OFFICE LEASE ADMINISTRATOR LEASE INTELLIGENCE REPORT

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CVENT, INC — 8180 Greensboro Drive, McLean, Virginia 22102

HOW TO READ THIS REPORT

The table below lists the sections in this report, in order, and what each one covers.

Most values name the lease clause they came from, for example “per Section 1.06”. Use it to check the value against the lease.

“Not specified in lease” means the lease was checked and has no such provision. It is a finding, not a skipped field.

Text in red, and lines with a red bar down their left side, are risks or points that need attention.

This report is generated by AI from the lease documents provided. A reviewer should confirm it against the lease before it is relied on.

WHAT EACH SECTION COVERS

Section	What it covers
Document registry (opening pages, before the first section)	The lease documents read, in date order, and which one governs each key term after any amendments.
ASC 842 MODIFICATION REASSESSMENT FLAGS	Changes in the lease documents that may mean the lease accounting under ASC 842 has to be reassessed. For your accounting team.
LEASE SNAPSHOT (ADMIN VIEW)	The essentials in one place: parties, premises, term and rent. Later sections expand on each.
CRITICAL DATES	Every date and deadline the lease sets: commencement, expiry, option and notice windows, and response periods.
RENT & PAYMENT OBLIGATIONS	Base rent by period, free rent and abatements, when and how rent is paid, and other charges the tenant owes.
OPERATING EXPENSE OBLIGATIONS	How operating expenses are shared: the recovery structure, what is included or excluded, caps, and reconciliation and audit rights.
DEFAULT & COMPLIANCE TRACKING	What counts as a default by either party, the cure periods, and the ongoing obligations to monitor.
RIGHTS & RESTRICTIONS	Assignment, subletting, recapture and expansion rights, and the restrictions on use.
NOTICES, ESTOPPEL & SNDA TRACKING	Where and how notices must be sent, and the estoppel and SNDA obligations with their response times.
SPECIAL OPTIONS & TERMINATION RIGHTS	Renewal and termination options, holdover, security deposit or letter of credit, improvement allowances and surrender obligations.
CORE LEASE TERMS (FACT ONLY)	Other lease terms recorded as written, without analysis, such as parking and maintenance.
FLAGS & DATA GAPS	Where the lease was unclear, missing or contradictory, and which values need checking.
EXHIBIT A — DETAILED RENT SCHEDULE	Every rent row the report found, by space and period, to check against the lease.

Document 1 (A1): Original Lease — Deed of Lease between 8180 Greensboro, L.L.C. and CVENT, INC., executed August 2, 2005. "THIS DEED OF LEASE ("Lease") is made as of this 2nd day of August, 2005 (the "Effective Date"), by and between 8180 GREENSBORO, L.L.C., a Virginia limited liability company ("Landlord") and CVENT, INC., a Delaware corporation ("Tenant")." Original Premises: "approximately twelve thousand four hundred fifty- two (12,452) rentable square feet of office space... on the Fourth (4th) floor of the building located at 8180 Greensboro Drive, McLean, Virginia 22102"

Document 2 (A2): Term Commencement Date Agreement, executed May 17, 2006 — confirms dates only; "Term Commencement Date under the Lease is January 23, 2006. Rent Commencement Date under the Lease is January 23, 2006. Lease Termination Date is June 22, 2011." Superseded in full by First Amendment §12.

Document 3 (A3): First Amendment, executed January 24, 2007 — adds First Amendment Premises "An area on the fourth (4th) floor of the Building, containing 4,266 rentable square feet"; restates Lease Commencement Date as August 23, 2005, Rent Commencement Date as January 23, 2006, Lease Expiration Date as June 30, 2011 "(A) The Lease Commencement Date is August 23, 2005. (B) The Rent Commencement Date is January 23, 2006. (C) The Lease Expiration Date is June 30, 2011."; changes Landlord notice address "Section 38 of the Lease is hereby amended by deleting the Landlord's address in its entirety and by substituting therefor the below-listed address for Landlord: "c/o Beacon Capital Partners, LLC One Federal Street Boston, Massachusetts 02110"

Document 4 (A4): Commencement Date Letter, executed December 12, 2007 — confirms First Amendment dates only; "The Commencement Date under the First Amendment is January 25, 2007. The Rent Commencement Date under the First Amendment is May 25, 2007. The Termination Date under the First Amendment is June 30, 2011."

Document 5 (A5): Second Amendment to Office Lease, executed February 26, 2008 — adds Second Amendment Premises on 6th floor "certain premises located on the sixth (6th) floor of the Building containing approximately 10,485 rentable square feet"; extends term "the Term of the Lease with respect to the Existing Premises is extended from the current expiration date of June 30, 2011, to the New Expiration Date", New Expiration Date = March 17, 2014 (per Section 3); adds Must-Take Premises mechanism (later deleted); changes Landlord notice address.

Document 6 (A6): Third Amendment to Lease, executed March 23, 2009 — signage change, generator provisions; changes notice addresses "an additional copy of each notice sent to Landlord under the Lease shall be simultaneously sent to Garry C. Berman, Esq... payments of Base Rent and additional rent shall be delivered to Landlord at the following address"; no rent/term impact.

Document 7 (A7): Fourth Amendment of Lease, executed September 30, 2009 — adds Expansion Premises "The area on the sixth (6th) floor of the Building consisting of approximately 3,432 rentable square feet... is hereby added to, and shall be considered a part of the "Premises"... and expiring on March 17, 2014"

Document 8 (A8): Fifth Amendment of Lease, executed August 5, 2010 — adds Fifth Amendment Additional Premises (9th floor, 23,482 RSF); surrenders portion of First Amendment Premises (4,013 RSF); licenses Swing Space; "ending on the Expiration Date (i.e., March 17, 2014)"

Document 9 (A9): Sixth Amendment of Lease, effective February 1, 2011 — extends term to April 30, 2014 "The term of the Lease is hereby extended from March 18, 2014 through April 30, 2014... all references to the expiration of the term in the Lease shall mean April 30, 2014."; restates rent for all premises; changes Landlord notice address; deletes Must-Take Premises and Lender Consent provisions.

Document 10 (A10): Seventh Amendment of Lease, executed November 29, 2011 — adds Expansion Premises A (Suite 421, 4,075 RSF) and Expansion Premises B (Suite 400, 6,927 RSF); "Addendum No. 2 of the Lease (Right of First Offer)... is hereby deleted in its entirety and is of no further force and effect."

Document 11 (A11): Eighth Amendment of Lease, executed May 9, 2013 — adds Eighth Amendment Expansion Premises (Suite 350 portion, ~5,000 RSF).

Document 12 (A12): Ninth Amendment of Lease, executed July 11, 2013 — adds Additional Eighth Amendment Expansion Premises (5,697 RSF), Ninth Amendment Expansion Premises (Suite 325, 13,125 RSF), Ninth Amendment Storage Premises (187 RSF, P-3 level); grants 90-Day Extension Option "Tenant shall have the option ("90-Day Extension Option") to extend the Term of this Lease for one (1) additional up to 90-day period, such additional term commencing as of May 1, 2014... Tenant may exercise its 90-Day Extension Option by giving Landlord written notice on or before October 31, 2013."

Currently Operative Rent Schedule: Governed by the Ninth Amendment and the rent tables of the Sixth, Seventh, Eighth and Ninth Amendments, cumulatively. The last stated rent period across all documents ends April 30, 2014 (with a possible 90-Day Extension to July 29, 2014 if exercised). No rent table has been located extending the Lease beyond these dates.

Currently Operative Expiration Date: April 30, 2014, per Sixth Amendment §3 — "wherever the phrase "March 17, 2014" appears in the Fifth Amendment, such phrase is hereby deleted and replaced with the phrase "April 30, 2014"" — subject to an unexercised 90-Day Extension Option (deadline to exercise: October 31, 2013, which has passed as of this report's date with no confirmation of exercise found in the lease record).

Currently Operative Proportionate Share: No single consolidated share is stated for the full final premises (9 separate spaces); see Premises table in Section 12 for each premises' individual share.

Currently Operative Security Deposit / LOC: Cash security deposit of $99,517.83 per Second Amendment §10, "the Security Deposit shall be increased to Ninety-Nine Thousand Five Hundred Seventeen and 83/100 Dollars ($99,517.83)", plus an additional increase tied to Must-Take Premises (never triggered, as Must-Take was deleted by Sixth Amendment). No Letter of Credit identified anywhere in the lease.

Currently Operative Notice Addresses: Landlord: Greensboro Park Property Owner LLC, c/o Beacon Capital Partners, LLC, 200 State Street, 5th Floor, Boston, Massachusetts 02109 per Sixth Amendment §9. Tenant address not updated in any amendment after original Lease Section 38 (Suite address left blank in original).

Currently Operative Option Deadlines: Renewal option (Addendum No. 1) amended by Ninth Amendment §6(D) — "if Tenant exercises the 90-Day Extension Option as aforesaid, then the date by which Tenant must exercise its option to extend the term of the Lease for five (5) years as set forth in Addendum No. 1 to the Lease shall be extended from its current date of July 31, 2013 to the date nine (9) months prior to the expiration of the 90-Day Extension Term." Right of First Offer (Addendum No. 2) deleted by Seventh Amendment §6(B).

Rights Modified or Deleted by Amendment: Right of First Offer (Addendum No. 2) — deleted by Seventh Amendment, Section 6(B); remove from tracking calendar. Must-Take Premises (Second Amendment, Section 6) — deleted by Sixth Amendment, Section 11(i); remove from tracking calendar. Lender Consent (Fifth Amendment, Section 7) — deleted by Sixth Amendment, Section 11(ii).

ASC 842 MODIFICATION REASSESSMENT FLAGS

Running this evaluation for each of the eleven amendments (A2 through A12) identified in the Amendment Registry.

A2 (Term Commencement Date Agreement): Reassessment Trigger Type: None identified — this document confirms dates already fixed by the lease formula; it grants no new rights and changes no term. Lessor Accounting Treatment: Not applicable — not a modification. Basis Citation: "Landlord and Tenant hereby confirm and agree that the Term Commencement Date under the Lease is January 23, 2006."

A3 (First Amendment): Reassessment Trigger Type: Grants Tenant an additional right of use (First Amendment Premises, 4,266 RSF) not included in the original contract. Lessor Accounting Treatment: Separate contract — the added space is accounted for as a new lease; the original lease's accounting is unchanged, unless the added space was not priced at its standalone rate, in which case Modification treatment applies. Basis Citation: "Landlord hereby demises and leases to Tenant, and Tenant hereby leases from Landlord, the First Amendment Premises for a term commencing on the First Amendment Commencement Date"

A4 (Commencement Date Letter): Reassessment Trigger Type: None identified — confirms dates only. Lessor Accounting Treatment: Not applicable.

A5 (Second Amendment): Reassessment Trigger Type: Grants additional right of use (Second Amendment Premises, 10,485 RSF) AND extends the lease term for the Existing Premises. Lessor Accounting Treatment: Modification — for an operating lease, account for it as a termination of the existing lease and a new lease from the amendment's effective date: recalculate straight-line rental income over the remaining term, carrying any straight-line rent receivable or prepaid rent, and unamortised lease incentives and initial direct costs, into the modified lease; reassess lease classification as of the effective date. Basis Citation: "the Term of the Lease with respect to the Existing Premises is extended from the current expiration date of June 30, 2011, to the New Expiration Date... so that the Term for the Existing Premises is coterminous with the Term for the Second Amendment Premises."

A6 (Third Amendment): Reassessment Trigger Type: None identified — signage size change and generator access do not extend term, add space, or change payments. Lessor Accounting Treatment: Not applicable.

A7 (Fourth Amendment): Reassessment Trigger Type: Grants additional right of use (Expansion Premises, 3,432 RSF), coterminous with existing term — no term change. Lessor Accounting Treatment: Separate contract if priced at standalone rate — most likely treatment for added space running coterminously; or Modification if not. Basis Citation: "the Existing Premises shall be expanded to include the Second Amendment Premises... the term "Premises" shall be deemed to include the Second Amendment Premises" (note: Fourth Amendment uses parallel "Expansion Premises" language at "The area on the sixth (6th) floor of the Building consisting of approximately 3,432 rentable square feet...is hereby added to, and shall be considered a part of the "Premises"").

A8 (Fifth Amendment): Reassessment Trigger Type: Grants additional right of use (9th floor, 23,482 RSF) AND resolves a contingency changing payment amounts (surrender of 4,013 RSF reducing rent) AND extends term for Swing Space. Multiple triggers present. Lessor Accounting Treatment: Modification — the partial surrender combined with new space addition requires termination-and-new-lease accounting for the operating lease as a whole from the amendment's effective date. Basis Citation: "Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the Fifth Amendment Additional Premises for a term commencing on the date... and ending on the Expiration Date"; "Tenant shall surrender to Landlord, and Landlord shall accept the surrender of, the Lease in respect of the First Amendment Surrendered Premises"

A9 (Sixth Amendment): Reassessment Trigger Type: Extends lease term (March 18 to April 30, 2014) AND resolves contingencies changing fixed payment amounts (restated rent across all premises). Lessor Accounting Treatment: Modification — operating lease termination-and-new-lease accounting from February 1, 2011. Basis Citation: "The term of the Lease is hereby extended from March 18, 2014 through April 30, 2014... all references to the expiration of the term in the Lease shall mean April 30, 2014."

A10 (Seventh Amendment): Reassessment Trigger Type: Grants additional rights of use (Expansion Premises A and B). Lessor Accounting Treatment: Separate contract if priced at standalone rate; Modification if not — not determinable from lease text alone whether pricing was at standalone rate. Basis Citation: "Landlord hereby demises and leases to Tenant, and Tenant hereby hires and takes from Landlord, Expansion Premises A for a term commencing as of the Expansion Premises A Commencement Date"

A11 (Eighth Amendment): Reassessment Trigger Type: Grants additional right of use (Suite 350 portion). Lessor Accounting Treatment: Separate contract if priced at standalone rate; Modification if not — not determinable from lease text alone. Basis Citation: "Landlord hereby demises and leases to Tenant, and Tenant hereby hires and takes from Landlord, the Eighth Amendment Expansion Premises for a term commencing as of the Eighth Amendment Expansion Commencement Date"

A12 (Ninth Amendment): Reassessment Trigger Type: Grants additional rights of use (Additional Eighth Amendment Expansion Premises, Ninth Amendment Expansion Premises, Storage Premises) AND grants a contingent right to extend term (90-Day Extension Option — an option, not yet a term extension unless exercised). Lessor Accounting Treatment: Modification for the rent-bearing additional space; the 90-Day Extension Option itself is not a modification until/unless exercised. Basis Citation: "Landlord hereby demises and leases to Tenant, and Tenant hereby hires and takes from Landlord, the Additional Eighth Amendment Expansion Premises for a term commencing as of the Additional Eighth Amendment Expansion Premises Commencement Date"

> **! SCOPE LIMITATION — MANDATORY DISCLOSURE:** These flags identify WHETHER a modification event under ASC 842-10-25-8 has occurred, and the landlord-side treatment it points to, based solely on lease-derived facts. They do NOT produce the revised straight-line rent schedule and do NOT determine lease classification. The schedule needs the landlord's existing straight-line rent receivable or prepaid rent and its unamortised lease incentives and initial direct costs; classification needs the underlying asset's fair value, remaining economic life and expected residual value. None of these is contained in lease text. **Revised straight-line rent and lease classification require your accounting records as of each amendment's effective date — not derivable from lease text. Route to accounting for calculation.**

LEASE SNAPSHOT (ADMIN VIEW)

Tenant Name and Entity Type: CVENT, INC., a Delaware corporation. "CVENT, INC., a Delaware corporation ("Tenant")"

Property Address and Premises Description: 8180 Greensboro Drive, McLean, Virginia 22102. As of the last-dated amendment, the Existing Premises consisted of nine distinct spaces across the 3rd, 4th, 6th and 9th floors plus a P-3 storage area, totaling 66,106 RSF per the Ninth Amendment's recital. "A total of 66,106 rentable square feet consisting of the following spaces..."

Lease Type: NNN (Base Rent is "totally net to Landlord" with Tenant paying its proportionate share of Increased Operating Expenses and Increased Real Estate Tax Expenses above a Base Year). "The parties intend that the Base Rent payable by Tenant to Landlord hereunder shall be totally net to Landlord, and that Tenant shall pay all costs, expenses and charges arising from the maintenance, use and operation of the Demised Premises during the Term, other than as set forth elsewhere in this Lease."

Rentable Area (SF) and Tenant Proportionate Share: Currently operative total is 66,106 RSF across nine premises (see Section 12 Premises table for per-premises figures and shares, ranging from 0.10% for the small Retained Premises up to 9.88% for the Fifth Amendment Additional Premises).

Permitted Use: "The Demised Premises shall be used and occupied by Tenant, solely for the purpose of general office use and uses ancillary thereto (collectively, the "Permitted Uses") and for no other purpose whatsoever."

Lease Term: Original term was 65 months from Rent Commencement Date "shall terminate at midnight on the last day of the month that completes sixty-five (65) months from the Rent Commencement Date". Currently operative expiration is April 30, 2014 per Sixth Amendment, measured from Lease Commencement Date of August 23, 2005 per First Amendment §12 — a term of approximately 104 months. A 90-Day Extension Option (exercise deadline October 31, 2013) could extend this to approximately July 29, 2014, but no evidence of exercise was found in the lease record.

CRITICAL DATES

Lease Execution Date: Original Lease: 2005-08-02. First Amendment: 2007-01-24. Second Amendment: 2008-02-26. Third Amendment: 2009-03-23 (executed "3/23/09"). Fourth Amendment: 2009-09-30. Fifth Amendment: 2010-08-05. Sixth Amendment: effective 2011-02-01. Seventh Amendment: 2011-11-29. Eighth Amendment: 2013-05-09. Ninth Amendment: 2013-07-11.

Lease Commencement Date: August 23, 2005, per First Amendment §12(A) "(A) The Lease Commencement Date is August 23, 2005." — this date has passed.

Rent Commencement Date: January 23, 2006, per First Amendment §12(B) "(B) The Rent Commencement Date is January 23, 2006." — passed.

Free Rent / Reduced Rent Period Start and End Dates: Multiple, per premises — see Section 3 Rent Concessions below. Most recent abatement: Free Rent Period for Fifth Amendment Additional Premises, March 1, 2011 through March 7, 2012 (372 days) per Sixth Amendment §4 "the Fifth Amendment Additional Premises Commencement Date, and the date on which the Free Rent Period... shall begin, shall both be March 1, 2011. The total amount of rent to be abated pursuant to said Section 2(C)(4) is Seven Hundred Eighteen Thousand Three Hundred Seventy-Five and 50/100 Dollars ($718,375.50)." — this period has passed.

Lease Expiration Date: April 30, 2014, per Sixth Amendment §3 "The term of the Lease is hereby extended from March 18, 2014 through April 30, 2014... all references to the expiration of the term in the Lease shall mean April 30, 2014." — **this date has passed** relative to the report date of November 16, 2026.

Renewal Option Exercise Deadline(s): Addendum No. 1 renewal (one 5-year term) — originally required notice 9–12 months before Lease Expiration Date "Tenant shall exercise its right of renewal with respect to the Renewal Term by giving Landlord written notice thereof at least nine (9) months but no more than twelve (12) months prior to the Lease Expiration Date then in effect." This 5-year renewal deadline was itself extended by Ninth Amendment §6(D) from July 31, 2013 to nine months prior to expiration of the 90-Day Extension Term (if exercised) — "the date by which Tenant must exercise its option to extend the term of the Lease for five (5) years...shall be extended from its current date of July 31, 2013 to the date nine (9) months prior to the expiration of the 90-Day Extension Term." Both deadlines have passed. Notice Window Calculation applies to the original Addendum 1 right: using the original Lease Expiration Date reference point of April 30, 2014 — First Permitted Notice Date: 2013-04-30; Last Permitted Notice Date: 2013-07-31; Notice Window Length: 3 months.

90-Day Extension Option Exercise Deadline: October 31, 2013, per Ninth Amendment §6(A) "Tenant may exercise its 90-Day Extension Option by giving Landlord written notice on or before October 31, 2013." Time is of the essence: "If Tenant fails to give timely notice, as aforesaid, Tenant shall have no further right to extend the term of this Lease pursuant to this Section 6, time being of the essence." This deadline has passed.

ROFO Acceptance Window: The original Right of First Offer (Addendum No. 2) provided a 10 business day acceptance window "Tenant shall give to Landlord written notice of Tenant's exercise of its option to so lease the Available Space within ten (10) business days after the date on which Landlord gives Landlord's Offer to Tenant." with time of the essence "It is agreed that time shall be of the essence in Tenant's delivery of the aforesaid notice to Landlord" — but Addendum No. 2 was **deleted in its entirety by Seventh Amendment §6(B)**; no ROFO currently exists under the lease.

Early Termination Notice Deadline: Not specified in lease — confirmed per review of all amendments; no stand-alone early termination right (separate from the surrender transactions already completed) was located.

SNDA Delivery Deadline: Not specified as a general Landlord obligation; however, in connection with the Fifth Amendment, Landlord specifically agreed: "Landlord shall use commercially reasonable efforts to obtain a subordination, non-disturbance and attornment agreement from the current and all future mortgagees in form and substance reasonably acceptable to the Tenant." No specific number of days is stated for this obligation. An executed SNDA (Exhibit D of the Fifth Amendment) was in fact completed, dated August 5, 2010, between Tenant, Landlord, and Bank of America, N.A. as Trustee.

Tenant SNDA Waiver Deadline: Not specified in lease — confirmed per review of Section 29 and Fifth Amendment Section 8; the Original Lease's automatic subordination clause contains no termination right for Tenant tied to non-delivery of an SNDA. "This Lease is subject and subordinate to the lien of any and all mortgages... provided, however, that in the event the mortgagee under any such mortgage or ground lessor under any such ground lease shall require this Lease to be superior and paramount to such mortgage or ground lease, Tenant, upon request therefor, shall execute and deliver any instruments required for such purpose"

Estoppel Certificate Response Deadline: 10 business days from Landlord's written request. "Tenant shall, without charge, at any time and from time to time, within ten (10) business days after receipt of written request therefor, by Landlord, ground lessor, if any, the holder of any indebtedness secured by the Land or Building, any purchaser or prospective purchaser of the Land or Building or any person designated in writing by Landlord, execute, acknowledge and deliver to such requesting party a written estoppel certificate"

Letter of Credit Expiration Date: Not specified in lease — no LOC exists. The lease uses a cash Security Deposit only.

LOC Renewal / Replacement Deadline: Not applicable — no LOC.

TI / Allowance Disbursement Windows: Multiple, listed by amendment — see Section 8 below. Most recent: First Amendment Tenant Allowance had a hard forfeiture date of March 31, 2006 "the amount of the Tenant Allowance shall be available to Tenant until March 31, 2006, at which time any amounts remaining in the Tenant Allowance shall be deemed forfeited"; Second Amendment Landlord's Allowance had a two-part deadline, portion (x) forfeiting 12 months after Second Amendment Commencement Date and portion (y) forfeiting July 1, 2012, per Second Amendment §7(c) "in the event that Tenant has not used that portion of the Landlord's Allowance set forth in Section 7(b)(x) within twelve (12) months after the Second Amendment Commencement Date, then Landlord's obligation to make available any remaining amounts of Landlord's Allowance shall terminate... in the event that Tenant has not used that portion of the Landlord's Allowance set forth in Section 7(b)(y) by July 1, 2012, then Landlord's obligation to make available any remaining amounts of Landlord's Allowance shall terminate"; Seventh Amendment restroom allowances forfeit 20 months after November 29, 2011 execution date "Landlord shall have no obligation to pay the Floor Allowance or the 4th Floor Allowance in respect of any requisition submitted after the date that is twenty (20) months of the Execution Date of this Seventh Amendment." All of these dates have passed.

Holdover Monitoring Trigger Date: Set at 90–120 days before April 30, 2014 → January 1, 2014 to January 30, 2014. This trigger date has passed; see Holdover provisions in Section 8 for applicable rates.

CAM Reconciliation Statement Delivery Date: "For each calendar year of the Term commencing January 1, 2007, Landlord shall deliver to Tenant a categorized statement in reasonable supporting detail estimating Tenant's Share of Increased Operating Expenses and Tenant's Share of Increased Real Estate Tax Expenses for such calendar year" for estimates; for actual reconciliation, "After the end of each calendar year commencing on January 1, 2008, Landlord shall determine the actual Increased Operating Expenses and the actual Increased Real Estate Tax Expenses for such calendar year." No fixed number of days after year-end is specified for the actual reconciliation statement.

CAM Dispute Notice Deadline: 180 days after receipt of annual expense statement. "Within one hundred eighty (180) days after receipt of an annual expense statement, Tenant shall have the right, exercisable upon not less than ten (10) business days prior notice by Tenant to Landlord, to review...

Landlord's records relating to the expenses covered by such statement" This exceeds 90 days, so no shortfall flag applies.

CAM Audit Completion Deadline: Not specified as a separate completion deadline distinct from the 180-day exercise window; the lease does not state how many days the audit itself may take once commenced — confirmed per review of Section 4.5.

Insurance Certificate Renewal Dates: "Originals or duplicates of such policies shall be delivered to Landlord, and the holder of any deed of trust or mortgage encumbering the Building, at the time of commencement of the Term and thereafter not less than thirty (30) days prior to the expiration dates of any such policies theretofore furnished pursuant to this Section."

Notice Window Calculation Rule

For the Addendum No. 1 renewal option (original terms, before the Ninth Amendment extension): notice "at least nine (9) months but no more than twelve (12) months prior to the Lease Expiration Date then in effect" "Tenant shall exercise its right of renewal with respect to the Renewal Term by giving Landlord written notice thereof at least nine (9) months but no more than twelve (12) months prior to the Lease Expiration Date then in effect." Using April 30, 2014 as the reference Lease Expiration Date:

- First Permitted Notice Date: 2013-04-30
- Last Permitted Notice Date: 2013-07-31
- Notice Window Length: 3 months

SNDA Double-Deadline Structure

Deadline 1 — SNDA Delivery Deadline: Not specified as a fixed number of days in the Original Lease; Fifth Amendment §8 imposes only a "commercially reasonable efforts" standard, not a hard deadline.

Deadline 2 — Tenant Waiver Deadline: Not specified in lease — no auto-waiver mechanism for Tenant's termination right tied to SNDA non-delivery was located anywhere in the lease or its amendments.

Critical Date Risk Summary

- **All principal tracking dates have passed** as of the report date (November 16, 2026): Lease Expiration Date (April 30, 2014), the 90-Day Extension Option exercise deadline (October 31, 2013), the Addendum No. 1 renewal deadline as extended by the Ninth Amendment, and all TI/allowance disbursement windows.

Permanent loss of rights: The ROFO (Addendum No. 2) was affirmatively deleted by Seventh Amendment §6(B) — no action is needed because the right no longer exists. The 90-Day Extension Option deadline of October 31, 2013 has passed with time-of-the-essence language; if not exercised in writing by that date, the right is permanently lost per its own terms.

Amendment-driven date changes: The Lease Expiration Date moved three times — originally calculated from a 65-month term, then to June 30, 2011 (First Amendment confirmation), then to March 17, 2014 (Second/Fifth Amendments), then to April 30, 2014 (Sixth Amendment) — each must be read as superseding the prior date.

Unresolved status: Whether the 90-Day Extension Option was exercised, and therefore whether the operative expiration is April 30, 2014 or approximately July 29, 2014, cannot be confirmed from the documents provided — this is a priority item for manual confirmation.

RENT & PAYMENT OBLIGATIONS

Rent Schedule

Rent is governed by multiple documents across nine premises. Showing the five most recent periods for each active premises up to the lease's last day (April 30, 2014); full history is carried in the IMPORT VALUES Rent Schedule table.

Original Premises (12,452 RSF, 4th floor) — governed by Sixth Amendment §5(I):

Period	Monthly Rent	Annual Rent	$/SF	Document
7/1/11–11/30/12	$39,690.75	$476,289.00*	$38.25	Sixth Amendment §5(I)
12/1/12–11/30/13	$40,873.69	$490,484.28	$39.39	Sixth Amendment §5(I)
12/1/13–4/30/14	$42,098.14	$505,177.64*	$40.57	Sixth Amendment §5(I)

Refer Exhibit A for detailed Rent Schedule.

Retained Premises (253 RSF, 4th floor, formerly First Amendment Premises) — governed by Sixth Amendment §5(III):

Period	Monthly Rent	Annual Rent	$/SF	Document
7/1/11–11/30/12	$806.44	$9,677.25*	$38.25	Sixth Amendment §5(III)
12/1/12–1/30/13	$830.47	$9,965.67	$39.39	Sixth Amendment §5(III)
12/1/13–4/30/14	$855.35	$10,264.21*	$40.57	Sixth Amendment §5(III)

Refer Exhibit A for detailed Rent Schedule.

Second Amendment Premises (10,485 RSF, 6th floor) — governed by Sixth Amendment §5(IV):

Period	Monthly Rent	Annual Rent	$/SF	Document
12/1/11–11/30/12	$33,420.94	$401,051.25	$38.25	Sixth Amendment §5(IV)
12/1/12–11/30/13	$34,417.01	$413,004.15	$39.39	Sixth Amendment §5(IV)
12/1/13–4/30/14	$35,448.04	$425,376.45*	$40.57	Sixth Amendment §5(IV)

Refer Exhibit A for detailed Rent Schedule.

Expansion Premises (3,432 RSF, 6th floor) — governed by Sixth Amendment §5(V):

Period	Monthly Rent	Annual Rent	$/SF	Document
12/1/11–11/30/12	$10,939.50	$131,274.00	$38.25	Sixth Amendment §5(V)

12/1/12–11/30/13	$11,265.54	$135,186.48	$39.39	Sixth Amendment §5(V)
12/1/13–4/30/14	$11,603.02	$139,236.24*	$40.57	Sixth Amendment §5(V)

Refer Exhibit A for detailed Rent Schedule.

Fifth Amendment Additional Premises (23,482 RSF, 9th floor) — governed by Sixth Amendment §5(VI):

Period	Monthly Rent	Annual Rent	$/SF	Document
2/1/13–1/31/14	$62,286.05	$747,432.06	$31.83	Sixth Amendment §5(VI)
2/1/14–4/30/14	$64,145.00	$769,739.96*	$32.78	Sixth Amendment §5(VI)

Refer Exhibit A for detailed Rent Schedule.

Expansion Premises A (Suite 421, 4,075 RSF) — governed by Seventh Amendment §1(C):

Period	Monthly Rent	Annual Rent	$/SF	Document
6/1/12–10/31/12	$10,696.88	$128,362.50*	$31.50	Seventh Amendment §1(C)
11/1/12–10/31/13	$11,019.48	$132,233.75	$32.45	Seventh Amendment §1(C)
11/1/13–4/30/14	$11,348.88	$136,186.50*	$33.42	Seventh Amendment §1(C)

Refer Exhibit A for detailed Rent Schedule.

Expansion Premises B (Suite 400, 6,927 RSF) — governed by Seventh Amendment §2(D):

Period	Monthly Rent	Annual Rent	$/SF	Document
Expansion Premises B Rent Commencement–10/31/13	$18,731.76	$224,781.15**	$32.45	Seventh Amendment §2(D)
11/1/13–4/30/14	$19,291.70	$231,500.34**	$33.42	Seventh Amendment §2(D)

Refer Exhibit A for detailed Rent Schedule.

Eighth Amendment Expansion Premises (Suite 350 portion, ~5,000 RSF)

Base rent $150,000.00/year ($12,500.00/month) effective Eighth Amendment Expansion Rent Commencement Date "Effective as of the Eighth Amendment Expansion Rent Commencement Date, Tenant shall pay Annual Base Rent with respect to the Eighth Amendment Expansion Premises in the amount of One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00) per annum (i.e., $12,500.00 per month)." through April 30, 2014.

Refer Exhibit A for detailed Rent Schedule.

Additional Eighth Amendment Expansion Premises (5,697 RSF):

Annual Base Rent $170,910.00/year ($14,242.50/month) effective September 2, 2013. "Effective as of the Additional Eighth Amendment Expansion Premises Rent Commencement Date, Tenant shall pay Annual Base Rent with respect to the Additional Eighth Amendment Expansion Premises in the amount of One Hundred Seventy Thousand Nine Hundred Ten and 00/100 Dollars ($170,910.00) per annum"

Refer Exhibit A for detailed Rent Schedule.

Ninth Amendment Expansion Premises (Suite 325, 13,125 RSF) and Ninth Amendment Storage Premises (187 RSF): No Base Rent or Additional Rent payable. "Tenant shall have no obligation to pay Annual Base Rent or Additional Rent on account of Operating Expenses and Tax Expenses with respect to the Ninth Amendment Expansion Premises." "Tenant shall have no obligation to pay Annual Base Rent or Additional Rent on account of Operating Expenses and Tax Expenses with respect to the Ninth Amendment Storage Premises"

annualized figures as stated in source document; *annualized per Seventh Amendment's own table notation.

Payment Frequency and Due Date: Monthly, in advance, on the first day of each calendar month. "The Monthly Base Rent shall be paid on the first day of each calendar month during the Term, without notice, demand, offset, deduction or counter-claim whatsoever except as otherwise expressly set forth in this Lease."

First Rent Payment Date: January 23, 2006 (Rent Commencement Date, per First Amendment confirmation).

Escalation Structure: Fixed step-ups per premises as shown above; original Cost of Living Adjustment mechanism (2.5% annually, compounded) per Original Lease §3.2 "Commencing on the first day of the second Lease Year, and on the first day of each subsequent Lease Year (the "Adjustment Date"), the Base Rent shall be increased by two and one-half percent (2.5%) of the Base Rent payable for the Lease Year immediately preceding the Lease Year for which the Base Rent (as theretofore increased hereunder) is then being increased" has been superseded by fixed-dollar step tables in all subsequent amendments.

Rent Concessions & Abatements

Free Rent Period(s): (1) Original abatement: first 5 complete months following Rent Commencement Date, 100% of Monthly Base Rent "Landlord shall abate one hundred percent (100%) of the Monthly Base Rent, excluding any Additional Rent, for the first five (5) complete months following the Rent Commencement Date (the "Abatement Period")". (2) First Amendment Premises: first 1 complete month following First Amendment Rent Commencement Date "Landlord shall abate one hundred percent (100%) of the Monthly Base Rent applicable to the First Amendment Premises, excluding any Additional Rent, for the first one (1) complete month following the First Amendment Rent Commencement Date." (3) Second Amendment Premises: 4-month Waiver Period #1 "the monthly installment of Base Rent and Tenant's Share of Increased Operating Expenses and Tenant's Share of Increased Real Estate Tax Expenses with respect to the Second Amendment Premises shall be waived by Landlord for the four (4) month period" — plus Waiver Period #2 (3 months on Existing Premises) which was **deleted and replaced with Landlord's Sixth Amendment Contribution** of $121,491.00 per Sixth Amendment §7 "Landlord's Sixth Amendment Contribution is in lieu of the rent credit for Waiver Period #2... Tenant shall not be entitled to any rent abatement for Waiver Period #2 beginning on July 1, 2011." (4) Fifth Amendment Additional Premises: 372-day Free Rent Period, total $718,375.50, as restated by Sixth Amendment §4 (above).

Reduced Rent Period(s): Not specified beyond the full abatements listed above.

Clawback Conditions: Not specified in lease — confirmed per review of all amendments; no explicit clawback-of-concession clause tied to early termination was located (the lease contains no standalone early termination right to trigger this).

Delivery Delay Abatement: Not specified in lease — confirmed per review of Section 2 and amendments.

Amendment-Added Abatement Periods: Parking space abatements were added by multiple amendments (see Section 9 Parking below) — these are separate from base rent abatements.

! All concession clawback triggers tracked: none identified requiring LA system tracking beyond the TI allowance forfeiture dates already noted in Section 2.

Payment Enforcement

Grace Period: 5 days, with a notice-limitation escalation. "Any Monthly Base Rent or Additional Rent not paid within five (5) days after the due date thereof, shall be subject to a late charge of five percent (5%) of such payment. In addition, such unpaid installment shall bear interest until paid at the rate of fifteen percent (15%) per annum. Notwithstanding anything in this Lease to the contrary, Tenant shall not be required to pay such late charge and interest unless Tenant defaults in paying Base Monthly Rent or Additional Rent for a period of five (5) or more days on more than one (1) occasion during any consecutive twelve (12) month period."

Late Fee: 5% of the overdue payment.

Default Interest Rate: 15% per annum on unpaid installments. "In addition, such unpaid installment shall bear interest until paid at the rate of fifteen percent (15%) per annum."

Returned Payment / NSF Fee: Not specified in lease — confirmed per review of Section 8.

Returned Check / NSF Consequence: Not specified in lease — confirmed per review of Section 8.

Additional Financial Obligations

Administrative Charges: Not specified in lease — confirmed per review of Section 4.

Pass-Through Charges: Fitness Center Charge — Additional Rent, separate line item, not subject to Base Year adjustment "All costs of operating and maintaining the Fitness Center will be allocated to all of the tenants of the Building and 8200 Greensboro Drive (the "Fitness Center Charge") on a square footage basis, and shall be payable as Additional Rent... The Fitness Center Charge will be identified as a separate line item on the operating expense statement, but will not be subject to any adjustment for Base Year." Also, electricity charges in excess of standard capacity per Section 15.2.

After-Hours Services and Pricing: Overtime HVAC — **Discretionary, but with a stated starting figure.** "Overtime HVAC services will be provided upon Tenant's request and will be charged to Tenant (which costs are equal to Fifty and No/100 Dollars ($50.00) per hour/per floor for the first Lease Year, and which costs shall be increased to reflect increased costs of HVAC services)" — the increase basis beyond the first Lease Year is Discretionary — Landlord determines per Section 21.2. Obtain written rate confirmation before billing setup for any period after the first Lease Year.

Concession Amortisation Tracking: Landlord's Sixth Amendment Contribution ($121,491.00) toward Redemise/Systems Work and/or Fifth Amendment Additional Premises design/construction, with disbursement cut-off of December 31, 2011 "Landlord shall have no obligation to pay Landlord's Sixth Amendment Contribution in respect of any requisition submitted after December 31, 2011." — this window has passed.

OPERATING EXPENSE OBLIGATIONS

CAM / Expense Recovery — Full Extraction

■ Structure & Basis

Lease Type: NNN.

Base Year: Varies by premises — Original Premises: calendar year 2006 through June 30, 2011, then calendar year 2011 thereafter per Sixth Amendment §5(I)(B)(C) "The Base Year for Operating Expenses in respect of the Original Premises through June 30, 2011 shall be calendar year 2006; thereafter, the Base Year for Operating Expenses in respect of the Original Premises shall be calendar year 2011." Each other premises has its own Base Year stated in the Premises table in Section 12.

Tenant Proportionate Share: Varies by premises — see Section 12 Premises table. Original Premises: 5.07% per Sixth Amendment §5(I)(D). "Tenant's Share of Increased Operating Expenses and Tenant's Share of Increased Real Estate Tax Expenses in respect of the Original Premises is 5.07%."

Pro-Rata Share Calculation Method: ""Tenant's Share of Increased Operating Expenses" shall be that percentage of Increased Operating Expenses which is the equivalent of the number of square feet of rentable area in the Demised Premises as determined in the Architect's Certificate divided by the number of square feet of rentable area (both office and retail space, but excluding roof and garage space) in the Building (245,543 rentable square feet on the Lease Commencement Date)." Basis is Total Building RSF, per Section 4.2.

Lease Year Definition: "The term "Lease Year" shall mean that period of twelve (12) consecutive calendar months beginning on the Rent Commencement Date... and each consecutive twelve-(12) month period thereafter"

■ Recoverable Expense Obligations

CAM Obligations: Tenant's Share of Increased Operating Expenses per Section 4.1 and 4.2, above Base Year.

Tax Obligations and Tenant Tax Percentage: Calculated identically to Operating Expenses share per premises. ""Tenant's Share of Increased Real Estate Tax Expenses" shall be that percentage of Increased Real Estate Tax Expenses that is calculated in the same manner as the Tenant's Share of Increased Operating Expenses described herein."

Insurance Obligations: Included within Operating Expenses definition — "premiums for casualty, liability, elevator, worker's compensation, boiler and machinery, sprinkler leakage, rent loss, use and occupancy or other insurance"

■ Inclusions & Exclusions

Includable Cost Categories: "salaries, wages, medical, surgical and general welfare benefits...license fees; worker's compensation insurance; compliance with governmental laws...electricity and other utilities (except as charged directly to tenants); repairs and maintenance...cost of materials; any local or state surcharges or special charges; utility taxes; water and sewer charges; amortization over the Approved Period...for capital expenditures made by Landlord...premiums for casualty, liability, elevator, worker's compensation, boiler and machinery, sprinkler leakage, rent loss, use and occupancy or other insurance; security services and costs; uniforms and dry cleaning; payroll taxes; building supplies; cleaning and janitorial services; window cleaning; trash removal; snow removal; repair and maintenance of the grounds...service or management contracts...usual and customary management fees...legal and accounting fees; telephone, telegraph, postage, stationery supplies and other materials and expenses" per Section 5.1.

Management Fee Cap: "management fees, in excess of the usual and customary rate in Northern Virginia area for managing agents of comparable buildings" are excluded. No specific percentage ceiling is stated — rather it is capped at "usual and customary rate in the Northern Virginia area." Not specified in lease as a numeric percentage — confirmed per review of Section 5.1(10).

Capital Expenditure Includability and Amortisation: Included subject to stated conditions. "amortization over the Approved Period (with interest at Landlord's cost of funds or (if the improvement is not financed) at the prime rate reported in The Wall Street Journal plus 400 basis points) for capital expenditures made by Landlord (a) to the extent such capital expenditures are reasonably expected to decrease Operating Expenses or improve the efficiency or safety of the operation of the Building, or (b) to comply with Laws... that are enacted after the Lease Commencement Date" Approved Period defined as "the time period equal to the number of years in the estimated useful life of the improvement, except that with respect to an improvement made for the purpose of reducing Operating Expenses, Landlord may reduce such time period to the number of years that it will take to fully amortize the cost of the capital expenditure" General capital expenditures excluded: "(11) capital expenditures, except to the extent expressly allowed above"

Full Expense Exclusion List: "(1) reserves for repairs, maintenance and replacements; (2) salaries, wages, or other compensation paid to employees of any property management organization whose salaries are covered by a management fee...; (3) amounts paid to any partners, shareholder, officer or director of Landlord, for salary or other compensation; (4) costs of electricity sold to tenants...; (5) any amounts paid to any person, firm or corporation related or otherwise affiliated with Landlord...to the extent same exceeds arms-length competitive prices...; (6) accounting or legal fees incurred in tenant disputes...; (7) costs of repairs incurred by reason of fire or other casualty or condemnation to the extent Landlord receives compensation...; (8) costs relating to maintaining Landlord's existence...; (9) depreciation of the building or any equipment, machinery, fixtures or improvements therein; (10) management fees, in excess of the usual and customary rate...; (11) capital expenditures, except to the extent expressly allowed above; (12) Ground rent or similar payments to a ground lessor; (13) Costs and expenses incurred in connection with any transfer of an interest in the Building or the Land; (14) Costs or expenses incurred in connection with any bankruptcy proceedings; (15) Mortgage refinancing costs...; (16) interest or penalties arising by reason of Landlord's intentional failure to timely pay any Operating Expenses...; (17) The cost of any repair made by Landlord because of any fire or other casualty...; and (18) Any other cost for which Landlord is actually reimbursed by insurance proceeds, warranties, service contracts, condemnation proceeds or otherwise."

■ Caps & Limits

CAM Cap Type: No CAM Cap — unlimited OpEx exposure. Confirmed per review of Section 5.1 and 4.2 — no cap language was located anywhere in the Original Lease or amendments.

CAM Cap Percentage: Not applicable — no CAM cap in lease.

Controllable vs. Non-Controllable Expense Split: Not applicable — no CAM cap in lease.

■ Reconciliation & Audit

Estimated vs. Actual Payment Process: "Landlord shall deliver to Tenant a categorized statement in reasonable supporting detail estimating Tenant's Share of Increased Operating Expenses and Tenant's Share of Increased Real Estate Tax Expenses for such calendar year, which Tenant shall pay in equal monthly installments in advance...With the first payment of Additional Rent herein which is due at least thirty (30) days after Tenant's receipt of a statement...Tenant shall pay the difference between its monthly share of such sums for the preceding months of the calendar year and the monthly installments which Tenant has actually paid" True-up: "Within thirty (30) days after Tenant's receipt of any such statement, Tenant shall pay to Landlord any

deficiency...If such statement indicates that the aggregate amount of such estimated payments exceeds Tenant's actual liability, then Landlord shall credit the net overpayment toward Tenant's next payment(s) of Base Rent and estimated payment(s)...or, in the case of the reconciliation for the calendar year in which the Lease Term expires, then Landlord shall pay Tenant the net overpayment...within thirty (30) days after the expiration of the Term or the completion of the reconciliation for such year" **Flag:** Overpayment is credited against future rent except in the final Lease Year, when it is refunded — this distinction is material given that the Lease has expired: any final-year overpayment should have been refunded, not credited, within 30 days of expiration or completion of reconciliation.

Landlord Right to Adjust Estimates Mid-Year: Not specified in lease — confirmed per review of Section 4.3; the lease describes only annual estimate statements, with no express mid-year revision mechanism.

Annual Reconciliation Statement Delivery Timing: Not specified in lease as a fixed number of days — confirmed per review of Section 4.4; the lease states only that Landlord "shall" determine actual expenses "after the end of each calendar year" with no outside deadline.

CAM Dispute Notice Deadline: 180 days from receipt of statement, per Section 4.5 (see Section 2 above). This exceeds 90 days.

CAM Audit Completion Deadline: Not specified in lease — confirmed per review of Section 4.5; see cross-reference in Section 2 above.

Maximum Audits Per Lease Year: Not specified in lease — confirmed per review of Section 4.5, though the lease does specify a first-audit right regarding the Base Year. "Tenant or Tenant's agent shall have the right to audit Landlord's books and records pertaining to Operating Expenses for the Base Year during Tenant's first audit of any of Landlord's Operating Expenses, regardless when such first audit occurs within the Term."

Audit Cost Responsibility and Reimbursement Threshold: 5% discrepancy threshold, in Landlord's favor, triggers Landlord cost reimbursement. "If any such audit results in a determination that an annual expense statement contained a discrepancy of more than five percent (5%) in Landlord's favor, then Landlord shall (i) bear the reasonable cost of such audit, provided that the amount of such reimbursement shall be based on a reasonable hourly rate and reasonable out-of-pocket expenses and not on any contingent fee" No maximum reimbursement amount stated.

Dispute Resolution Process for CAM Disputes: Not specified in lease — confirmed per review of Section 4.5; the audit mechanism itself (Section 4.5) is the dispute resolution process, with no escalation to arbitration specified.

■ Gross-Up & Occupancy Adjustment

Gross-Up Clause: 95% occupancy basis. "If the occupancy rate for the Building during any calendar year (including the Base Year) is less than ninety-five percent (95%), or if any office tenant is separately paying for services furnished to its premises, then Operating Expenses for such calendar year shall be deemed to include all additional expenses with respect to those Operating Expenses that vary in accordance with the occupancy of the Building, as reasonably estimated by Landlord, that would have been incurred during such calendar year if the occupancy rate for the Building had been ninety-five percent (95%)"

Expense Tracking Risks

- Each of nine premises carries its own Base Year and proportionate share, requiring nine separate CAM calculations tracked concurrently.
- Final-year overpayment refund obligation (vs. credit) requires careful tracking given the lease's expiration.
- No CAM cap means uncapped exposure for Tenant historically — no cumulative cap tracking burden exists, but conversely no ceiling protection existed either.

- First-audit Base Year right (Section 4.5) is a one-time-only right tied to whichever audit Tenant performs first — must be monitored so it is not inadvertently exhausted on a routine audit.

DEFAULT & COMPLIANCE TRACKING

Default Triggers

Payment Default Timing and Notice Limitation: 5 days after written notice by Landlord constitutes an Event of Default, with an escalation after first use within a Lease Year. "If Tenant shall fail to pay any Monthly Base Rent (including any annual increase thereof), any Additional Rent or any other sums payable by Tenant under this Lease within five (5) days after written notice by Landlord to Tenant (provided that if Tenant has previously exercised the foregoing cure right during any Lease Year, then for the balance of such Lease Year, an Event of Default shall be deemed to have occurred if Tenant shall fail to pay such amounts within five (5) days after the date such amounts shall become due and payable, although no demand shall have been made for the same)"

Non-Monetary Default Triggers: Failure to observe/perform any covenant, condition or agreement, with 30-day cure (extendable to 90 days if diligently pursued, or capped at 30 days if emergency/affects other tenants). "(b) If Tenant shall fail to observe or perform any of the covenants, conditions and agreements of this Lease and such failure shall continue for a period of thirty (30) days after notice to Tenant of such failure" Also includes Security Deposit restoration failure, bankruptcy/insolvency events, and appointment of a receiver.

Abandonment Default: Not specified in lease — confirmed per review of Section 20.1; no specific consecutive-day vacancy threshold constituting abandonment default was located in this lease.

Misrepresentation Default: Not specified in lease — confirmed per review of Section 20.1 and Section 30.3; no express clause makes a knowing financial misrepresentation an automatic, non-curable default.

Lease Violation Triggers: Bankruptcy, reorganization, insolvency, assignment for benefit of creditors, admission of inability to pay debts (Section 20.1(d)); adjudication petitions unresolved within 90 days (20.1(e)); appointment of receiver/trustee/liquidator unresolved within 90 days (20.1(f)).

Automatic Default Escalation: Yes, for payment defaults. "provided that if Tenant has previously exercised the foregoing cure right during any Lease Year, then for the balance of such Lease Year, an Event of Default shall be deemed to have occurred if Tenant shall fail to pay such amounts within five (5) days after the date such amounts shall become due and payable, although no demand shall have been made for the same"

Cure Periods

Monetary Default Cure Period: 5 days after written notice; limited to one notice-cure cycle per Lease Year, after which no further notice is required.

Non-Monetary Default Cure Period: 30 days after notice, extendable to a maximum of 90 days total if Tenant commences cure within 30 days and diligently pursues it; extension capped at 30 days (i.e., total 60 days) if the damage constitutes an emergency, affects other tenants, or is not contained within the Demised Premises. "provided, however, if such violation or failure is not capable of being cured within such thirty (30)-day period, Tenant shall not be deemed to be in default hereunder if Tenant commences curative action within such thirty (30)-day period and proceeds diligently and in good faith thereafter to cure such violation or failure until completion and the Default Cure Period shall be extended accordingly, but in no event to exceed ninety (90) days; provided further, however, that the Default Cure Period extension shall not exceed thirty (30) days if Landlord reasonably determines that such

damage (i) constitutes an emergency, (ii) affects other tenants or the operation of the Building or (iii) is not contained within the Demised Premises"

Number of Notices Permitted Per 12-Month Period: One, for payment defaults — per Section 20.1(a) and Section 8 (Late Charges).

Tenant Response Obligations: Cure the default within the stated period, or in the case of non-curable-within-30-days defaults, commence cure within 30 days and proceed diligently.

Landlord Default & Cure

Landlord Default Cure Period: Not specified in lease — confirmed per review of Section 33 and Section 20; no self-help provision for Tenant against Landlord default was located. The lease contains Landlord's right to cure on Tenant's behalf (Section 20.2) but not a parallel Tenant self-help right against Landlord.

Tenant Self-Help Remedy Right: Not specified in lease — confirmed per review of Section 14 and Section 33.

Additional Notice Required Before Exercising Self-Help: Not applicable.

Landlord Reimbursement Obligation and Timeline: Not specified in lease — confirmed per review of Section 33.

Dispute Resolution Mechanism for Landlord Default Claims: Not specified in lease — confirmed per review of Section 33; general jury trial waiver and venue provisions exist (Section 42) but no arbitration mechanism for Landlord default specifically.

> **!** Environmental provisions and Landlord default/self-help provisions require legal review before LA team takes any action.

Environmental Compliance

Hazardous Substance Restrictions on Tenant Use or Storage: "Tenant shall not cause or permit any Hazardous Material to be generated, produced, brought upon, used, stored, treated, discharged, released, spilled or disposed of on, in, under or about the Demised Premises, the Building, or the Land...by Tenant, its affiliates, agents, employees, contractors, subtenants, assignees or, solely with respect to the Demised Premises, invitees"

Carve-Out for Normal Office Supplies: Not specified in lease — confirmed per review of Section 10.2; no express carve-out for ordinary office cleaning/copier supplies was located, though the general prohibition is broad.

Tenant Notification Obligations upon Discovery of Contamination: "Tenant immediately shall notify Landlord in writing of any of the following of which Tenant has actual knowledge: (i) any spill, release, discharge or disposal of any Hazardous Material in, on or under the Property or any portion thereof; (ii) any enforcement, cleanup, removal or other governmental or regulatory action instituted, contemplated, or threatened...(iii) any claim made or threatened by any person against Tenant or the Property...relating to damage, contribution, cost recovery, compensation, loss or injury resulting from or claimed to result from any Hazardous Materials; and (iv) any reports made to any governmental agency or entity arising out of or in connection with any Hazardous Materials"

Remediation Responsibilities: Tenant responsible for Hazardous Materials arising from its own use/occupancy "Tenant shall be responsible for removing those Hazardous Materials arising out of or related to the use or occupancy of the Property by Tenant or Tenant's Agents." Landlord responsible for pre-existing or Landlord-caused contamination "Tenant shall have no obligation to remove Hazardous Materials brought onto the Demised Premises by Landlord or that existed in the Demised Premises as of the Lease Commencement Date...If Landlord is advised, or it shall come to Landlord's attention, that Hazardous Materials exist in the Property in violation of any Laws that were not introduced therein by Tenant or any of Tenant's Agents, Landlord shall take all commercially reasonable steps necessary to promptly remove or remediate"

Landlord Representations Regarding Pre-Existing Environmental Conditions: "Landlord represents and warrants that as of the date hereof, it has received no written notice that the Property is in violation of any Laws."

Compliance Tracking Obligations

Insurance Certificate Requirements: "commercial general liability insurance with limits for each occurrence and for each separate injury, and property damage insurance, in the amount of Three Million Dollars ($3,000,000) combined single limit...automobile liability insurance in the amount of not less than $1,000,000 per accident", plus worker's compensation per statute, plus any additional insurance required by mortgagee. Delivery: at Term commencement and no less than 30 days prior to policy expiration per Section 22.3.

Additional Insured Requirements: "designate as additional insureds the Landlord, the Management Agent of the Building, and any other parties in interest from time to time designated in writing by notice from Landlord to Tenant"

Waiver of Subrogation: Mutual. "each party hereto hereby releases the other party, its agents and employees, to the extent of the releasing party's actual recovery under its insurance policies, from any and all liability for any loss or damage which may be inflicted upon the property of such party, notwithstanding that such loss or damage shall have arisen out of the fault or negligence of the other party"

Tenant Financial Reporting Obligations: On written notice and demand, annually, certified financial statements. "Tenant covenants and agrees that at any time within thirty (30) days after receipt of written notice and demand by Landlord, Tenant shall furnish to Landlord certified financial statements as of the end of Tenant's last calendar year" No explicit frequency cap stated.

Misrepresentation Consequence for Financial Statements: Not specified in lease — confirmed per review of Section 30.3.

Notice Obligations and Required Delivery Methods: Currently operative Landlord address per Sixth Amendment §9 (above); see Section 7 for full detail.

Operational Compliance Requirements: General office use only (Section 12); no illegal, disorderly, hazardous use, nuisance, trespass, insurance classification increase.

Compliance Risk Summary

- Nine distinct premises with separate Base Years and proportionate shares create recurring administrative tracking burden.
- No abandonment default threshold and no misrepresentation default trigger were located — these are notable absences relative to typical lease forms and may warrant legal confirmation that no such provision exists elsewhere.
- No Landlord self-help/default cure mechanism for Tenant benefit was located — any Landlord default issue should be escalated to legal counsel rather than handled administratively.

RIGHTS & RESTRICTIONS

Assignment Rights

Assignment Permissions and Landlord Consent Standard: Not unreasonably withheld, conditioned or delayed, for non-Permitted-Transferee assignments. "Tenant shall not assign, transfer, mortgage, pledge or otherwise encumber this Lease or all or any of Tenant's rights hereunder or interest herein, or sublet, rent or permit anyone to occupy the Demised Premises, or any part thereof, without obtaining the prior written consent of Landlord, which

consent shall not be unreasonably withheld, conditioned or delayed."

Permitted Transferee Definition: "a corporation or other business entity...into or with which Tenant shall be merged or consolidated, or to which substantially all of the assets or stock of Tenant may be transferred, or (ii) a corporation or other business entity...controlling, controlled by or under common control with Tenant, provided that such successor corporation or related corporation shall have a net worth...and creditworthiness...at least equal to or greater than the net worth and credit worthiness of Tenant immediately prior to such merger" — no Landlord consent required for these, upon 15 days' prior notice.

Landlord Assignment Approval Timeline: 15 days, with a self-executing deemed-approval mechanism if Landlord fails to respond and Tenant delivers a second notice. "Landlord agrees to approve or disapprove any proposed sublease or assignment within fifteen (15) days after Landlord's receipt of Tenant's request therefor...If Landlord fails to respond to Tenant within such fifteen (15) day period and Landlord also fails to respond to Tenant within five (5) days after Landlord's receipt of a second written request for Landlord's approval...then Landlord shall be deemed to have approved such sublease or assignment"

Landlord Assignment Review Cost Cap: Not specified as a cap — Tenant pays Landlord's actual out-of-pocket costs including reasonable attorneys' fees, uncapped. "Tenant agrees to pay to Landlord as additional rent hereunder the actual out-of-pocket costs (including reasonable attorneys' fees) incurred by Landlord in connection with any request by Tenant for Landlord to give its consent to any assignment, transfer, mortgage, encumbrance, or subletting by Tenant."

Subletting Rights

Subletting Permissions and Consent Requirements: Same standard as assignment (Section 25.1) — not unreasonably withheld, conditioned or delayed.

Subletting Restrictions or Prohibitions: Section 25.1 prohibition against subletting without consent; prohibition applies to assignment "by operation of law."

Administrative Review Requirements and Tracking Obligations: Tenant's Request Notice must include identity of proposed assignee/subtenant, business, terms, commencement date, area, financial statements, and premium certification. "Tenant shall give notice to Landlord in writing ("Tenant's Request Notice") of the identity of the proposed assignee or subtenant...its business, the terms of the proposed assignment or subletting...the commencement date...and the area proposed to be assigned or sublet...Tenant shall also transmit therewith the most recent financial statement or other evidence of financial responsibility of such assignee or subtenant and a certification executed by Tenant stating whether or not any premium or other consideration is being paid"

Profit-Sharing on Subletting: Yes, 50% of net excess rent/premium. "Landlord shall be paid one-half (1/2) of any such net excess or other premium applicable to the sublease (after deducting Tenant's costs of subleasing the Demised Premises or assigning the Lease, including brokerage fees, tenant improvements, abatements, and similar inducements or expenses)"

Recapture Rights

CHECKED INSIDE THE ASSIGNMENT AND SUBLETTING CLAUSE (Section 25.5).

Recapture Right: Exists — confirmed per review of Section 25.5. "Landlord shall have the right, within fifteen (15) days after receipt of the Tenant's Request Notice, to elect (i) to sublet the Demised Premises from Tenant at the Monthly Base Rent then being paid by Tenant...(ii) to terminate this Lease,

effective thirty (30) days after notification thereof, in its entirety, if Tenant intends to sublet or assign all of the Demised Premises but, if Tenant proposes to sublet a portion of the Demised Premises, to terminate this Lease only with respect to such portion"

Trigger Conditions: Upon receipt of Tenant's Request Notice for a proposed assignment or sublease.

Landlord Election Timeline: 15 days after receipt of Tenant's Request Notice.

Scope of Recapture: All of the Demised Premises if Tenant proposes to sublet/assign the entire premises; only the proposed portion if Tenant proposes to sublet a portion. "if Tenant proposes to sublet a portion of the Demised Premises, to terminate this Lease only with respect to such portion of the Demised Premises" Tenant has a 15-day window after notice of Landlord's election to withdraw its sublet/assignment request and avoid the recapture. "Upon exercise by Landlord of either of the options set forth in subclauses (i) or (ii) above, Tenant shall have up to fifteen (15) days after Tenant's receipt of written notice of Landlord's election to notify Landlord in writing that Tenant has elected to not enter into the sublease or assignment"

Expansion Rights (ROFO / ROFR)

Type of Right: Originally a ROFO under Addendum No. 2, as amended by Seventh Amendment §6(B). **This right was subsequently deleted in its entirety by Seventh Amendment §6(B).** "Addendum No. 2 of the Lease (Right of First Offer), as modified by Section 12 of the Second Amendment, is hereby deleted in its entirety and is of no further force and effect."

Designated Expansion Space: Not applicable — right deleted.

Acceptance Window: Not applicable — right deleted.

Concurrent Delivery Requirement at Acceptance: Not applicable — right deleted.

Rent Basis for Expansion Space: Not applicable — right deleted.

Conditions on Exercising the Right: Not applicable — right deleted.

Right Deleted by Amendment: Yes — flagged. Right of First Offer deleted by Seventh Amendment, Section 6(B), dated November 29, 2011. Remove from tracking calendar.

Separately: Must-Take Premises right (Second Amendment §6) was also deleted, by Sixth Amendment §11(i). "Section 6 of the Second Amendment, relating to the "Must Take Premises," is hereby deleted and is of no further force or effect." Remove from tracking calendar.

Use Restrictions

Permitted Use: "general office use and uses ancillary thereto"

Prohibited Uses: "illegal, disorderly or hazardous purpose; in violation of any Law; or in any manner to (i) create any nuisance, waste or trespass; (ii) unreasonably annoy or disturb Landlord or any other tenant of the Building; (iii) vitiate any insurance; or (iv) alter the classification or increase the rate of insurance on the improvements"

Exclusive Use Rights Granted to This Tenant: Not specified in lease — confirmed per review of Section 12 and all amendments.

Exclusive Use Rights Granted to Other Tenants Affecting This Premises: Not specified in lease — confirmed per review of Section 12 and all amendments.

Restrictions Affecting Future Assignment or Subletting: Ninth Amendment Building Signage rights (Seventh Amendment §8) are non-transferable except to a Permitted Transferee. "Tenant's rights under this Section 8 shall not be assignable or transferable, and consequently will not be available to any sublessee or other occupant or any other third party other than a Permitted Transferee."

Rights & Restrictions Risk Summary

- The ROFO and Must-Take Premises rights were both deleted by subsequent amendments — no action is required beyond confirming these are removed from any active tracking calendar.
- Recapture rights embedded in Section 25.5 remain active and must be checked any time Tenant proposes an assignment or sublease — Landlord has only a 15-day election window, making this a time-sensitive administrative process.
- Profit-sharing on subletting (50/50 split) requires manual calculation of "net excess" after deducting Tenant's stated transaction costs — tracking-intensive.

NOTICES, ESTOPPEL & SNDA TRACKING

Notice Requirements

Required Method(s) of Delivery: "All communications and notices required or desired to be given by either party to the other shall be addressed and sent, certified or registered mail, return receipt requested, postage prepaid or personally delivered by overnight mail or courier"

Landlord Notice Address and Copy Recipients: Currently operative per Sixth Amendment §9: "Greensboro Park Property Owner LLC c/o Beacon Capital Partners, LLC 200 State Street, 5th Floor Boston, Massachusetts 02109 With a copy to: Goulston & Storrs, P.C. 400 Atlantic Ave. Boston, MA 02110 Attn: Greensboro Drive" — **Flagged as changed from Original Lease**, which listed c/o Clover Management Corporation, 8200 Greensboro Drive, Suite 1500, McLean, Virginia 22102.

Tenant Notice Address and Copy Recipients: Original Lease address left the Suite number blank "if to Tenant after the Rent Commencement Date: Suite 8180 Greensboro Drive McLean, Virginia 22102" — not subsequently updated in any amendment reviewed.

Effective Date of Notice: "Such communications or notices shall be deemed received by the party to whom addressed one day following the date shown on the said certificate or registered mail receipt as having been delivered or on the date personally delivered, whichever first occurs."

How Address Changes Must Be Communicated: "Either party may, by like written notice, designate a new address to which such notices shall be directed"

> **!** All legal notices sent by the LA team must comply exactly with the currently operative addresses and the certified/registered mail or overnight courier delivery method above.

Estoppel Certificate Obligations

Deadline for Tenant to Deliver Estoppel Certificate: 10 business days from Landlord's written request (Section 30.1, see Section 2 above).

Consequence of Non-Delivery: Landlord is appointed Tenant's attorney-in-fact to execute the estoppel certificate on Tenant's behalf if Tenant fails to do so within the 10-business-day window. "Tenant constitutes and appoints Landlord as Tenant's attorney-in-fact to execute a tenant estoppel certificate

including the matters described in clauses (a) through (k) of Section 30.1 on behalf of Tenant if Tenant does not execute such certificate within ten (10) business days after receipt of request of Landlord." No lease cancellation right or deemed-admission consequence is stated beyond this attorney-in-fact mechanism.

Form Requirements: Not specified in lease — confirmed per review of Section 30.1; the lease specifies the content items (a) through (l) rather than a required Landlord-supplied form.

Landlord Estoppel Obligation to Tenant: Not specified in lease — confirmed per review of Section 30.

> **!** HIGH PRIORITY note: Because non-delivery triggers an attorney-in-fact substitution (not lease cancellation), the priority risk is lower than the standard template language suggests, but any pending estoppel request should still be calendared immediately upon receipt.

SNDA Agreement Tracking

Landlord Obligation to Deliver SNDA: Section 29.1 provides for automatic subordination with no express standalone SNDA delivery obligation in the Original Lease; the Fifth Amendment imposed a "commercially reasonable efforts" standard for obtaining SNDAs from current and future mortgagees (quoted in Section 2 above).

Existing Mortgages or Deeds of Trust: Yes — the Fifth Amendment's Exhibit D SNDA identifies an existing Security Instrument: "LENDER is now the holder of a certain Amended and Restated Deed of Trust, Fixture Filing and Security Agreement ("Security Instrument") dated as of May 15, 2007, executed and delivered by Landlord to secure a promissory note (the "Note") in the original principal amount of $127,307,396.33."

SNDA Delivery Deadline: Not specified as a fixed number of days — Deadline 1 is governed by the "commercially reasonable efforts" standard only.

Tenant Termination Right if SNDA Not Delivered: Not specified in lease — confirmed per review of Section 29 and Fifth Amendment Section 8.

Tenant SNDA Waiver Deadline: Not specified in lease — Deadline 2 does not exist because no corresponding termination right was located.

> **!** Because no SNDA-non-delivery termination right exists, the double-deadline structure does not apply to this lease as drafted; this should be confirmed with legal counsel rather than assumed.

Subordination, Non-Disturbance & Attornment

Whether Lease Is Subordinate to Existing Mortgages: Automatic. "This Lease is subject and subordinate to the lien of any and all mortgages... and ground or other underlying leases ("ground leases") which may now or hereafter encumber or otherwise affect the Land or the Building, or Landlord's leasehold therein"

Non-Disturbance Protections for Tenant: Yes, per the executed Exhibit D SNDA. "So long as Tenant is not in default in the payment of rent or in Tenant's performance of any of the terms, covenants or conditions of the Lease (beyond any period given to Tenant under the Lease to cure such default): a) Lender shall not diminish nor interfere with Tenant's possession of the Leased Premises... b)...the Lease shall not be terminated and Tenant's occupancy of the Leased Premises shall not be disturbed, affected or impaired by Lender"

Attornment Obligations upon Lender Foreclosure: Yes. "Tenant agrees that, if any proceedings are brought for the foreclosure of any such mortgage, Tenant, if requested to do so by the purchaser at the foreclosure sale or by deed in lieu of foreclosure, shall attorn to the purchaser, shall recognize the purchaser as Landlord under this Lease"

Condition of Subordination on SNDA Delivery: No — subordination under Section 29.1 is automatic and self-operative, not conditioned on SNDA delivery. "This Section shall be self-operative and no further instruments of subordination need be required by any mortgagee, trustee or ground lessor."

SPECIAL OPTIONS & TERMINATION RIGHTS

Renewal Options

Number of Options and Each Option Term Length: One 5-year Renewal Term under Addendum No. 1. "Tenant shall have the right and option to extend the Lease one (1) period(s) of five (5) years ("Renewal Term")." Confirmed as still available per Sixth Amendment §5 and Seventh Amendment §11 (both state Tenant "shall continue to have one (1) five (5) year option to extend the Term").

Exercise Deadline for Each Option: Originally 9–12 months prior to Lease Expiration Date; extended by Ninth Amendment §6(D) if the 90-Day Extension Option was exercised, to nine months prior to expiration of the 90-Day Extension Term. Time of the essence is implied through the lapse language. "In the event the renewal option notice is not given timely, Tenant's right of renewal with respect to the Renewal Term shall lapse and be of no further force or effect."

Rent Basis for Extended Term: Prevailing Market Rent, as determined by broker process. "the amount of Rent charged for the Renewal Term shall be the then "Prevailing Market Rent", which shall be the rent for office space in Comparable Buildings, and parking charges and other charges shall be adjusted to reflect prevailing market conditions."

FMRV Determination Process: "If within sixty (60) days following delivery of Tenant's notice, Landlord and Tenant have not mutually agreed on the Prevailing Market Rent for the Renewal Term in question, then, within ten (10) days after the expiration of such sixty (60)-day period, each party shall give written notice to the other setting forth the name and address of a Broker...Each Broker shall thereupon independently make his determination of the Prevailing Market Rent within twenty (20) days after the appointment of the second Broker. If the two Brokers' determinations are not the same, but the higher of such two values is more than one hundred five percent (105%) of the lower of them, then the two Brokers shall jointly appoint a third Broker"

Whether Options Are Personal to Tenant or Transferable to Assignee: Personal, with a Permitted Transferee carve-out. "Tenant's right to renew the Term under this Section shall be exercised only by CVENT, Inc. or a Permitted Transferee, and may not be exercised by any assignee, sublessee or other transferee of CVENT, Inc. other than a Permitted Transferee."

Conditions That Void the Option: Event of Default existing at notice or at commencement of Renewal Term (Landlord's option to void); or a non-Permitted-Transferee sublease/assignment prior to Renewal Term commencement. "In the event there exists by Tenant an Event of Default under this Lease on the date the renewal option notice is sent or any time thereafter up to and including the date the Renewal Term is to commence, then, at Landlord's option, the Renewal Term shall not commence...If at the time Tenant provides the notice...CVENT, Inc. subleases any or all of the Demised Premises or assigns this Lease in whole or in part to other than a Permitted Transferee, then, at Landlord's option, Tenant's rights pursuant to this Section shall lapse"

Early Termination Option

Effective Date of Termination Right: Not specified in lease — confirmed per review of Section 2 and all amendments; no standalone early termination right (distinct from the completed First Amendment Surrendered Premises transaction) was located. Note: the 90-Day Extension Option is an extension

right, not a termination right, and is separately tracked above.

Notice Deadline: Not applicable — no standalone early termination right exists.

Concurrent Delivery Requirement: Not applicable.

Termination Payment Components: Not applicable.

Live Amortisation Schedule Requirement: Not applicable — no termination fee exists to amortise.

Condition That Voids the Option: Not applicable.

Whether the Option Is Personal to Tenant or Transferable: Not applicable.

Holdover Provisions

Holdover Rent Rate — Initial Period: 150% of Monthly Base Rent and Additional Rent, from day one of holdover (single-tier, no separate initial/extended distinction). "If Tenant shall not immediately surrender the Demised Premises, on the day after the end of the Term, then Tenant shall, by virtue of this Lease, become a tenant at sufferance at a monthly rental equal to one hundred and fifty percent (150%) of the Monthly Base Rent and Additional Rent due under the terms of this Lease, commencing said monthly tenancy with the first day next after the end of the Term."

Holdover Rent Rate — Extended Period: Not specified in lease — confirmed per review of Section 32.2; this lease uses a single flat 150% rate with no escalation to a higher tier after a stated number of months.

Whether Holdover Creates Month-to-Month Tenancy or Tenancy at Sufferance: Tenancy at sufferance. "Tenant shall, by virtue of this Lease, become a tenant at sufferance at a monthly rental equal to one hundred and fifty percent (150%)"

Landlord's Right to Elect Between Month-to-Month and Sufferance: Not specified in lease — confirmed per review of Section 32.2; the lease fixes the holdover as tenancy at sufferance with no Landlord election right stated.

Additional Damages Trigger Threshold: Not specified in lease — confirmed per review of Section 32.2; no specific day-count threshold for consequential damages was located, though Landlord retains re-entry rights at any time prior to acceptance of holdover rent. "provided, however, that in the event that Tenant shall hold over after expiration or earlier termination of the Term and if Landlord shall desire to regain possession of the Demised Premises promptly at such expiration or termination, then at any time prior to the acceptance of the rent by Landlord from Tenant, as a tenant at sufferance, Landlord, at its election or option, may re-enter and take possession of the Demised Premises forthwith"

Tenant Liability Exposure During Holdover: 150% of Monthly Base Rent and Additional Rent, plus all covenants and conditions of the Lease continuing to apply.

> **!** HIGH PRIORITY: Holdover Monitoring Trigger Date of January 1–30, 2014 (90–120 days before April 30, 2014) has passed. Given today's report date of November 16, 2026 — more than 12 years after the Lease Expiration Date — the lease record provided does not show whether Tenant vacated, renewed, exercised the 90-Day Extension, or is in holdover status. **This is the single highest-priority open item in this report** and must be escalated for confirmation of actual post-expiration status.

Security Deposit & Letter of Credit

Cash Security Deposit

Amount: Original: one month's Base Rent held as Security Deposit per Section 9.2 "Landlord also acknowledges receipt from Tenant of one (1) installment of Monthly Base Rent as prepayment (the "Security Deposit")"; increased to $38,355.33 by First Amendment §4 "an additional security deposit in the amount of Eleven Thousand Three Hundred Seventy-Six and 00/100 Dollars ($11,376.00) shall be required in respect of the First Amendment Premises, so that Landlord will be holding an aggregate security deposit in the amount of Thirty Eight Thousand Three Hundred Fifty-Five and 33/100 Dollars ($38,355.33)"; further increased to $99,517.83 by Second Amendment §10 (quoted above). No further increase found in later amendments except a contingent increase tied to Must-Take Premises commencement (never triggered, as Must-Take was deleted). **Currently operative total: $99,517.83.**

Return Conditions and Timeline: 60 days after expiration or earlier termination of the Term, net of any Event of Default cure. "The amount of said Security Deposit shall be repaid without interest to Tenant not later than sixty (60) days after the expiration or earlier termination of the Term to the extent not applied to cure any Event of Default."

Conditions Permitting Landlord to Draw or Retain Deposit: "If any of the Base Rent, Additional Rent and/or any other sum payable by Tenant to Landlord shall be overdue and unpaid beyond any applicable notice and cure period, or should Landlord make payments on behalf of Tenant following an Event of Default...or should Tenant fail to perform any of the terms of this Lease and such failure continues beyond any applicable notice and cure period, then Landlord...may appropriate and apply so much of the Security Deposit as may be necessary"

Letter of Credit

Face Amount: Not specified in lease — no LOC. The lease uses a cash security deposit mechanism exclusively.

Issuing Bank Requirements: Not applicable.

LOC Expiration Date: Not applicable.

Auto-Renewal Provisions: Not applicable.

Tenant Obligation to Renew or Replace Before Expiration: Not applicable.

Draw Conditions: Not applicable.

Consequence if LOC Is Not Renewed: Not applicable.

Tenant Improvement & Landlord Commitment Tracking

Landlord TI Scope and Specifications: Varies by amendment — e.g., Second Amendment Landlord's Commencement Work "installation of a Building standard demising wall and suite entry substantially complete"; Landlord's Common Area Work (new multi-tenant corridors, restroom finishes, ADA compliance) per Second Amendment §2; Eighth Amendment Landlord's Eighth Amendment Work (repaint, clean carpet, replace heat pumps, install building-standard kitchen appliances) per Eighth Amendment §3.

TI / Allowance Amount and Disbursement Window:

Allowance	Amount	Window	Document
Tenant Allowance (Initial Work)	$25.00/RSF	Through March 31, 2006 (forfeited thereafter)	First Amendment / Original Lease §16.1

Landlord's Contribution (First Amendment Premises)	$157,842.00 ($37/RSF); up to $15,784.20 for soft costs	Requisitions through December 31, 2007	First Amendment §2.2
Landlord's Allowance (Second Amendment Premises + Existing Premises)	$100,308 total ($45/RSF new + $6/RSF existing)	Portion (x): 12 months after Second Amendment Commencement Date; Portion (y): July 1, 2012	Second Amendment §7
Landlord's Sixth Amendment Contribution	$121,491.00	Through December 31, 2011	Sixth Amendment §7
9th Floor Allowance	$90,000.00	Through ~20 months after November 29, 2011	Seventh Amendment §4
4th Floor Allowance	$90,000.00	Through ~20 months after November 29, 2011	Seventh Amendment §4

All disbursement windows above have passed; any undisbursed amounts are forfeited per their governing terms.

Landlord Capital Improvement Commitments: Generator access — Landlord made available 137.5 KW exclusive capacity from an existing 275 KW generator per Third Amendment §2(b), with Landlord responsible for maintenance and Tenant reimbursing 50% of fuel cost. "Commencing on the Effective Date, Landlord shall make available for Tenant's exclusive use during the Lease Term a minimum capacity of 137.5 KW from the Generator...Tenant shall reimburse Landlord, within thirty (30) days after demand, for fifty percent (50%) of the actual cost of fuel utilized in the operation of the Generator."

Tenant Alteration Rights: Minor Alterations permitted without consent after 10 days' prior written notice, if cosmetic/decorative, no building permit required, and not visible from outside the Demised Premises. "Tenant shall have the right, after providing at least ten (10) days prior written notice to Landlord, but without the necessity of obtaining Landlord's consent, to recarpet, repaint, or to make purely "cosmetic" or "decorative" nonstructural Alterations" No specific dollar threshold is stated for the Minor Alterations carve-out.

Clawback of Unamortised TI Costs if Early Termination Is Exercised: Not applicable — no early termination right exists in this lease to trigger a clawback.

Surrender & Restoration Obligations

Items Tenant Must Remove at Expiration: Tenant's Personal Property (as defined); Alterations only if Landlord specified removal at time of consent. "Tenant shall remove all of Tenant's Personal Property from the Demised Premises at the expiration or earlier termination of the Term." "Tenant shall remove any such Alterations where: (a) Landlord has consented to Tenant's request to remove such Alterations, or (b) Landlord's approval of such Alterations specified that such Alterations must be removed, or (c) such Alterations (other than Minor Alterations) were not approved by Landlord where Landlord's approval was required"

Items That Become Landlord's Property: All Alterations and other improvements/equipment/furniture installed by either party (except Tenant's Personal Property) immediately become Landlord's property. "Any Alterations and other improvements, and any equipment, machinery, furniture, furnishings and other property, installed or located in the Demised Premises by or on behalf of either party (i) shall (except for Tenant's Personal Property...) immediately become the property of Landlord and be subject to this Lease"

Restoration Standard: Broom-clean condition, as good condition as when Tenant took possession, ordinary wear and tear and insured casualty excepted. "Tenant shall peaceably surrender the Demised Premises to Landlord on the expiration or earlier termination of this Lease, in broom-clean condition and in as good condition as when Tenant took possession, including, without limitation, the repair of any damage to the Demised Premises caused by the removal of any of Tenant's Personal Property except for reasonable wear and tear and loss by fire or other casualty"

Landlord's Right to Require Removal of Alterations: At time of approval of the alteration. "provided further, that if Landlord shall elect at the time of their approval of the alteration that any Alterations be removed at the expiration or earlier termination of the Term, Tenant shall cause the same to be removed at Tenant's expense"

Landlord Self-Help Remedy if Tenant Fails to Remove Required Items: Not specified with an overhead markup or storage-at-risk provision — confirmed per review of Section 17.2.

Property Deemed Abandoned at Expiration: Yes. "Any property belonging to Tenant or any other person, which is left in the Demised Premises after the date the Lease has expired or is terminated for any reason, shall be deemed to have been abandoned. In such event, Landlord shall have the right to declare itself owner of such property and to dispose of it in whatever manner Landlord considers appropriate without waiving its right to claim from Tenant all expenses and damages caused by Tenant's failure to remove the property"

Tenant Indemnification for Holdover Damage to Succeeding Occupants: Not specified as a standalone indemnification clause — confirmed per review of Section 32.2; general indemnification (Section 52) would likely apply but no holdover-specific indemnity was located.

> **!** Given that the Lease Expiration Date (April 30, 2014) has long passed as of the report date, this surrender/restoration checklist should have been administered at that time; its current relevance depends entirely on confirming actual post-expiration status (see Holdover note above).

CORE LEASE TERMS (FACT ONLY)

Parking

Parking Ratio and Basis: Most recently stated comprehensively in Sixth Amendment §6: 170 unreserved spaces plus 14 reserved spaces "Landlord agrees that it will provide Tenant with one hundred seventy (170) unreserved parking spaces (the "Unreserved Spaces") and fourteen (14) reserved parking spaces ("Reserved Spaces")." — plus additional spaces added by Seventh Amendment §5 (14 for Expansion Premises A, 24 for Expansion Premises B), Eighth Amendment §4 (15 for Eighth Amendment Expansion Premises), and Ninth Amendment §5 (56 for Additional Eighth Amendment and Ninth Amendment Expansion Premises combined).

Reserved vs. Unreserved: Both types exist; 14 reserved spaces in the 8180 Greensboro Drive garage between levels one and two per Sixth Amendment §6(i). "The Reserved Spaces shall be the existing spaces in the 8180 Greensboro Drive garage between levels one and two."

Parking Costs: Multiple tiers, with abatements — e.g., per Sixth Amendment §6(ii)-(iii), Reserved Spaces at no cost through June 30, 2012 then 8 of 14 convert to market rate; Unreserved Spaces at no cost for 77 spaces through April 30, 2014, with the remainder phased into market rate starting August 1, 2011, July 1, 2012, and April 1, 2013.

Overnight Vehicle Restrictions: Not specified in lease — confirmed per review of Exhibit F.

Maintenance Responsibilities

Tenant Obligations: "Tenant agrees to maintain the Demised Premises and the fixtures, improvements and other property therein in a neat, clean and safe condition and in good order and repair, during the Term" — this is a general interior maintenance obligation; the lease does not carve out HVAC, glass, or doors specifically as Tenant items within this clause.

Landlord Obligations: "Landlord shall keep, maintain, repair and replace as appropriate, the foundation, roof, exterior walls, structural portions (including columns within the Demised Premises and the vertical sprinkler loop through the Building), and exterior glass and windows of the Building (specifically excluding the interior walls, doors, partitions, locks, and door jambs in the Demised Premises), as well as all base building standard mechanical, plumbing, heating, air conditioning, perimeter card-key access control, fire/life/safety, sprinkler and electrical systems and utility service lines therein, the plumbing system to and from the Demised Premises and core area restrooms within the Demised Premises, driveways, garage and parking areas and grounds adjacent to the Building in good condition and repair."

HVAC Responsibility: Building/central HVAC systems — Landlord. "as well as all base building standard mechanical, plumbing, heating, air conditioning, perimeter card-key access control, fire/life/safety, sprinkler and electrical systems and utility service lines therein" is Landlord's obligation under Section 14. No separate premises-only HVAC unit maintenance obligation is assigned to Tenant in Section 13 or 14 — the lease treats "base building standard" HVAC as a single Landlord obligation. Overtime/after-hours HVAC usage is billed to Tenant per Section 21.2 but this is a usage charge, not a maintenance/replacement responsibility. Replacement responsibility at end of useful life: Not specified separately from the general repair obligation in Section 14 — confirmed per review of Section 14.

Structural and Roof Responsibility: Roof membrane and exterior walls — Landlord. "Landlord shall keep, maintain, repair and replace as appropriate, the foundation, roof, exterior walls, structural portions" No rooftop equipment (e.g., Tenant-installed satellite dish or supplemental unit) maintenance obligation was separately assigned to Tenant — confirmed per review of Section 14; note Section 26 prohibits rooftop signage without consent and Rules & Regulations Item 26 prohibits rooftop antenna installation without consent, but neither assigns maintenance responsibility.

Specific Tenant Maintenance Items: Data center equipment, machinery and computers and supplemental heating/air conditioning for the data center are separately metered and paid for by Tenant. "Tenant's planned Alterations include a data center, not to exceed one thousand (1,000) rentable square feet in area...provided that the equipment, machinery and computers in such data center and any supplemental heating or air conditioning provided therefor shall be separately metered and paid for by Tenant" Generator fuel cost (50% reimbursement) per Third Amendment §2(b) (quoted above). Light bulbs for Building standard fixtures: Landlord's obligation per Section 21.1(d) "(d) Replacement of light tubes for building standard lighting fixtures".

FLAGS & DATA GAPS

High Confidence Fields

- Tenant legal name and entity type — CVENT, INC., a Delaware corporation (Original Lease, recitals).
- Lease Commencement Date (August 23, 2005) and Rent Commencement Date (January 23, 2006) — First Amendment §12.
- Currently operative Lease Expiration Date (April 30, 2014) — Sixth Amendment §3.
- Full rent schedule across nine premises — Sixth, Seventh, Eighth, and Ninth Amendments.
- Security Deposit currently operative total ($99,517.83) — Second Amendment §10.
- CAM audit dispute notice deadline (180 days) and 5% discrepancy reimbursement threshold — Original Lease §4.5.

- Default interest rate (15% per annum) and late fee (5%) — Original Lease §8.
- Renewal option (one 5-year term, Prevailing Market Rent basis) — Addendum No. 1.
- Deletion of ROFO (Addendum No. 2) — Seventh Amendment §6(B); deletion of Must-Take Premises — Sixth Amendment §11(i).

Missing Data

Missing critical dates: CAM Audit Completion Deadline (separate from the 180-day dispute notice window) is not stated anywhere in the lease. Annual Reconciliation Statement Delivery Timing has no fixed number of days stated. SNDA Delivery Deadline has no fixed number of days (only "commercially reasonable efforts").

Missing payment obligations: NSF/returned check fee and consequence not stated.

Missing recovery terms: Management Fee Cap percentage not numerically stated (only "usual and customary rate" standard). CAM cap does not exist in this lease (confirmed absence, not a gap).

Missing compliance requirements: Abandonment default threshold and misrepresentation default trigger not stated.

Missing notice addresses or delivery method specifications: Tenant's currently operative suite number within the notice address block was left blank in the Original Lease and was never affirmatively updated in any amendment reviewed.

Missing concurrent delivery requirements for option exercises: No early termination right exists to require this; the 90-Day Extension Option and 5-year renewal option do not state a concurrent payment/document delivery requirement beyond the written notice itself.

Referenced exhibits not included in lease file: None — Exhibits A through F, Addenda 1–2, and all amendment exhibits (Exhibit A of First through Ninth Amendments, Exhibit D SNDA form of Fifth Amendment) appear to be present in the file, including floor plan images.

Amendment-driven changes not yet reflected in LA tracking system: The entire tracking calendar needs confirmation of actual post-April 30, 2014 status (holdover, renewal exercise, or vacated) — this is the central unresolved item in this report.

Ambiguities

Unclear lease language: The Fourth Amendment's recital uses "Expansion Premises" terminology similar to, but documented separately from, the Second Amendment's "Second Amendment Premises" — both sit on the 6th floor and must not be confused when reading the Premises table.

Conflicting clauses: None identified between Original Lease and amendments beyond the expected supersession chain (each later amendment's rent/term figures control over earlier ones).

Interpretation uncertainty: Whether the 90-Day Extension Option (Ninth Amendment §6) was in fact exercised by the October 31, 2013 deadline cannot be determined from the documents provided.

Discretionary values requiring Landlord confirmation before entry into LA system: Overtime HVAC rate increases beyond the first Lease Year — Discretionary, per Section 21.2. Obtain written rate confirmation before entry into lease management system.

Termination fee amortisation ambiguities: Not applicable — no termination fee exists in this lease.

Amendment interaction ambiguities: The Sixth Amendment's restated rent tables (§5) appear to fully supersede the individual rent tables of the Second, Fourth, and Fifth Amendments for the periods they cover — confirmed as the governing approach taken throughout this report, consistent with Sixth

Amendment §13 "In the event that any of the provisions of the Lease are inconsistent with this Sixth Amendment or the state of facts contemplated hereby, the provisions of this Sixth Amendment shall control."

Manual Review Required

Clauses requiring human interpretation: The interaction of the Fifth Amendment's surrender/redemise mechanics (First Amendment Surrendered Premises, Retained Premises, Corridor Work) with the Sixth Amendment's modifications to those same provisions.

High-risk tracking obligations: Nine separate premises each with individual Base Years, proportionate shares, and (in several cases) individual free rent/abatement periods.

Complex recovery structures: The capital expenditure amortisation mechanism (Approved Period, cost of funds vs. WSJ prime + 400bp) requires manual calculation if ever invoked.

Compliance uncertainty: Confirm whether the Lease is currently in holdover, was renewed, or was vacated as of its April 30, 2014 (or extended) expiration — legal/operational review required immediately.

Environmental provisions requiring legal review before any action: Section 10 (Hazardous Materials) — any contamination discovery triggers immediate legal consultation before Tenant or LA team acts.

Landlord default and self-help provisions: No Tenant self-help right against Landlord default was located — legal review required before LA team responds to any claimed Landlord default.

FMRV determination for renewal: If the renewal option was in fact exercised, the Prevailing Market Rent broker-determination process (Addendum No. 1 §2) requires market analysis and potentially a third-broker arbitration.

- **Any clause where an amendment's interaction with the Original Lease is ambiguous:** None beyond the supersession chain already noted above.

Priority Escalation

High Priority:

- **Confirm actual lease status as of today (November 16, 2026).** The Lease Expiration Date of April 30, 2014 (or its possible extension to ~July 29, 2014) has long passed. No evidence in the file confirms renewal exercise, 90-Day Extension exercise, surrender, or holdover status. This is the single most urgent open item and blocks accurate completion of every forward-looking field in this report.
- **CAM Audit Completion Deadline** is not specified in the lease — if any audit is ever commenced, the absence of a stated completion deadline creates risk of an open-ended audit process.
- **Security Deposit return** — if the lease has in fact ended without renewal, confirm whether the $99,517.83 Security Deposit was returned within the 60-day window required by Section 9.2.
- **Final-year CAM overpayment refund** (vs. credit) — confirm whether any overpayment for the final reconciliation year was refunded per Section 4.4's final-year carve-out.

Medium Priority:

- Management Fee Cap percentage confirmation — "usual and customary rate" standard requires market data to apply, not derivable from lease text alone.
- Tenant notice address suite number — confirm current operative address for any notices that may still need to be sent.

Low Priority:

- NSF/returned check fee and consequence — absence noted but low operational impact given the apparent lease termination.
- Abandonment default threshold and misrepresentation default trigger — confirmed absences with no present consequence, included here only for completeness of the compliance record.

EXHIBIT A — DETAILED RENT SCHEDULE

Original Premises · 12,452 SF · Expired

Period	Monthly rent	Annual rent	Rate $/SF	Abatement	Status	Basis	Source
2006-01-23 to 2006-06-22	$0.00	$0.00	0.00	Full	Historical	Stated	A1 §3.3
2006-06-23 to 2011-06-22	$26,979.33	$323,752.00	26.00	None	Historical	Derived	A1 §3.2
2011-02-01 to 2011-06-30	$30,528.15	$366,337.84	29.42	None	Historical	Stated	A9 §5(I)
2011-07-01 to 2012-11-30	$39,690.75	$476,289.00	38.25	None	Historical	Stated	A9 §5(I)
2012-12-01 to 2013-11-30	$40,873.69	$490,484.28	39.39	None	Historical	Stated	A9 §5(I)
2013-12-01 to 2014-04-30	$42,098.14	$505,177.64	40.57	None	Current	Stated	A9 §5(I)

First Amendment Premises · 4,266 SF · Surrendered

Period	Monthly rent	Annual rent	Rate $/SF	Abatement	Status	Basis	Source
2007-01-25 to 2007-05-24	$0.00	$0.00	0.00	None	Historical	Stated	A3 §1.B
2007-05-25 to 2008-01-31	$11,376.00	$136,512.00	36.00	Full	Historical	Stated	A3 §1.B

2008-02-01 to 2009-01-31	$11,717.28	$140,607.36	36.00	None	Historical	Stated	A3 §1.B
2009-02-01 to 2010-01-31	$12,069.23	$144,830.70	37.00	None	Historical	Stated	A3 §1.B
2010-02-01 to 2011-01-31	$12,431.84	$149,182.02	37.00	None	Superseded	Stated	A3 §1.B
2011-01-01 to 2011-01-01	$737.28	$8,847.00	34.97	None	Historical	Derived	A9 §5(II)

Retained Premises · 253 SF · Expired

Period	Monthly rent	Annual rent	Rate $/SF	Abatement	Status	Basis	Source
2011-02-28 to 2011-06-30	$759.42	$9,113.06	36.02	None	Historical	Stated	A9 §5(III)
2011-07-01 to 2012-11-30	$806.44	$9,677.25	38.25	None	Historical	Stated	A9 §5(III)
2012-12-01 to 2013-01-30	$830.47	$9,965.67	39.39	None	Historical	Stated	A9 §5(III)
2013-12-01 to 2014-04-30	$855.35	$10,264.21	40.57	None	Current	Stated	A9 §5(III)

Second Amendment Premises · 10,485 SF · Expired

Period	Monthly rent	Annual rent	Rate $/SF	Abatement	Status	Basis	Source
2008-02-15 to 2008-05-31	$0.00	$0.00	0.00	Full	Historical	Stated	A5 §4(a)
2008-06-01 to 2008-10-31	$30,581.25	$366,975.00	35.00	None	Historical	Stated	A5 §4(a)
2008-11-01 to 2009-10-31	$31,498.69	$377,984.25	36.05	None	Historical	Stated	A5 §4(a)
2009-11-01 to 2010-10-31	$32,442.34	$389,308.05	37.13	None	Historical	Stated	A5 §4(a)

2010-11-01 to 2011-01-31	$33,420.94	$401,051.20	38.25	None	Superseded	Stated	A5 §4(a)
2011-02-01 to 2011-11-30	$32,442.34	$389,308.05	37.13	None	Historical	Stated	A9 §5(IV)
2011-12-01 to 2012-11-30	$33,420.94	$401,051.25	38.25	None	Historical	Stated	A9 §5(IV)
2012-12-01 to 2013-11-30	$34,417.01	$413,004.15	39.39	None	Historical	Stated	A9 §5(IV)
2013-12-01 to 2014-04-30	$35,448.04	$425,376.45	40.57	None	Current	Stated	A9 §5(IV)

Expansion Premises (Fourth Amendment) · 3,432 SF · Expired

Period	Monthly rent	Annual rent	Rate $/SF	Abatement	Status	Basis	Source
2010-01-01 to 2010-11-30	$10,310.30	$113,413.50	36.05	Full	Historical	Stated	A7 §3(b)
2010-12-01 to 2011-11-30	$10,619.18	$127,430.16	37.13	Full	Historical	Stated	A7 §3(c)
2011-02-01 to 2011-11-30	$10,619.18	$389,308.05	37.13	None	Historical	Stated	A9 §5(V)
2011-12-01 to 2012-11-30	$10,939.50	$131,274.00	38.25	None	Historical	Stated	A9 §5(V)
2012-12-01 to 2013-11-30	$11,265.54	$135,186.48	39.39	None	Historical	Stated	A9 §5(V)
2013-12-01 to 2014-04-30	$11,603.02	$139,236.24	40.57	None	Current	Stated	A9 §5(V)

Fifth Amendment Additional Premises · 23,482 SF · Expired

Period	Monthly rent	Annual rent	Rate $/SF	Abatement	Status	Basis	Source
2011-01-17 to 2011-02-28	$0.00	$0.00	0.00	Full	Historical	Stated	A8 §2(C)(1)

2011-03-01 to 2012-03-07	$0.00	$0.00	0.00	Full	Historical	Stated	A9 §4
2012-03-08 to 2013-01-31	$60,466.15	$725,593.80	30.90	None	Historical	Stated	A9 §5(VI)
2013-02-01 to 2014-01-31	$62,286.05	$747,432.06	31.83	None	Historical	Stated	A9 §5(VI)
2014-02-01 to 2014-04-30	$64,145.00	$769,739.96	32.78	None	Current	Stated	A9 §5(VI)

Expansion Premises A · 4,075 SF · Expired

Period	Monthly rent	Annual rent	Rate $/SF	Abatement	Status	Basis	Source
2011-11-29 to 2012-05-31	$0.00	$0.00	0.00	Full	Historical	Stated	A10 §1(C)
2012-06-01 to 2012-10-31	$10,696.88	$128,362.50	31.50	None	Historical	Stated	A10 §1(C)
2012-11-01 to 2013-10-31	$11,019.48	$132,233.75	32.45	None	Historical	Stated	A10 §1(C)
2013-11-01 to 2014-04-30	$11,348.88	$136,186.50	33.42	None	Current	Stated	A10 §1(C)

Expansion Premises B · 6,927 SF · Expired

Period	Monthly rent	Annual rent	Rate $/SF	Abatement	Status	Basis	Source
2012-10-01 to 2013-03-31	$0.00	$0.00	0.00	Full	Historical	Stated	A10 §2(C)
2013-04-01 to 2013-10-31	$18,731.76	$224,781.15	32.45	None	Historical	Stated	A10 §2(D)
2013-11-01 to 2014-04-30	$19,291.70	$231,500.34	33.42	None	Current	Stated	A10 §2(D)

Eighth Amendment Expansion Premises · 5,000 SF · Expired

Period	Monthly rent	Annual rent	Rate $/SF	Abatement	Status	Basis	Source
2013-05-09 to 2013-07-07	$0.00	$0.00	0.00	Full	Historical	Stated	A11 §2(A)
2013-07-08 to 2014-04-30	$12,500.00	$150,000.00	30.00	None	Current	Stated	A11 §2(C)

Additional Eighth Amendment Expansion Premises · 5,697 SF · Expired

Period	Monthly rent	Annual rent	Rate $/SF	Abatement	Status	Basis	Source
2013-07-11 to 2013-09-01	$0.00	$0.00	0.00	Full	Historical	Stated	A12 §1(B)
2013-09-02 to 2014-04-30	$14,242.50	$170,910.00	30.00	None	Current	Stated	A12 §1(C)