

# Lease Contract Summary

## Contract overview

The lease agreement, effective **March 16, 2004**, between Marc A. Osheroff et al. (Lessor) and \_\_\_\_\_, D.D.S., P.A. (Lessee), covers premises at \_\_\_\_\_ **Miami Lakes, FL**. The term is **3 years** starting **June 1, 2004**, with a base rent of **\$4,171.87** plus tax, totaling **\$4,463.90** monthly. The lease includes a **3% annual rent adjustment** and a security deposit of **\$8,927.80**.

## What is the total monthly rent including tax?

\$7,318

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## Let me know if the lease is assignable and what is the assigning fee

Yes, the lease is assignable, but it requires the **prior written consent of the Lessor**. The Lessor covenants and agrees that consent shall not be unreasonably withheld, provided certain conditions are met. There is no specific assigning fee mentioned in the document.

## What are the conditions for assigning the lease?

The conditions for assigning the lease are as follows:

1. **Prior Written Consent:** The Lessee must obtain the prior written consent of the Lessor.
2. **Additional Security Deposit:** At the option of the Lessor, there may be a requirement to deposit additional security deemed necessary to secure the faithful performance of the terms and conditions of the Lease.
3. **Execution of Necessary Documents:** The Lessor may require the parties to any sublease or assignment to execute any documents deemed necessary or desirable to safeguard its interests.
4. **Terms and Conditions:** The Lessor may require that any sublease or assignment include terms, conditions, or covenants necessary to safeguard the Lessor's interests.
5. **Notice of Transfer:** The Lessee agrees to give notice to the Lessor within ten (10) days of the transfer by the Lessee of any controlling stock or business. The Lessor has the option to deem any such transfer as an assignment of the Lease, subject to the Lessor's written consent and all other rights retained by the Lessor in respect of an assignment of the leased premises.

## What is the assignment fee of the lease contract

The document does not specify an **assignment fee** for the lease contract.

## How many parking spaces are assigned to the tenant?

The tenant is assigned a total of **2 assigned, covered parking spaces**.

## What important dates are mentioned

The important dates mentioned in the document are:

1. **March 16, 2004:** Date of the original lease agreement.
2. **June 1, 2004:** Commencement date of the original lease term.
3. **May 31, 2007:** Termination date of the original lease term.
4. **June 1, 2007:** Beginning of the first renewal term.
5. **May 31, 2010:** End of the first renewal term.
6. **June 1, 2010:** Beginning of the second renewal term.
7. **May 31, 2013:** End of the second renewal term.
8. **June 1, 2013:** Beginning of the third renewal term.
9. **May 31, 2016:** End of the third renewal term.
10. **June 1, 2016:** Beginning of the fourth renewal term.
11. **May 31, 2019:** End of the fourth renewal term and the current lease term.
12. **June 1, 2019:** Beginning of the fifth renewal term.
13. **May 31, 2022:** End of the fifth renewal term.
14. **June 1, 2022:** Beginning of the sixth renewal term.
15. **May 31, 2027:** End of the sixth renewal term.

#### **What are the normal hours of operation for the building complex**

The normal hours of operation for the building complex are:

- **Monday through Friday:** 7:30 am to 6:30 pm
- **Saturday:** 9:00 am to 1:00 pm

There are no normal hours of operation on **Sundays or legal holidays.**

#### **What additional services are provided by the landlord?**

The additional services provided by the landlord include:

- **Water**
- **Janitorial service**
- **Elevator service**

These services are provided without additional cost to the tenant, except as specifically set forth in the lease. Additionally, if the tenant requires air-conditioning beyond the normal business hours of operation, the tenant agrees to pay for the cost of such extra service at a rate per hour, which will be billed monthly on an as-used basis.