/27/19	WIRE		2,911.02	126.71	
12/01/19	Est CAM Charge (12/2019)	250.20		376.91	
12/01/19	Base Rent (12/2019)	2,534.11		2,911.02	
12/04/19	WIRE		2,911.02	0.00	
01/01/20	Est CAM Charge (01/2020)	250.20		250.20	
01/01/20	Base Rent (01/2020)	2,534.11		2,784.31	
01/11/20	Late Fee (01/2020)	126.71		2,911.02	
01/22/20	WIRE		2,784.31	126.71	
02/01/20	Est CAM Charge (02/2020)	250.20		376.91	
02/01/20	Base Rent (02/2020)	2,534.11		2,911.02	
02/11/20	Late Fee (02/2020)	126.71		3,037.73	
02/20/20	WIRE		2,784.31	253.42	
03/01/20	Est CAM Charge (03/2020)	250.20		503.62	
03/01/20	Base Rent (03/2020)	2,610.13		3,113.75	
03/05/20	WIRE		3,113.75	0.00	
04/01/20	Est CAM Charge (04/2020)	250.20		250.20	
04/01/20	Base Rent (04/2020)	2,610.13		2,860.33	
04/13/20	WIRE		2,860.33	0.00	
05/01/20	Est CAM Charge (05/2020)	250.20		250.20	
05/01/20	Base Rent (05/2020)	2,610.13		2,860.33	
06/01/20	Est CAM Charge (06/2020)	250.20		3,110.53	
06/01/20	Base Rent (06/2020)	2,610.13		5,720.66	
07/01/20	Est CAM Charge (07/2020)	250.20		5,970.86	
07/01/20	Base Rent (07/2020)	2,610.13		8,580.99	
<b>0-30 Days</b>		<b>31-60 Days</b>	<b>61-90 Days</b>	<b>Above 90 Days</b>	<b>Amount Due</b>
2,860.33		2,860.33	2,860.33	0.00	8,580.99