



AIR COMMERCIAL REAL ESTATE ASSOCIATION STANDARD INDUSTRIAL/COMMERCIAL MULTI-TENANT LEASE - GROSS

1. Basic Provisions ("Basic Provisions").

1.1 Parties: This Lease ("Lease"), dated for reference purposes only December 15, 2008

is made by and between Brad Smith

and Organic Alliance, Inc.

("Lessor")

("Lessee"), collectively the "Parties", or individually a "Party".

1.2(a) Premises: That certain portion of the Project (as defined below), including all improvements therein or to be provided by Lessor under the terms of this Lease, commonly known by the street address of 401 Monterey Street Suite 202 located in the City of Salinas, County of Monterey, State of California, with zip code 93901, as outlined on Exhibit A attached hereto ("Premises") and generally described as (describe briefly the nature of the Premises) 1,394 square feet of professional office space

In addition to Lessee's rights to use and occupy the Premises as hereinafter specified, Lessee shall have non-exclusive rights to any utility easeways of the building containing the Premises ("Building") and to the Common Areas (as defined in Paragraph 2.7 below), but shall not have any rights to the roof, or exterior walls of the Building or to any other buildings in the Project. The Premises, the Building, the Common Areas, the land upon which they are located, along with all other buildings and improvements thereon, are herein collectively referred to as the "Project." (See also Paragraph 2)

1.2(b) Parking: 5 unreserved vehicle parking spaces. (See also Paragraph 2.6)

1.3 Term: 1 years and 0 months ("Original Term") commencing December 15, 2008

("Commencement Date") and ending December 31, 2009

("Expiration Date"). (See also Paragraph 3)

1.4 Early Possession: N/A

("Early Possession Date"). (See also Paragraphs 3.2 and 3.3)

1.5 Base Rent: \$ 2,230.40

per month ("Base Rent"), payable on the 1st

day of each month commencing February 1, 2009

(See also Paragraph 4)

☒ If this box is checked, there are provisions in this Lease for the Base Rent to be adjusted.

1.6 Lessee's Share of Common Area Operating Expenses: N/A

percent (N/A)

(%) ("Lessee's Share").

Lessee's Share has been calculated by dividing the approximate square footage of the Premises by the approximate square footage of the Project. In the event that that size of the Premises and/or the Project are modified during the term of this Lease, Lessor shall recalculate Lessee's Share to reflect such modification.

1.7 Base Rent and Other Monies Paid Upon Execution:

(a) Base Rent: \$ 3,424.25 for the period December 15, 2008 - January 31, 2009

(b) Common Area Operating Expenses: \$ N/A for the period N/A

(c) Security Deposit: \$ 2,230.40 ("Security Deposit"). (See also Paragraph 5)

(d) Other: \$ N/A for N/A

(e) Total Due Upon Execution of this Lease: \$ 5,724.75

1.8 Agreed Use: Professional offices

(See also Paragraph 6)

1.9 Insuring Party: Lessor is the "Insuring Party". (See also Paragraph 6)

1.10 Real Estate Brokers: (See also Paragraph 15)

applicable boxes):

☐

represents Lessor exclusively ("Lessor's Broker").

☐

represents Lessee exclusively ("Lessee's Broker"); or

☒ N/A BT Commercial Real Estate

represents both Lessor and Lessee ("Dual Agency").

(b) Payment to Brokers: Upon execution and delivery of this Lease by both Parties, Lessor shall pay to the Brokers

the brokerage fee agreed to in a separate written agreement (or if there is no such agreement, the sum of per agent or % of the total Base Rent for the brokerage services rendered by the Brokers).

1.11 Guarantor: The obligations of the Lessee under this Lease are to be guaranteed by

("Guarantor"). (See also Paragraph 37)

1.12 Attachments: Attached hereto are the following, all of which constitute a part of this Lease:

- ☐ an Addendum consisting of Paragraphs _____ through _____;
- ☐ a site plan depicting the Premises;
- ☐ a site plan depicting the Project;
- ☐ a current set of the Rules and Regulations for the Project;
- ☐ a current set of the Rules and Regulations adopted by the owners' association.

Standard Sublease Multi Tenant 24

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California. Court of Appeal (2nd Appellate District). Records and Briefs California (State)., Commercial Real Estate Leases Mark A. Senn, 2011-01-01 In the fast changing world of commercial real estate terms like and fair rental value and and net lease and or and duty of good faith and can mean many different things depending on the circumstances of the deal So when negotiating and drafting complex leasing agreements it and s imperative you know what these provisions can mean have alternate provisions readily available and know when and how to use them properly Commercial Real Estate Leases Preparation Negotiation and Forms Fifth Edition can make it easier Written by nationally recognized real estate attorney Mark Senn this highly acclaimed guide Explains the legal principles behind each lease provision in clear user friendly terms Offers balanced discussion of the practical applications of the law from the landlord tenant and the lender perspectives where applicable Provides specific examples of alternate clauses that address each party and s precise needs Logically organized to follow the typical commercial real estate lease each chapter takes you clause by clause through all of the issues you need to understand in order to represent clients effectively in commercial real estate transactions including Rent and fixed market and percentage Operating expenses Options to expand buy or extend Space measurement and and resulting economics Subordination non disturbance and attornment agreements Drafting exclusive provisions Understanding insurance provisions Tax provisions and federal income tax consequences Use issues Condemnation Commercial Real Estate Leases Preparation Negotiation and Forms Fifth Edition includes a free companion CD ROM containing all of the leasing forms discussed in the guide *West's Annotated California Codes* California, 2009 2018 CFR Annual Print Title 24 Housing and Urban Development Parts 700 to 1699 Office of The Federal Register, 2018-04-01 **Management Audit**

Illinois. Office of the Auditor General, 2008 **Buy, Hold, Retire: A Simple Strategy for Long-Term Property Wealth** Andy Caller, Sometimes the smartest move is the simplest one In Buy Hold Retire experienced investor Andy Caller shares the timeless strategy that has quietly built fortunes for generations buying quality properties holding them wisely and letting time do the heavy lifting Through clear examples straightforward advice and a healthy dose of realism Andy shows how patience and planning can outperform flashier riskier tactics You ll learn how to choose the right properties manage them effectively and create reliable long term income without constant stress or speculation Practical honest and refreshingly down to earth Buy Hold Retire is your guide to using property as a steady path to financial freedom not just fast profits

Development , 2001 **Global Securitisation and CDOs** John Deacon, 2004-04-21 This is an essential book for any practitioner researcher or student of securitisation concise and accurate coverage of the key aspects of securitisation on all the main and secondary markets of the world Alexander Batchvarov Managing Director International Structured Product Strategy Merrill Lynch London John Deacon s original book became the leading textbook for those genuinely interested in gaining a profound and detailed understanding of the arcane world of securitisation The new updated version confirms John s

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Sizing Water Service Lines and Meters, Third Edition (M22) American Water Works Association, 2014-12-01 This third edition of M22 contains information needed to estimate customer demand and maximum expected flow that can be used to size new service lines and meters This edition expands the ways to approach the sizing of water service lines and meters and offers improved methods for the sizing of dedicated irrigation meters M22 includes a useful field method called demand profiling that can be used to evaluate actual customer use patterns and help optimize meter size selection The data presented in M22 were obtained from field measurements utility surveys technical publications and hydraulic design calculations This manual emphasizes that utilities having more information about a specific sizing situation will result in the best sizing decision from the tap to the meter This information has been condensed into a simplified format to assist readers in addressing most common service conditions The methods contained in this manual are appropriate for water utility managers engineers planners technicians field operations personnel and consultants involved with designing and constructing projects requiring water service

ULI Market Profiles, 1999 Alternative Investments H. Kent Baker, Greg Filbeck, 2013-03-25 A comprehensive guide to alternative investments that reveals today's latest research and strategies Historically low interest rates and bear markets in world stock markets have generated intense interest in alternative investments With returns in traditional investment vehicles relatively low many professional investors view alternative investments as a means of meeting their return objectives *Alternative Investments Instruments Performance Benchmarks and Strategies* can put you in a better

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District of Columbia Appropriations for 1992 United States. Congress. House. Committee on Appropriations,1991 *A Guide to Institutional Property Investment* Angus P.J. McIntosh,Stephen G. Sykes,1985-06-18

Conveyancing Handbook Frances Silverman,2014-11-14 The Conveyancing Handbook has been thoroughly revised and updated to ensure it remains the most reliable and up to date source of information and guidance on residential conveyancing Its comprehensive coverage aims to make it your first port of call for a wide range of issues arising from residential conveyancing from agricultural tenancies to the flood insurance proposals in the Water Act 2014 Updated by expert editors and contributors the 21st edition takes account of developments including Land Registration Fee Order 2013 Finance Act 2013 Consumer Contracts Regulations 2013 and changes to the Capital Allowances Act 2001 LPE1 Leasehold Property Enquiries and draft Con 29 Enquiries of Local Authority 2014 flood risk advice Land Registry e document registration services These developments and more are integrated within a chronological account of conveyancing practice With its procedural checklists and extensive appendix materials the Conveyancing Handbook is an indispensable and faithful companion for every conveyancer

Code of Federal Regulations ,1992 Special edition of the Federal Register containing a codification of documents of general applicability and future effect with ancillaries *Michigan Plant Location Directory* Michigan. Office of Economic Expansion,1976 **Cyclopedia of Law and Procedure** ,1907 *Private Law and*

Building Safety Matthew Bell,Susan Bright,Ben McFarlane,Andrew Robertson,2025-07-24 This collection of essays explores the real world problem of building safety through the lens of private law High profile building failures including the fire at Grenfell Tower London England and the collapse of Champlain Towers South Florida USA have exposed widespread building safety failures globally In this book international experts deploy a variety of different private law perspectives ranging through torts contract and real property law to examine building safety failures across the UK USA Australia Singapore New Zealand Italy and Canada The book offers policymakers practitioners and scholars ground breaking consideration of this vital

yet under considered aspect of the building safety crisis along with new and valuable insights into the nature limits and utility of private law The book shows that private law can be part of the solution to as well as being part of the cause of the building safety crisis Consideration is given to existing legislative and judicial responses to the crisis offering guidance as to how statutory regimes addressing the building safety problem such as the Building Safety Act 2022 can best be understood and developed A central lesson is the need to take an integrated coherent approach within and beyond private law The book also illustrates that an understanding of the causes of and responses to the building safety crisis is vital to any theory of private law private law is unable to fulfil its distinctive and crucial role of ordering our relations one to another if we adopt an unduly limited view of the reasons and resources available to it The book results from a joint research project by the Faculty of Law at the University of Oxford and Melbourne Law School at the University of Melbourne **New South Wales**
Government Gazette ,1908 Standard & Poor's Stock Reports ,2010-07

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