









RENT ROLL | MID-AMERICA GROCERY-ANCHORED PORTFOLIO

Base Rents PSF FYE June-2023

| Tenant | Suite | SF | Start Date | End Date | Options | Date | \$ PSF | Annual Rent | Recoveries | Recoveries PSF | Total Income | Operating Expense Reimbursement Method |
|---|---------|--------|------------|----------|-------------|-----------------|---------|-------------|------------|----------------|--------------|--|
|  | 2209 | 8,670 | Aug-2015 | Jan-2026 | 2 / 5 Years | Current | \$18.00 | \$156,060 | \$31,919 | \$3.68 | \$187,979 | TAX - PRS |
| | | | | | | Option Feb-2026 | \$19.00 | | | | | CAM - PRS (\$1.26/SF cap on controllables, inflating 5% annually) w/ 15% admin fee |
| | | | | | | Option Feb-2031 | \$20.00 | | | | | INS - PRS (\$.33/SF cap, inflating 5% annually) |
| | | | | | | | | | | | | MGMT - Included in controllable CAM |
|  | 2215 | 9,272 | May-2018 | Jun-2028 | 2 / 5 Years | Current | \$18.00 | \$169,678 | \$27,291 | \$2.94 | \$196,969 | TAX - PRS |
| | | | | | | May-2023 | \$19.00 | | | | | CAM - PRS (\$.58/SF cap on controllables, inflating 5% annually) w/ 5% admin fee |
| | | | | | | Option Jul-2028 | \$21.78 | | | | | INS - PRS (\$.35/SF cap, inflating 3% annually) |
| | | | | | | Option Jul-2033 | \$23.96 | | | | | MGMT - excluded |
| Available | 2219 | 4,000 | | | | | | | | | | |
| Available | 2215 | 4,000 | | | | | | | | | | |
|  | 2235-43 | 30,750 | Nov-2015 | Nov-2025 | 4 / 5 Years | Current | \$19.00 | \$584,250 | \$90,958 | \$2.96 | \$675,208 | TAX - PRS |
| | | | | | | Option Dec-2025 | \$19.76 | | | | | CAM - PRS (\$0.72/SF cap on controllables, inflating 5% annually) w/ 8% admin fee |
| | | | | | | Option Dec-2030 | \$20.75 | | | | | INS - PRS |
| | | | | | | Option Dec-2035 | \$21.74 | | | | | MGMT - Excluded |
| | | | | | | Option Dec-2040 | \$22.73 | | | | | |
|  | 2255 | 28,278 | Dec-2015 | Jan-2026 | 3 / 5 Years | Current | \$8.83 | \$249,694 | \$69,856 | \$2.47 | \$319,550 | TAX - PRS |
| | | | | | | Option Feb-2026 | \$9.35 | | | | | CAM - PRS (\$1.29/SF cap on controllables, inflating 5% annually) w/ 10% admin fee |
| | | | | | | Option Feb-2031 | \$9.85 | | | | | INS - PRS (liability insurance only) |
| | | | | | | Option Feb-2036 | \$10.35 | | | | | MGMT - excluded |
|  | 2257 | 29,502 | Oct-2021 | Sep-2031 | 3 / 5 Years | Current | \$12.00 | \$308,004 | \$82,330 | \$2.79 | \$390,334 | TAX - PRS |
| | | | | | | Oct-2026 | \$13.00 | | | | | CAM - PRS w/ 10% admin fee |
| | | | | | | Option Oct-2031 | \$14.08 | | | | | INS - PRS |
| | | | | | | Option Oct-2036 | \$15.25 | | | | | MGMT - excluded |
| | | | | | | Option Oct-2041 | \$16.52 | | | | | |
|  | 2259 | 20,000 | Oct-2021 | Sep-2026 | 3 / 5 Years | Current | \$9.00 | \$180,000 | \$64,081 | \$3.20 | \$244,081 | TAX - PRS |
| | | | | | | Oct 2026 | \$9.90 | | | | | CAM - PRS w/ 10% admin fee |
| | | | | | | Oct 2031 | \$10.89 | | | | | INS - PRS |
| | | | | | | Option Oct 2036 | \$11.98 | | | | | MGMT - excluded |
| | | | | | | Option Oct 2041 | \$13.18 | | | | | |
| | | | | | | Option Oct 2046 | \$14.50 | | | | | |

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Base Rents PSF FYE June-2023

| Tenant | Suite | SF | Start Date | End Date | Options | Date | \$ PSF | Annual Rent | Recoveries | Recoveries PSF | Total Income | Operating Expense Reimbursement Method |
|--|-------|-------|------------|----------|-------------|---|--|-------------|------------|----------------|--------------|--|
| Available | 2219 | 2,000 | | | | | | | | | | |
| Gamestop  | 1,600 | 4,000 | Apr-2005 | Jan-2024 | None | Current | \$24.50 | \$39,200 | \$4,607 | \$2.88 | \$43,807 | TAX - PRS CAM - PRS (\$0.49/SF cap on controllables, inflating 5% annually) w/ 10% admin fee INS - PRS MGMT - excluded |
| AAA | 2277 | 3,040 | Jan-2026 | Jan-2023 | None | Current | \$24.00 | \$72,960 | \$8,753 | \$2.88 | \$81,713 | TAX - PRS CAM - PRS (\$0.49/SF cap on controllables, inflating 5% annually) w/ 10% admin fee INS - PRS MGMT - excluded |
| Kay Jewelers | 2283 | 2,960 | Oct-2016 | Dec-2026 | 2 / 5 Years | Current Jan-2022 Option Jan-2027 Option Jan-2032 | \$22.00 \$24.20 \$26.62 \$29.28 | \$71,632 | \$10,506 | \$3.55 | \$82,138 | TAX - PRS CAM - PRS (\$1.16/SF cap on controllables, inflating 3% annually) w/ 10% admin fee INS - PRS MGMT - Included in CAM |
| Cyclebar  | 2285 | 2,400 | Nov-2021 | Nov-2031 | 2 / 5 Years | Current Nov-22 Nov-23 Nov-24 Nov-25 Nov-26 Nov-27 Nov-28 Nov-29 Nov-30 Option Dec-2031 Option Oct-2036 | \$25.00 \$25.50 \$26.01 \$26.53 \$27.06 \$27.60 \$28.15 \$28.71 \$29.28 \$29.87 \$30.47 \$33.64 | \$60,800 | \$15,580 | \$6.49 | \$76,380 | TAX - PRS CAM - PRS (reimburse after majors) w/ 15% admin fee INS - PRS (reimburse after majors) MGMT - Included in CAM |

| | | | | | | | | | | | | |
|--------------------------|------|--------|--|--|--|--|--|--|--|--|--|--|
| Rear Loading Area | 2261 | 11,462 | | | | | | | | | | |
|--------------------------|------|--------|--|--|--|--|--|--|--|--|--|--|

| | | | | | | | | | | | | |
|--------------------------|----------------|--------------|--|--|--|--|--|--|--|--|--|--|
| Occupied | 136,472 | 93.2% | | | | | | | | | | |
| Vacant | 10,000 | 6.8% | | | | | | | | | | |
| Total | 146,472 | | | | | | | | | | | |
| Rear Loading Area | 11,612 | | | | | | | | | | | |
| Total SF | 157,934 | | | | | | | | | | | |



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| Tenant | Suite | Comm. Date Exp. Date | GLA Sq. Ft. | Annual Rent Monthly Rent PSF | CAM | CAM Admin | Reserve | R. E. Tax | Insurance | All Other | Total | Percentage Rent | |
|--|--------|----------------------|-------------|------------------------------|----------|-----------|---------|-----------|-----------|-----------|-----------|-----------------|------------|
| | | | | | | | | | | | | Percent | Breakpoint |
| Vacant | 0001 | - | 929 | - | - | - | - | - | - | - | - | - | - |
| Vacant | 0012B | - | 5,993 | - | - | - | - | - | - | - | - | - | - |
| Vacant | 0013A | - | 1,233 | - | - | - | - | - | - | - | - | - | - |
| Vacant | 0015 | - | 3,550 | - | - | - | - | - | - | - | - | - | - |
| Vacant | 0016 | - | 2,527 | - | - | - | - | - | - | - | - | - | - |
| Vacant | 0022 | - | 810 | - | - | - | - | - | - | - | - | - | - |
| Vacant | 0025 | - | 6,755 | - | - | - | - | - | - | - | - | - | - |
| Vacant | 0028 | - | 3,029 | - | - | - | - | - | - | - | - | - | - |
| Vacant | 0030A | - | 2,353 | - | - | - | - | - | - | - | - | - | - |
| Vacant | 0031 | - | 5,003 | - | - | - | - | - | - | - | - | - | - |
| Vacant | 0032 | - | 24,084 | - | - | - | - | - | - | - | - | - | - |
| Vacant | 0044A | - | 1,724 | - | - | - | - | - | - | - | - | - | - |
| Vacant | 0045 | - | 7,948 | - | - | - | - | - | - | - | - | - | - |
| Vacant | 0046 | - | 881 | - | - | - | - | - | - | - | - | - | - |
| Vacant | 0047 | - | 930 | - | - | - | - | - | - | - | - | - | - |
| Bert & Friends Grille Bert & Friends Grille LLC | 0006 | 11/1/2016 | 1,429 | 32,885.64 | 3,591.24 | 576.36 | 251.40 | 2,552.04 | - | - | 39,856.68 | - | - |
| | 000004 | 12/31/2026 | | 2,740.47 | 299.27 | 48.03 | 20.95 | 212.67 | - | - | 3,321.39 | - | - |
| | | | | 23.01 | 2.51 | 0.40 | 0.18 | 1.79 | - | - | 27.89 | - | - |

| Future Charges: | Category | Effective | Annual Amount | Monthly Amount | Increase Type |
|-----------------|----------|-----------|---------------|----------------|---------------|
| | FMR | 1/1/2024 | 35,010.00 | 2,917.50 | Rent Increase |

| | | | | | | | | | | | | | |
|---|------|-----------|-------|-----------|----------|----------|---|----------|----------|----------|-----------|---|---|
| BMO Harris Bank BMO Harris Bank N.A. | 0038 | 3/27/2000 | 3,250 | 40,779.24 | 7,393.92 | 1,109.04 | - | 4,721.40 | 1,153.68 | 2,495.76 | 57,653.04 | - | - |
| | 1966 | 4/30/2023 | | 3,398.27 | 616.16 | 92.42 | - | 393.45 | 96.14 | 207.98 | 4,804.42 | - | - |
| | | | | 12.55 | 2.28 | 0.34 | - | 1.45 | 0.35 | 0.77 | 17.74 | - | - |

| Options: | Option Date | Option Rate | Notice Date | Expiration Date | Notes |
|-----------------|-------------|-------------|-------------|-----------------|--|
| Option to Renew | 5/1/2023 | 12.92 | 11/1/2022 | 4/30/2028 | Per 5th Amendment, Third Extended Term |

| Future Charges: | Category | Effective | Annual Amount | Monthly Amount | Increase Type |
|-----------------|----------|-----------|---------------|----------------|----------------------|
| | FMR | 5/1/2023 | 42,002.64 | 3,500.22 | Option Rent Increase |



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| Tenant | Suite | Comm. Date Exp. Date | GLA Sq. Ft. | Annual Rent Monthly Rent PSF | CAM | CAM Admin | Reserve | R. E. Tax | Insurance | All Other | Total | Percentage Rent | |
|---------------------------|-------|----------------------|-------------|------------------------------|--------------------|--------------------|----------------------|------------------------|--|-----------|-----------|-----------------|------------|
| | | | | | | | | | | | | Percent | Breakpoint |
| | | | | <i>Future Charges:</i> | <i>Category</i> | <i>Effective</i> | <i>Annual Amount</i> | <i>Monthly Amount</i> | <i>Increase Type</i> | | | | |
| | | | | | FMR | 5/1/2024 | 43,262.64 | 3,605.22 | Option Rent Increase | | | | |
| | | | | | FMR | 5/1/2025 | 44,560.56 | 3,713.38 | Option Rent Increase | | | | |
| | | | | | FMR | 5/1/2026 | 45,897.36 | 3,824.78 | Option Rent Increase | | | | |
| | | | | | FMR | 5/1/2027 | 47,274.24 | 3,939.52 | Option Rent Increase | | | | |
| | | | | | PYL | 1/1/2023 | 1,209.48 | 100.79 | Rent Increase | | | | |
| China Garden | 0019 | 4/13/2002 | 1,222 | 22,607.04 | 3,834.36 | 615.48 | 268.44 | 2,613.12 | | 399.96 | 30,338.40 | 4.00 | - |
| Ke Hong Lin | 8799 | 4/30/2027 | | 1,883.92 | 319.53 | 51.29 | 22.37 | 217.76 | | 33.33 | 2,528.20 | - | - |
| | | | | 18.50 | 3.14 | 0.50 | 0.22 | 2.14 | | 0.33 | 24.83 | - | - |
| | | | | <i>Future Charges:</i> | <i>Category</i> | <i>Effective</i> | <i>Annual Amount</i> | <i>Monthly Amount</i> | <i>Increase Type</i> | | | | |
| | | | | | FMR | 5/1/2023 | 23,217.96 | 1,934.83 | Rent Increase | | | | |
| | | | | | FMR | 5/1/2024 | 23,829.00 | 1,985.75 | Rent Increase | | | | |
| | | | | | FMR | 5/1/2025 | 24,440.04 | 2,036.67 | Rent Increase | | | | |
| | | | | | FMR | 5/1/2026 | 25,050.96 | 2,087.58 | Rent Increase | | | | |
| ComDent | 0014 | 8/30/1996 | 2,500 | 46,866.36 | 5,349.96 | 800.04 | - | 4,290.00 | - | - | 57,306.36 | - | - |
| Stephen Scott Hall | 0830 | 3/31/2026 | | 3,905.53 | 445.83 | 66.67 | - | 357.50 | - | - | 4,775.53 | - | - |
| | | | | 18.75 | 2.14 | 0.32 | - | 1.72 | - | - | 22.92 | - | - |
| | | | | <i>Options:</i> | <i>Option Date</i> | <i>Option Rate</i> | <i>Notice Date</i> | <i>Expiration Date</i> | <i>Notes</i> | | | | |
| | | | | Option to Renew | 4/1/2026 | 20.90 | 9/30/2025 | 3/31/2030 | Per Section 4 of 2nd Amendment - psf rate is an average - actual is imputed in billing information | | | | |
| | | | | | | | | | 12/13/2021 - Third Amendment to Lease, Sec. 3 | | | | |
| | | | | | | | | | T is not in default hereunder beyond any applicable notice and cure period at the time of T's delivery of the Second Extension Notice, Tenant shall continue to have the Second Extension Option, which Second Extension Option shall be exercised in strict accordance with, and subject to the terms, covenants and conditions of, Sections 3 and 4 of the Second Amendment. | | | | |



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| Tenant | Suite | Comm. Date Exp. Date | GLA Sq. Ft. | Annual Rent Monthly Rent PSF | CAM | CAM Admin | Reserve | R. E. Tax | Insurance | All Other | Total | Percentage Rent | |
|-------------------------------|--------|------------------------|-------------|------------------------------|--------------------|--------------------|------------------------|--|----------------------|-----------|-----------|-----------------|------------|
| | | | | | | | | | | | | Percent | Breakpoint |
| | | <i>Future Charges:</i> | | <i>Category</i> | <i>Effective</i> | | <i>Annual Amount</i> | <i>Monthly Amount</i> | <i>Increase Type</i> | | | | |
| | | | | FMR | 4/1/2023 | | 47,803.68 | 3,983.64 | Rent Increase | | | | |
| | | | | FMR | 4/1/2024 | | 48,759.72 | 4,063.31 | Rent Increase | | | | |
| | | | | FMR | 4/1/2025 | | 49,734.96 | 4,144.58 | Rent Increase | | | | |
| | | | | FMR | 4/1/2026 | | 50,729.64 | 4,227.47 | Option Rent Increase | | | | |
| | | | | FMR | 4/1/2027 | | 51,869.64 | 4,322.47 | Option Rent Increase | | | | |
| | | | | FMR | 4/1/2028 | | 53,979.12 | 4,498.26 | Option Rent Increase | | | | |
| | | | | FMR | 4/1/2029 | | 53,834.76 | 4,486.23 | Option Rent Increase | | | | |
| CosmoProf | 0027 | 9/25/2021 | 3,658 | 41,152.44 | 9,297.60 | 1,426.68 | - | 5,377.32 | - | - | 57,254.04 | 4.00 | - |
| Beauty Systems Group L | 000004 | 11/30/2028 | | 3,429.37 | 774.80 | 118.89 | - | 448.11 | - | - | 4,771.17 | - | - |
| | | | | 11.25 | 2.54 | 0.39 | - | 1.47 | - | - | 15.65 | - | - |
| | | <i>Options:</i> | | <i>Option Date</i> | <i>Option Rate</i> | <i>Notice Date</i> | <i>Expiration Date</i> | <i>Notes</i> | | | | | |
| | | Right to Terminate | | 9/25/2021 | | | 11/30/2028 | Lease, Sec. 2.8 - T shall have a one-time right to terminate the Lease on each of the Exercise Dates below, provided that: (i) T's Gross Sales for the applicable 12 consecutive month period set forth in the table below (each, a "Minimum Sales Calculation Period"). T shall deliver to LL, not later than the applicable exercise date set forth in the table below for such Minimum Sales Calculation Period (each, an "Exercise Date"), time being of the essence, all of the following (the "Required Deliverables"), (1) written notice to LL ("T's Notice") exercising such right and specifying a termination effective date ("Early Termination Date") not earlier than 90 days after the date of T's Notice, (2) the Termination Fee paid within 30 days after T's receipt from LL of an invoice and documentation/calculation of such costs. Months 25 - 36/Minimum Sales Calculation Period; Last day of 38th full calendar month/Exercise Date,\$450,000.00/ Minimum Sales Requirement Months 37 - 48/Minimum Sales Calculation Period; Last day of 50th full calendar month/ Exercise Date; \$550,000.00/Minimum Sales Requirement Months 49 - 60/Minimum Sales Calculation Period; Last day of 62th full calendar month/ Exercise Date; \$650,000.00/Minimum Sales Requirement Months 61 - 72/Minimum Sales Calculation Period; Last day of 74th full calendar month/ Exercise Date; \$750,000.00/Minimum Sales Requirement | | | | | |
| | | Option to Renew | | 12/1/2028 | 11.25 | 6/3/2028 | 11/30/2033 | Lease, Sec. 2.7 - T shall have the option ("First Extension Option") to extend the Lease Term for one (1) period of five (5) additional Lease Years (the "First Option Term") by giving LL written notice thereof ("First Extension Notice") at least 180 days prior to the expiration of the initial Lease Term. \$49,785.38/annually; \$4,148.78 month; \$11.25/per sf | | | | | |



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| Tenant | Suite | Comm. Date Exp. Date | GLA Sq. Ft. | Annual Rent Monthly Rent PSF | CAM | CAM Admin | Reserve | R. E. Tax | Insurance | All Other | Total | Percentage Rent | |
|--------------------------|---------|--|--------------------|------------------------------|----------------------|------------------------|--|-----------|-----------|-----------|------------|-----------------|------------|
| | | | | | | | | | | | | Percent | Breakpoint |
| | | <i>Options:</i> | <i>Option Date</i> | <i>Option Rate</i> | <i>Notice Date</i> | <i>Expira-tionDate</i> | <i>Notes</i> | | | | | | |
| | | Option to Renew | 12/1/2033 | 14.97 | 6/3/2033 | 11/30/2038 | Lease, Sec. 2.7 - T shall have the option ("Second Extension Option") to extend the Lease Term for one (1) period of 7ve (5) additional Lease Years (the "Second Option Term") by giving LL written notice thereof ("Second Extension Notice") at least 180 days prior to the expiration of the First Option Term. | | | | | | |
| | | \$54,760.26/annually; \$4,563.35 month; \$14.97/per sf | | | | | | | | | | | |
| | | <i>Future Charges:</i> | <i>Category</i> | <i>Effective</i> | <i>Annual Amount</i> | <i>Monthly Amount</i> | <i>Increase Type</i> | | | | | | |
| | | | FMR | 10/1/2026 | 45,249.36 | 3,770.78 | Rent Increase | | | | | | |
| El Azabache, Inc. | 0011 | 10/17/1998 | 6,000 | 95,149.32 | 12,300.00 | 1,860.00 | 960.00 | 11,100.00 | - | 3,741.60 | 125,110.92 | - | - |
| El Azabache | El Azab | 6/30/2027 | | 7,929.11 | 1,025.00 | 155.00 | 80.00 | 925.00 | - | 311.80 | 10,425.91 | - | - |
| | | | | 15.86 | 2.05 | 0.31 | 0.16 | 1.85 | - | 0.62 | 20.85 | - | - |
| | | <i>Future Charges:</i> | <i>Category</i> | <i>Effective</i> | <i>Annual Amount</i> | <i>Monthly Amount</i> | <i>Increase Type</i> | | | | | | |
| | | | FMR | 7/1/2023 | 98,003.76 | 8,166.98 | Rent Increase | | | | | | |
| | | | FMR | 7/1/2024 | 100,943.88 | 8,411.99 | Rent Increase | | | | | | |
| | | | FMR | 7/1/2025 | 103,972.20 | 8,664.35 | Rent Increase | | | | | | |
| | | | FMR | 7/1/2026 | 107,091.36 | 8,924.28 | Rent Increase | | | | | | |
| Eyebrows Gallery | 0018 | 6/1/2016 | 1,222 | 20,427.84 | 3,538.56 | 567.84 | 214.92 | 2,182.44 | - | 305.52 | 27,237.12 | - | - |
| Balwinder Kaur | 000002 | 2/29/2024 | | 1,702.32 | 294.88 | 47.32 | 17.91 | 181.87 | - | 25.46 | 2,269.76 | - | - |
| | | | | 16.72 | 2.90 | 0.46 | 0.18 | 1.79 | - | 0.25 | 22.29 | - | - |
| | | <i>Future Charges:</i> | <i>Category</i> | <i>Effective</i> | <i>Annual Amount</i> | <i>Monthly Amount</i> | <i>Increase Type</i> | | | | | | |
| | | | FMR | 3/1/2023 | 21,040.68 | 1,753.39 | Rent Increase | | | | | | |



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| Tenant | Suite | Comm. Date Exp. Date | GLA Sq. Ft. | Annual Rent Monthly Rent PSF | CAM | CAM Admin | Reserve | R. E. Tax | Insurance | All Other | Total | Percentage Rent | |
|--------|-------|----------------------|-------------|------------------------------|-----|-----------|---------|-----------|-----------|-----------|-------|-----------------|------------|
| | | | | | | | | | | | | Percent | Breakpoint |

| | | | | | | | | | | | | | |
|------------------------------|--------|------------|-------|-----------|-----------|---|---|----------|---|----------|-----------|---|---|
| Eyeglass World | 0042 | 10/22/2015 | 4,000 | 52,800.00 | 13,209.36 | - | - | 6,000.00 | - | 1,200.00 | 73,209.36 | - | - |
| National Vision, Inc. | 000004 | 10/31/2022 | | 4,400.00 | 1,100.78 | - | - | 500.00 | - | 100.00 | 6,100.78 | - | - |
| | | | | 3.30 | 3.30 | - | - | 1.50 | - | 0.30 | 18.30 | - | - |

| Options: | Option Date | Option Rate | Notice Date | Expiration Date | Notes |
|-----------------|-------------|-------------|-------------|-----------------|--|
| Option to Renew | 11/1/2021 | 13.20 | 8/2/2020 | 10/31/2022 | Per First Amendment to Lease, Sect. 4, T shall have One, 1 year option to renew the Lease, upon providing LL not less than 90 days prior to the expiration of the Extension Term upon same terms and condition, except that the Rent for such term shall be \$4,400 per month. |

| | | | | | | | | | | | | | |
|-----------------------------------|--------|-----------|-------|-----------|----------|--------|--------|----------|---|----------|-----------|---|---|
| Gilvin's Boots & Shoes | 0013 | 4/18/2016 | 3,300 | 36,300.00 | 8,151.00 | 815.16 | 570.60 | 5,412.00 | - | 1,500.00 | 52,748.76 | - | - |
| Dan Gilvin | 000004 | 4/30/2026 | | 3,025.00 | 679.25 | 67.93 | 47.55 | 451.00 | - | 125.00 | 4,395.73 | - | - |
| | | | | 11.00 | 2.47 | 0.25 | 0.17 | 1.64 | - | 0.45 | 15.98 | - | - |

| Options: | Option Date | Option Rate | Notice Date | Expiration Date | Notes |
|-----------------|-------------|-------------|-------------|-----------------|--|
| Option to Renew | 5/1/2026 | 14.00 | 4/30/2025 | 4/30/2031 | 12/21/2020 - FIRST AMENDMENT TO LEASE, sec. 3 Tenant shall have the option ("Extension Option") to extend the Lease Term for one (1) period of Five (5) additional Lease Years. being the 11th through 15th Lease Years (the "Second Extension Term"). Tenant shall exercise the Extension Option by giving Landlord written notice thereof ("Extension Notice") at least one (1) year prior to the expiration of the Extension Term. Rent during Second Extension Term - LY 11 - \$46,200/annum LY 12 - \$47,850/annum LY 13 - \$49,500/annum LY 14 - \$51,150/annum LY 15 - \$52,800/annum |

| Future Charges: | Category | Effective | Annual Amount | Monthly Amount | Increase Type |
|-----------------|----------|-----------|---------------|----------------|---------------|
| | FMR | 5/1/2023 | 39,600.00 | 3,300.00 | Rent Increase |
| | FMR | 5/1/2024 | 41,250.00 | 3,437.50 | Rent Increase |



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| Tenant | Suite | Comm. Date Exp. Date | GLA Sq. Ft. | Annual Rent Monthly Rent PSF | CAM | CAM Admin | Reserve | R. E. Tax | Insurance | All Other | Total | Percentage Rent | |
|--------|-------|----------------------|-------------|------------------------------|-----|-----------|---------|-----------|-----------|-----------|-------|-----------------|------------|
| | | | | | | | | | | | | Percent | Breakpoint |

| <i>Future Charges:</i> | <i>Category</i> | <i>Effective</i> | <i>Annual Amount</i> | <i>Monthly Amount</i> | <i>Increase Type</i> |
|------------------------|-----------------|------------------|----------------------|-----------------------|----------------------|
| | FMR | 5/1/2025 | 42,900.00 | 3,575.00 | Rent Increase |
| | FMR | 5/1/2026 | 46,200.00 | 3,850.00 | Option Rent Increase |
| | FMR | 5/1/2027 | 47,850.00 | 3,987.50 | Option Rent Increase |
| | FMR | 5/1/2028 | 49,500.00 | 4,125.00 | Option Rent Increase |
| | FMR | 5/1/2029 | 51,150.00 | 4,262.50 | Option Rent Increase |
| | FMR | 5/1/2030 | 52,800.00 | 4,400.00 | Option Rent Increase |

| | | | | | | | | | | | | | |
|------------------------------------|--------|------------|--------|-----------|-----------|----------|---|-----------|---|---|------------|---|---|
| Goodwill | 0027A | 8/20/2013 | 10,984 | 87,872.04 | 28,009.20 | 4,173.96 | - | 19,441.68 | - | - | 139,496.88 | - | - |
| Goodwill Ind. of Central IN | 000003 | 12/31/2025 | | 7,322.67 | 2,334.10 | 347.83 | - | 1,620.14 | - | - | 11,624.74 | - | - |
| | | | | 8.00 | 2.55 | 0.38 | - | 1.77 | - | - | 12.70 | - | - |



| <i>Options:</i> | <i>Option Date</i> | <i>Option Rate</i> | <i>Notice Date</i> | <i>Expiration Date</i> | <i>Notes</i> |
|-----------------|--------------------|--------------------|--------------------|------------------------|---|
| Option to Renew | 1/1/2026 | 10.50 | 7/4/2025 | 12/31/2030 | 12/31/2030 Second of Three five-year Options. Tenant must give 180 prior written notice to extend. |
| Option to Renew | 1/1/2031 | 11.00 | 7/4/2030 | 12/31/2035 | Three of Three five-year Options. Tenant must give 180 prior written notice to extend. No further Options remain. |

| <i>Future Charges:</i> | <i>Category</i> | <i>Effective</i> | <i>Annual Amount</i> | <i>Monthly Amount</i> | <i>Increase Type</i> |
|------------------------|-----------------|------------------|----------------------|-----------------------|----------------------|
| | FMR | 1/1/2023 | 93,363.96 | 7,780.33 | Rent Increase |
| | FMR | 1/1/2025 | 98,856.00 | 8,238.00 | Rent Increase |
| | FMR | 1/1/2026 | 115,332.00 | 9,611.00 | Option Rent Increase |
| | FMR | 1/1/2031 | 120,824.04 | 10,068.67 | Option Rent Increase |



RENT ROLL | MID-AMERICA GROCERY-ANCHORED PORTFOLIO

| Tenant | Suite | Comm. Date Exp. Date | GLA Sq. Ft. | Annual Rent Monthly Rent PSF | CAM | CAM Admin | Reserve | R. E. Tax | Insurance | All Other | Total | Percentage Rent | | | | | | | | | | | | | | | | | | | |
|--|---|----------------------|----------------------|------------------------------|---|-----------|---------|-----------|-----------|-----------|------------|-----------------|------------|------------------------|--------------------|--------------------|----------------------|------------------------|----------------------|-----------------|----------|----------|------------|-----------|---|-----------------|----------|----------|------------|-----------|---|
| | | | | | | | | | | | | Percent | Breakpoint | | | | | | | | | | | | | | | | | | |
| Great Clips | 0048 | 6/23/2014 | 930 | 14,093.28 | 2,185.56 | 327.84 | - | 1,646.16 | - | - | 18,252.84 | - | - | | | | | | | | | | | | | | | | | | |
| C Clips Corporation | 000004 | 6/30/2024 | | 1,174.44 | 182.13 | 27.32 | - | 137.18 | - | - | 1,521.07 | - | - | | | | | | | | | | | | | | | | | | |
| | | | | 15.15 | 2.35 | 0.35 | - | 1.77 | - | - | 19.63 | - | - | | | | | | | | | | | | | | | | | | |
| Great Clips <small>IT'S GONNA BE GREAT</small> | <table border="1"> <thead> <tr> <th><i>Future Charges:</i></th> <th><i>Category</i></th> <th><i>Effective</i></th> <th><i>Annual Amount</i></th> <th><i>Monthly Amount</i></th> <th><i>Increase Type</i></th> </tr> </thead> <tbody> <tr> <td></td> <td>FMR</td> <td>7/1/2023</td> <td>14,375.16</td> <td>1,197.93</td> <td>Rent Increase</td> </tr> </tbody> </table> | | | | | | | | | | | | | <i>Future Charges:</i> | <i>Category</i> | <i>Effective</i> | <i>Annual Amount</i> | <i>Monthly Amount</i> | <i>Increase Type</i> | | FMR | 7/1/2023 | 14,375.16 | 1,197.93 | Rent Increase | | | | | | |
| <i>Future Charges:</i> | <i>Category</i> | <i>Effective</i> | <i>Annual Amount</i> | <i>Monthly Amount</i> | <i>Increase Type</i> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | FMR | 7/1/2023 | 14,375.16 | 1,197.93 | Rent Increase | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H & R Block, Inc. H & R Block | 0017 | 6/14/1998 | 2,500 | 33,375.00 | 8,988.72 | 1,442.64 | 629.16 | 6,027.48 | - | 1,475.04 | 51,938.04 | - | - | | | | | | | | | | | | | | | | | | |
| H&R BLOCK | 2500 | 4/30/2023 | | 2,781.25 | 749.06 | 120.22 | 52.43 | 502.29 | - | 122.92 | 4,328.17 | - | - | | | | | | | | | | | | | | | | | | |
| | | | | 13.35 | 3.60 | 0.58 | 0.25 | 2.41 | - | 0.59 | 20.78 | - | - | | | | | | | | | | | | | | | | | | |
| Harbor FreightTools US | 0012A | 1/22/2002 | 14,885 | 130,690.20 | 58,175.40 | 8,726.28 | - | 35,887.68 | - | - | 233,479.56 | - | - | | | | | | | | | | | | | | | | | | |
| Harbor Freight Tools USA1 | 2564 | 1/31/2029 | | 10,890.85 | 4,847.95 | 727.19 | - | 2,990.64 | - | - | 19,456.63 | - | - | | | | | | | | | | | | | | | | | | |
| | | | | 8.78 | 3.91 | 0.59 | - | 2.41 | - | - | 15.69 | - | - | | | | | | | | | | | | | | | | | | |
| HARBOR FREIGHT <small>QUALITY TOOLS AT AN UNUSUALY LOW PRICE</small> | <table border="1"> <thead> <tr> <th><i>Options:</i></th> <th><i>Option Date</i></th> <th><i>Option Rate</i></th> <th><i>Notice Date</i></th> <th><i>Expiration Date</i></th> <th><i>Notes</i></th> </tr> </thead> <tbody> <tr> <td>Option to Renew</td> <td>2/1/2029</td> <td>9.22</td> <td>8/5/2028</td> <td>1/31/3034</td> <td>1, 5 years renewal option to renew the Lease, upon giving LL written notice at least 180 days prior to the expiration of the then current term.</td> </tr> <tr> <td>Option to Renew</td> <td>2/1/3034</td> <td>9.68</td> <td>8/5/3033</td> <td>1/31/3039</td> <td>2, 5 years renewal option to renew the Lease, upon giving LL written notice at least 180 days prior to the expiration of the then current term.</td> </tr> </tbody> </table> | | | | | | | | | | | | | <i>Options:</i> | <i>Option Date</i> | <i>Option Rate</i> | <i>Notice Date</i> | <i>Expiration Date</i> | <i>Notes</i> | Option to Renew | 2/1/2029 | 9.22 | 8/5/2028 | 1/31/3034 | 1, 5 years renewal option to renew the Lease, upon giving LL written notice at least 180 days prior to the expiration of the then current term. | Option to Renew | 2/1/3034 | 9.68 | 8/5/3033 | 1/31/3039 | 2, 5 years renewal option to renew the Lease, upon giving LL written notice at least 180 days prior to the expiration of the then current term. |
| <i>Options:</i> | <i>Option Date</i> | <i>Option Rate</i> | <i>Notice Date</i> | <i>Expiration Date</i> | <i>Notes</i> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Option to Renew | 2/1/2029 | 9.22 | 8/5/2028 | 1/31/3034 | 1, 5 years renewal option to renew the Lease, upon giving LL written notice at least 180 days prior to the expiration of the then current term. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Option to Renew | 2/1/3034 | 9.68 | 8/5/3033 | 1/31/3039 | 2, 5 years renewal option to renew the Lease, upon giving LL written notice at least 180 days prior to the expiration of the then current term. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th><i>Future Charges:</i></th> <th><i>Category</i></th> <th><i>Effective</i></th> <th><i>Annual Amount</i></th> <th><i>Monthly Amount</i></th> <th><i>Increase Type</i></th> </tr> </thead> <tbody> <tr> <td></td> <td>FMR</td> <td>2/1/2029</td> <td>137,224.68</td> <td>11,435.39</td> <td>Option Rent Increase</td> </tr> <tr> <td></td> <td>FMR</td> <td>2/1/2034</td> <td>144,085.92</td> <td>12,007.16</td> <td>Option Rent Increase</td> </tr> </tbody> </table> | | | | | | | | | | | | | <i>Future Charges:</i> | <i>Category</i> | <i>Effective</i> | <i>Annual Amount</i> | <i>Monthly Amount</i> | <i>Increase Type</i> | | FMR | 2/1/2029 | 137,224.68 | 11,435.39 | Option Rent Increase | | FMR | 2/1/2034 | 144,085.92 | 12,007.16 | Option Rent Increase |
| <i>Future Charges:</i> | <i>Category</i> | <i>Effective</i> | <i>Annual Amount</i> | <i>Monthly Amount</i> | <i>Increase Type</i> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | FMR | 2/1/2029 | 137,224.68 | 11,435.39 | Option Rent Increase | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | FMR | 2/1/2034 | 144,085.92 | 12,007.16 | Option Rent Increase | | | | | | | | | | | | | | | | | | | | | | | | | | |



RENT ROLL | MID-AMERICA GROCERY-ANCHORED PORTFOLIO

| Tenant | Suite | Comm. Date Exp. Date | GLA Sq. Ft. | Annual Rent Monthly Rent PSF | CAM | CAM Admin | Reserve | R. E. Tax | Insurance | All Other | Total | Percentage Rent | |
|-----------------------------------|---------|----------------------|-----------------|------------------------------|--------------------|------------------------|--|-----------|-----------------------|-----------|----------------------|-----------------|------------|
| | | | | | | | | | | | | Percent | Breakpoint |
| Insure One | 0002 | 12/24/1997 | 800 | 14,703.00 | 2,698.20 | 404.76 | - | 1,710.72 | - | 399.96 | 19,916.64 | - | - |
| Confie Admin. Services, In | 8201 | 12/31/2022 | | 1,225.25 | 224.85 | 33.73 | - | 142.56 | - | 33.33 | 1,659.72 | - | - |
| | | | | 18.38 | 3.37 | 0.51 | - | 2.14 | - | 0.50 | 24.90 | - | - |
| Options: | | | | | | | | | | | | | |
| | | <i>Option Date</i> | | <i>Option Rate</i> | <i>Notice Date</i> | <i>Expiration Date</i> | <i>Notes</i> | | | | | | |
| | | Option to Renew | 1/1/2023 | 18.75 | 10/2/2022 | 12/31/2022 | Per 5th Amendment, one-five year option. | | | | | | |
| Future Charges: | | | | | | | | | | | | | |
| | | | <i>Category</i> | | <i>Effective</i> | | <i>Annual Amount</i> | | <i>Monthly Amount</i> | | <i>Increase Type</i> | | |
| | | | FMR | | 1/1/2023 | | 14,997.12 | | 1,249.76 | | Option Rent Increase | | |
| | | | FMR | | 1/1/2024 | | 15,297.00 | | 1,274.75 | | Option Rent Increase | | |
| | | | FMR | | 1/1/2025 | | 15,603.00 | | 1,300.25 | | Option Rent Increase | | |
| | | | FMR | | 1/1/2026 | | 15,915.00 | | 1,326.25 | | Option Rent Increase | | |
| | | | FMR | | 1/1/2027 | | 16,233.36 | | 1,352.78 | | Option Rent Increase | | |
| Labor Ready | 0009 | 9/1/2015 | 1,622 | 21,304.20 | 3,844.20 | 583.92 | 275.76 | 2,660.04 | 502.80 | - | 29,170.92 | - | - |
| People Ready, Inc | 0000041 | 8/31/2025 | | 1,775.35 | 320.35 | 48.66 | 22.98 | 221.67 | 41.90 | - | 2,430.91 | - | - |
| | | | | 13.13 | 2.37 | 0.36 | 0.17 | 1.64 | 0.31 | - | 17.98 | - | - |
| Options: | | | | | | | | | | | | | |
| | | <i>Option Date</i> | | <i>Option Rate</i> | <i>Notice Date</i> | <i>Expiration Date</i> | <i>Notes</i> | | | | | | |
| | | Option to Renew | 9/1/2020 | 12.75 | 2/29/2020 | 8/31/2025 | FMR increases 3% each LY | | | | | | |
| Future Charges: | | | | | | | | | | | | | |
| | | | <i>Category</i> | | <i>Effective</i> | | <i>Annual Amount</i> | | <i>Monthly Amount</i> | | <i>Increase Type</i> | | |
| | | | FMR | | 9/1/2022 | | 21,943.32 | | 1,828.61 | | Option Rent Increase | | |
| | | | FMR | | 9/1/2023 | | 22,602.00 | | 1,883.50 | | Option Rent Increase | | |
| | | | FMR | | 9/1/2024 | | 23,279.64 | | 1,939.97 | | Option Rent Increase | | |



RENT ROLL | MID-AMERICA GROCERY-ANCHORED PORTFOLIO

| Tenant | Suite | Comm. Date Exp. Date | GLA Sq. Ft. | Annual Rent Monthly Rent PSF | CAM | CAM Admin | Reserve | R. E. Tax | Insurance | All Other | Total | Percentage Rent | |
|--------------------|---------|----------------------|-------------|------------------------------|----------|-----------|---------|-----------|-----------|-----------|-----------|-----------------|------------|
| | | | | | | | | | | | | Percent | Breakpoint |
| Life Centers, Inc. | 0043 | 1/18/2021 | 1,870 | 28,984.92 | 5,530.08 | 552.96 | 387.12 | 2,767.68 | - | - | 38,222.76 | - | - |
| Life Centers, Inc. | 0000048 | 1/31/2026 | | 2,415.41 | 460.84 | 46.08 | 32.26 | 230.64 | - | - | 3,185.23 | - | - |
| | | | | 15.50 | 2.96 | 0.30 | 0.21 | 1.48 | - | - | 20.44 | - | - |

| Options: | Option Date | Option Rate | Notice Date | Expiration Date | Notes |
|-----------------|-------------|-------------|-------------|-----------------|--|
| Option to Renew | 2/1/2026 | 16.50 | 8/4/2025 | 1/31/2031 | 1/31/2031 Tenant shall have the option ("Extension Option") to extend the Lease Term for one (1) period of (5) additional Lease Years, subject to the terms, conditions, covenants and provisions of the Lease. Tenant shall exercise the Extension Option by giving Landlord written notice thereof ("Extension Notice") at least 180 days prior to the expiration of the initial Lease Term. |
| | | | | | Option Year Rent |
| | | | | | 6 \$30,855.00 |
| | | | | | 7 \$31,322.50 |
| | | | | | 8 \$31,790.00 |
| | | | | | 9 \$32,257.50 |
| | | | | | 10 \$32,725.00 |

| Future Charges: | Category | Effective | Annual Amount | Monthly Amount | Increase Type |
|-----------------|----------|-----------|---------------|----------------|---------------|
| | FMR | 2/1/2023 | 29,452.44 | 2,454.37 | Rent Increase |
| | FMR | 2/1/2024 | 29,919.96 | 2,493.33 | Rent Increase |
| | FMR | 2/1/2025 | 30,387.00 | 2,532.25 | Rent Increase |

| | | | | | | | | | | | | | |
|----------------------------|---------|-----------|--------|------------|-----------|----------|----------|-----------|---|---|------------|---|---|
| Oak Street Health | 0036 | 9/8/2016 | 11,210 | 101,464.68 | 24,101.52 | 3,587.16 | 1,681.56 | 16,254.48 | - | - | 147,089.40 | - | - |
| Humana Real Estate Company | 0000044 | 9/30/2023 | | 8,455.39 | 2,008.46 | 298.93 | 140.13 | 1,354.54 | - | - | 12,257.45 | - | - |
| | | | | 9.05 | 2.15 | 0.32 | 0.15 | 1.45 | - | - | 13.12 | - | - |

| Options: | Option Date | Option Rate | Notice Date | Expiration Date | Notes |
|-----------------|-------------|-------------|-------------|-----------------|-------------------------------|
| Option to Renew | 10/1/2023 | 9.53 | 4/1/2023 | | 5 YEAR, 2.75% Annual Increase |
| Option to Renew | 10/1/2028 | 10.92 | 4/1/2028 | | 5 YEAR, 2.75% Annual Increase |



RENT ROLL | MID-AMERICA GROCERY-ANCHORED PORTFOLIO

| Tenant | Suite | Comm. Date Exp. Date | GLA Sq. Ft. | Annual Rent Monthly Rent PSF | CAM | CAM Admin | Reserve | R. E. Tax | Insurance | All Other | Total | Percentage Rent | |
|--------------------------------------|---------|-------------------------|----------------|--|------------------|----------------------|---------------------------|----------------------|-----------|-----------|-----------|-----------------|------------|
| | | | | | | | | | | | | Percent | Breakpoint |
| | | <i>Future Charges:</i> | | <i>Category</i> | <i>Effective</i> | <i>Annual Amount</i> | <i>Monthly Amount</i> | <i>Increase Type</i> | | | | | |
| | | | | FMR | 10/1/2022 | 104,001.36 | 8,666.78 | Rent Increase | | | | | |
| | | | | FMR | 10/1/2023 | 106,861.44 | 8,905.12 | Option Rent Increase | | | | | |
| | | | | FMR | 10/1/2024 | 109,800.12 | 9,150.01 | Option Rent Increase | | | | | |
| | | | | FMR | 10/1/2025 | 112,819.68 | 9,401.64 | Option Rent Increase | | | | | |
| | | | | FMR | 10/1/2026 | 115,922.28 | 9,660.19 | Option Rent Increase | | | | | |
| | | | | FMR | 10/1/2027 | 119,110.20 | 9,925.85 | Option Rent Increase | | | | | |
| | | | | FMR | 10/1/2028 | 122,385.72 | 10,198.81 | Option Rent Increase | | | | | |
| | | | | FMR | 10/1/2029 | 125,751.36 | 10,479.28 | Option Rent Increase | | | | | |
| | | | | FMR | 10/1/2030 | 129,209.52 | 10,767.46 | Option Rent Increase | | | | | |
| | | | | FMR | 10/1/2031 | 132,762.84 | 11,063.57 | Option Rent Increase | | | | | |
| | | | | FMR | 10/1/2032 | 136,413.84 | 11,367.82 | Option Rent Increase | | | | | |
| OneMain Financial of In | 0005 | 4/23/2007 | 1,392 | 26,767.56 | 4,691.04 | 751.68 | 334.08 | 2,976.60 | - | 556.80 | 36,077.76 | - | - |
| OneMain Financial of Indi | 0210 | 6/30/2023 | | 1,775.35 | 390.92 | 62.64 | 27.84 | 248.05 | - | 46.40 | 3,006.48 | - | - |
| | | | | 19.23 | 3.37 | 0.54 | 0.17 | 2.14 | - | 0.40 | 25.92 | - | - |
| Qdoba Mexican Grill | 0042A | 4/11/2013 | 2,472 | 61,058.40 | 5,809.20 | 946.56 | 395.52 | 4,375.44 | - | - | 72,585.12 | - | - |
| Qdoba Restaurant Corpo | 0000036 | 4/30/2023 | | 5,088.20 | 484.10 | 78.88 | 32.96 | 364.62 | - | - | 6,048.76 | - | - |
| | | | | 24.70 | 2.35 | 0.38 | 0.16 | 1.77 | - | - | 29.36 | - | - |





RENT ROLL | MID-AMERICA GROCERY-ANCHORED PORTFOLIO

| Tenant | Suite | Comm. Date Exp. Date | GLA Sq. Ft. | Annual Rent Monthly Rent PSF | CAM | CAM Admin | Reserve | R. E. Tax | Insurance | All Other | Total | Percentage Rent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-------------|----------------------|---------------|------------------------------|--|-----------|---------|-----------|-----------|-----------|-----------|-----------------|-----------------|-------------|-------------|---------------|-----------------|---------------|-----------------|----------|----------|-----------|-----------|--|-----------------|----------|----------|-----------|-----------|--|-----------------|----------|------|----------|-----------|------------|-----------------|----------|------|----------|-----------|------------|
| | | | | | | | | | | | | Percent | Breakpoint | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Options:</th> <th>Option Date</th> <th>Option Rate</th> <th>Notice Date</th> <th>Expiration Date</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>Option to Renew</td> <td>5/1/2023</td> <td>27.17</td> <td>11/1/2022</td> <td>4/30/2028</td> <td>Section 2.7 of Lease - (First of Two Five-Year Options) Tenant shall have the option to extend the Lease Term for two additional periods of five years, by giving LL at least 180 days prior written notice. One further Option remains.</td> </tr> <tr> <td>Option to Renew</td> <td>5/1/2028</td> <td>29.89</td> <td>11/2/2027</td> <td>4/30/2033</td> <td>Section 2.7 of Lease - (Second of Two Five-Year Options) Tenant shall have the option to extend the Lease Term for two additional periods of five years, by giving LL at least 180 days prior written notice. No further Options remain.</td> </tr> </tbody> </table> | | | | | | | | | | | | | Options: | Option Date | Option Rate | Notice Date | Expiration Date | Notes | Option to Renew | 5/1/2023 | 27.17 | 11/1/2022 | 4/30/2028 | Section 2.7 of Lease - (First of Two Five-Year Options) Tenant shall have the option to extend the Lease Term for two additional periods of five years, by giving LL at least 180 days prior written notice. One further Option remains. | Option to Renew | 5/1/2028 | 29.89 | 11/2/2027 | 4/30/2033 | Section 2.7 of Lease - (Second of Two Five-Year Options) Tenant shall have the option to extend the Lease Term for two additional periods of five years, by giving LL at least 180 days prior written notice. No further Options remain. | | | | | | | | | | | | |
| Options: | Option Date | Option Rate | Notice Date | Expiration Date | Notes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Option to Renew | 5/1/2023 | 27.17 | 11/1/2022 | 4/30/2028 | Section 2.7 of Lease - (First of Two Five-Year Options) Tenant shall have the option to extend the Lease Term for two additional periods of five years, by giving LL at least 180 days prior written notice. One further Option remains. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Option to Renew | 5/1/2028 | 29.89 | 11/2/2027 | 4/30/2033 | Section 2.7 of Lease - (Second of Two Five-Year Options) Tenant shall have the option to extend the Lease Term for two additional periods of five years, by giving LL at least 180 days prior written notice. No further Options remain. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Future Charges:</th> <th>Category</th> <th>Effective</th> <th>Annual Amount</th> <th>Monthly Amount</th> <th>Increase Type</th> </tr> </thead> <tbody> <tr> <td></td> <td>FMR</td> <td>5/1/2023</td> <td>67,164.24</td> <td>5,597.02</td> <td>Option Rent Increase</td> </tr> <tr> <td></td> <td>FMR</td> <td>5/1/2028</td> <td>73,888.08</td> <td>6,157.34</td> <td>Option Rent Increase</td> </tr> </tbody> </table> | | | | | | | | | | | | | Future Charges: | Category | Effective | Annual Amount | Monthly Amount | Increase Type | | FMR | 5/1/2023 | 67,164.24 | 5,597.02 | Option Rent Increase | | FMR | 5/1/2028 | 73,888.08 | 6,157.34 | Option Rent Increase | | | | | | | | | | | | |
| Future Charges: | Category | Effective | Annual Amount | Monthly Amount | Increase Type | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | FMR | 5/1/2023 | 67,164.24 | 5,597.02 | Option Rent Increase | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | FMR | 5/1/2028 | 73,888.08 | 6,157.34 | Option Rent Increase | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rent-A-Center #00765 | 0044 | 8/31/2016 | 4,084 | 43,560.00 | 10,797.36 | 1,619.64 | - | 8,733.12 | - | - | 64,710.12 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rent-A-Center East, Inc. | 5950 | 8/31/2025 | | 3,630.00 | 899.78 | 134.97 | - | 727.76 | - | - | 5,392.51 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | 10.67 | 2.64 | 0.40 | - | 2.14 | - | - | 15.84 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Options:</th> <th>Option Date</th> <th>Option Rate</th> <th>Notice Date</th> <th>Expiration Date</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>Option to Renew</td> <td>9/1/2025</td> <td>11.73</td> <td>2/28/2025</td> <td>8/31/2030</td> <td>Fourth Amendment, Sect. 4 - Tenant shall have the one time option to renew the Lease for a period of 60 month upon providing Landlord 6 month prior written notice. Renewal Rent - \$3,993/month.</td> </tr> </tbody> </table> | | | | | | | | | | | | | Options: | Option Date | Option Rate | Notice Date | Expiration Date | Notes | Option to Renew | 9/1/2025 | 11.73 | 2/28/2025 | 8/31/2030 | Fourth Amendment, Sect. 4 - Tenant shall have the one time option to renew the Lease for a period of 60 month upon providing Landlord 6 month prior written notice. Renewal Rent - \$3,993/month. | | | | | | | | | | | | | | | | | | |
| Options: | Option Date | Option Rate | Notice Date | Expiration Date | Notes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Option to Renew | 9/1/2025 | 11.73 | 2/28/2025 | 8/31/2030 | Fourth Amendment, Sect. 4 - Tenant shall have the one time option to renew the Lease for a period of 60 month upon providing Landlord 6 month prior written notice. Renewal Rent - \$3,993/month. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ross Dress for Less | 0026 | 3/16/2017 | 29,238 | - | 68,819.40 | 4,248.96 | - | - | - | - | 73,068.36 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ross Dress For Less, Inc | 0000044 | 3/16/2017 | | - | 5,734.95 | 354.08 | - | - | - | - | 6,089.03 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | - | 2.35 | 0.15 | - | - | - | - | 2.50 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Options: | Option Date | Option Rate | Notice Date | Expiration Date | Notes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Option to Renew | 2/1/2028 | 5.67 | 8/4/2027 | 1/31/2033 | 1st Option | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Option to Renew | 2/1/2033 | 6.11 | 8/4/2032 | 1/31/2038 | 2nd Option | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Option to Renew | 2/1/2038 | 6.54 | 8/4/2037 | 1/31/2037 | 3rd Option | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Option to Renew | 2/1/2043 | 6.98 | 8/4/2042 | 1/31/2048 | 4th Option | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |





RENT ROLL | MID-AMERICA GROCERY-ANCHORED PORTFOLIO

| Tenant | Suite | Comm. Date Exp. Date | GLA Sq. Ft. | Annual Rent Monthly Rent PSF | CAM | CAM Admin | Reserve | R. E. Tax | Insurance | All Other | Total | Percentage Rent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-------------|----------------------|---------------|------------------------------|----------------------|-----------|---------|-----------|-----------|-----------|------------|-----------------|-----------------|-------------|-------------|---------------|-----------------|---------------|-----------------|----------|----------|------------|-----------|----------------------|-----------------|----------|----------|------------|-----------|----------------------|-----------------|----------|----------|------------|-----------|----------------------|--|-----|----------|------------|-----------|----------------------|
| | | | | | | | | | | | | Percent | Breakpoint | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Future Charges: | Category | Effective | Annual Amount | Monthly Amount | Increase Type | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | FMR | 2/1/2028 | 165,750.00 | 13,812.50 | Option Rent Increase | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | FMR | 2/1/2033 | 178,500.00 | 14,875.00 | Option Rent Increase | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | FMR | 2/1/2038 | 191,250.00 | 15,937.50 | Option Rent Increase | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | FMR | 2/1/2043 | 204,000.00 | 17,000.00 | Option Rent Increase | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| rue21 | 0030 | 11/1/2016 | 7,247 | 65,000.04 | - | - | - | - | - | - | 65,000.04 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| New rue21, LLC, Store # | 0000044 | 17/31/2023 | | 5,416.67 | - | - | - | - | - | - | 5,416.67 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | 8.97 | - | - | - | - | - | - | 8.97 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Options: | Option Date | Option Rate | Notice Date | Expiration Date | Notes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Option to Renew | 8/1/2022 | 10.63 | 2/1/2022 | 7/31/2027 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Option to Renew | 8/1/2027 | 11.69 | 2/1/2027 | 7/31/2032 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Option to Renew | 8/1/2032 | 12.86 | 2/1/2032 | 7/31/2037 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Future Charges: | Category | Effective | Annual Amount | Monthly Amount | Increase Type | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | FMR | 8/1/2027 | 84,699.96 | 7,058.33 | Option Rent Increase | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | FMR | 8/1/2032 | 93,170.04 | 7,764.17 | Option Rent Increase | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sally Beauty Supply #29 | 0037 | 11/11/2002 | 1,700 | 36,779.04 | 5,733.96 | 860.04 | - | 2,831.04 | - | 519.96 | 46,724.04 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sally Beauty Supply LLC | 6356 | 6/30/2023 | | 3,064.92 | 477.83 | 71.67 | - | 235.92 | - | 43.33 | 3,893.67 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | 21.63 | 3.37 | 0.51 | - | 1.67 | - | 0.31 | 27.48 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| The Excel Center | 0007 | 7/1/2020 | 18,143 | 204,108.72 | - | - | - | - | - | - | 204,108.72 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Goodwill Education InitiatQdoba Restaurant Corpo | 0000048 | 6/30/2029 | | 17,009.06 | - | - | - | - | - | - | 17,009.06 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | 11.25 | - | - | - | - | - | - | 11.25 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



RENT ROLL | MID-AMERICA GROCERY-ANCHORED PORTFOLIO

| Tenant | Suite | Comm. Date Exp. Date | GLA Sq. Ft. | Annual Rent Monthly Rent PSF | CAM | CAM Admin | Reserve | R. E. Tax | Insurance | All Other | Total | Percentage Rent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-----------|----------------------|-------------|------------------------------|--|---------------|---------|-----------|-----------|-----------|------------|-----------------|-----------------|--|-------------|-------------|---------------|-----------------|---------------|-----------------|-----------|-------|-----------|------------|--|-----------------|-----------|-------|----------|-----------|--|-----------------|---------------|------|----------|-----------|--|-----------------|-----------|---------------|----------|-----------|--|
| | | | | | | | | | | | | Percent | Breakpoint | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Options: | | Option Date | Option Rate | Notice Date | Expiration Date | Notes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Option to Renew | 7/1/2029 | 13.48 | 1/1/2029 | 6/30/2036 | Lease, Sec. 2.7(A) - 1st of 2, 7 years renewal option to renew the Lease upon providing LL 180 days prior written notice prior to the initial term expiration. Renewal Rent to be: \$20,380.64/month | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Option to Renew | 7/1/2036 | 14.83 | 1/2/2036 | 6/30/2043 | Lease, Sec. 2.7(B) - 2nd of 2, 7 years renewal option to renew the Lease upon providing LL 180 days prior written notice prior to the initial term expiration. Renewal Rent to be: \$22,421.72/month | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Future Charges: | | Category | Effective | Annual Amount | Monthly Amount | Increase Type | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | FMR | 7/1/2025 | 222,251.76 | 18,520.98 | Rent Increase | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | FMR | 7/1/2029 | 244,567.68 | 20,380.64 | Rent Increase | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | FMR | 7/1/2036 | 269,060.64 | 22,421.72 | Rent Increase | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| The Kroger Co. Store J- | 0052 | 10/5/1990 | 59,520 | 395,463.48 | - | - | - | - | - | - | 395,463.48 | 1.00 | 50,000,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| The Kroger Co. Store J-9 | 3651 | 10/4/2025 | | 32,955.29 | - | - | - | - | - | - | 32,955.29 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | 6.64 | - | - | - | - | - | - | 6.64 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Options: | | Option Date | Option Rate | Notice Date | Expiration Date | Notes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Option to Renew | 10/5/2025 | 7.14 | 4/6/2025 | 10/4/2030 | Automatic Renewal unless 180 day notice is given | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Option to Renew | 10/5/2030 | 7.14 | 4/6/2030 | 10/4/2035 | Automatic Renewal unless 180 day notice is given | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Option to Renew | 10/5/2035 | 7.14 | 4/6/2035 | 10/4/2040 | Automatic Renewal unless 180 day notice is given | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Option to Renew | 10/5/2040 | 7.14 | 4/6/2040 | 10/4/2045 | Automatic Renewal unless 180 day notice is given. No further options remain, lease expires 10/04/2035. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Future Charges: | | Category | Effective | Annual Amount | Monthly Amount | Increase Type | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | FMR | 10/5/2025 | 425,040.00 | 35,420.00 | Rent Increase | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |





RENT ROLL | MID-AMERICA GROCERY-ANCHORED PORTFOLIO

| Tenant | Suite | Comm. Date Exp. Date | GLA Sq. Ft. | Annual Rent Monthly Rent PSF | CAM | CAM Admin | Reserve | R. E. Tax | Insurance | All Other | Total | Percentage Rent | |
|--------------------------------|---------|----------------------|-------------|------------------------------|----------|-----------|---------|-----------|-----------|-----------|-----------|-----------------|------------|
| | | | | | | | | | | | | Percent | Breakpoint |
| Top Nails | 0004 | 6/1/2007 | 1,924 | 28,860.00 | 6,041.40 | 962.04 | 423.24 | 4,117.32 | - | 962.04 | 41,366.04 | 6.00 | 225,000.00 |
| Top Nai La Tran | - | 7/31/2023 | | 2,405.00 | 503.45 | 80.17 | 35.27 | 343.11 | - | 80.17 | 3,447.17 | - | - |
| | | | | 15.00 | 3.14 | 0.50 | 0.22 | 2.14 | - | 0.50 | 21.50 | - | - |
| Verizon Wireless Premiu | 0010 | 6/30/2019 | 1,622 | 24,330.00 | 6,399.60 | 1,027.08 | 447.96 | 2,400.60 | - | - | 34,605.24 | - | - |
| Russell Cellular, Inc. | 0000047 | 6/30/2024 | | 2,027.50 | 533.30 | 85.59 | 37.33 | 200.05 | - | - | 2,883.77 | - | - |
| | | | | 15.00 | 3.95 | 0.63 | 0.28 | 1.48 | - | - | 21.33 | - | - |

| Options: | Option Date | Option Rate | Notice Date | Expiration Date | Notes |
|-----------------|-------------|-------------|-------------|-----------------|---|
| Option to Renew | 7/1/2024 | 16.94 | 1/2/2024 | 6/30/2029 | 6/5/2019 - First Amendment to Lease, Sect. 1 One - 5 Years renewal Option by giving at least 180 days prior written notice to LL. BLP, Sect. Fixed Minimum Rent Fixed Minimum Rent for Renewal Term: LY 6-7: \$27,476.68/Annum; \$2289.72/Monthly; \$16.94/SF LY 8-10: \$3 0,217.86/Annum; \$2518.16/Monthly; \$18.63/SF |

| Future Charges: | Category | Effective | Annual Amount | Monthly Amount | Increase Type |
|-----------------|----------|-----------|---------------|----------------|----------------------|
| | FMR | 7/1/2024 | 27,476.64 | 2,289.72 | Option Rent Increase |
| | FMR | 7/1/2026 | 30,217.92 | 2,518.16 | Option Rent Increase |

| Totals: | | | | | | | | | | |
|---------|---------------------|----------------|---------------------|-------------------|------------------|-----------------|-------------------|-----------------|------------------|---------------------|
| | Current Annual | 198,724 | 1,707,382.44 | 308,490.84 | 37,986.12 | 6,839.76 | 156,078.36 | 1,656.48 | 13,556.64 | 2,231,990.64 |
| | Vacant | 67,749 | - | - | - | - | - | - | - | - |
| | Structurally Vacant | 1,179 | | | | | | | | |
| | Total | 267,652 | 1,707,382.44 | 308,490.84 | 37,986.12 | 6,839.76 | 156,078.36 | 1,656.48 | 13,556.64 | 2,231,990.64 |



RENT ROLL | MID-AMERICA GROCERY-ANCHORED PORTFOLIO

| Tenant | Suite | Comm. Date Exp. Date | GLA Sq. Ft. | Annual Rent Monthly Rent PSF | CAM | CAM Admin | Reserve | R. E. Tax | Insurance | All Other | Total | Percentage Rent | |
|------------------------------|-------|----------------------|--------------------|------------------------------|------------------------|--|-----------------------|----------------------|-----------|-----------|-----------|-----------------|------------|
| | | | | | | | | | | | | Percent | Breakpoint |
| AMC ShowPlace Theater | 0051 | 5/6/1999 | 1 | | 32,204.48 | | | | | | 32,204.48 | | |
| | 3448 | 4/1/2048 | | | 3,017.04 | | | | | | 3,017.04 | | |
| | | | | | 36,204.48 | | | | | | 36,204.48 | | |
| <i>Future Charges:</i> | | | | <i>Category</i> | <i>Effective</i> | <i>Annual Amount</i> | <i>Monthly Amount</i> | <i>Increase Type</i> | | | | | |
| | | | | CAM | 4/2/2023 | 41,635.20 | 3,469.60 | Rent Increase | | | | | |
| | | | | CAM | 4/2/2028 | 47,880.48 | 3,990.04 | Rent Increase | | | | | |
| | | | | CAM | 4/2/2033 | 55,062.60 | 4,588.55 | Rent Increase | | | | | |
| | | | | CAM | 4/2/2038 | 63,321.96 | 5,276.83 | Rent Increase | | | | | |
| | | | | CAM | 4/2/2043 | 72,820.32 | 6,068.36 | Rent Increase | | | | | |
| BMO Harris Bank (Drive-Thru) | 0040 | 5/1/2003 | 1,200 | 63,921.60 | 5,007.60 | 751.08 | - | 3,234.00 | 861.84 | 825.96 | 74,602.08 | - | - |
| BMO Harris Bank | 1966 | 4/30/2023 | | 5,326.80 | 417.30 | 62.59 | - | 269.50 | 71.82 | 68.83 | 6,216.84 | - | - |
| *Additional Space | | | | 53.27 | 4.17 | 0.63 | - | 2.70 | 0.72 | 0.69 | 62.17 | - | - |
| <i>Options:</i> | | <i>Option Date</i> | <i>Option Rate</i> | <i>Notice Date</i> | <i>Expiration Date</i> | <i>Notes</i> | | | | | | | |
| Option to Renew | | 5/1/2018 | - | 11/1/2017 | 4/30/2023 | Tenant's 2nd 5-year Option to renew Drive-thru premises - must give 180 days prior written notice. No further Options remain | | | | | | | |
| <i>Future Charges:</i> | | | | <i>Category</i> | <i>Effective</i> | <i>Annual Amount</i> | <i>Monthly Amount</i> | <i>Increase Type</i> | | | | | |
| | | | | FMR | 5/1/2023 | 65,839.20 | 5,486.60 | Option Rent Increase | | | | | |
| | | | | FMR | 5/1/2024 | 67,814.40 | 5,651.20 | Option Rent Increase | | | | | |
| | | | | FMR | 5/1/2025 | 69,848.88 | 5,820.74 | Option Rent Increase | | | | | |
| | | | | FMR | 5/1/2026 | 71,944.32 | 5,995.36 | Option Rent Increase | | | | | |
| | | | | FMR | 5/1/2027 | 74,102.64 | 6,175.22 | Option Rent Increase | | | | | |



RENT ROLL | MID-AMERICA GROCERY-ANCHORED PORTFOLIO

| Tenant | Suite | Comm. Date Exp. Date | GLA Sq. Ft. | Annual Rent Monthly Rent PSF | CAM | CAM Admin | Reserve | R. E. Tax | Insurance | All Other | Total | Percentage Rent | |
|--------|-------|----------------------|-------------|------------------------------|-----|-----------|---------|-----------|-----------|-----------|-------|-----------------|------------|
| | | | | | | | | | | | | Percent | Breakpoint |

| | | | | | | | | | | | | | |
|---------------------------|---------|-----------|---|---|----------|---|---|---|---|----------|----------|---|---|
| Pizza Hut#022109 | 0049 | 2/27/2009 | 1 | - | 4,898.88 | - | - | - | - | - | 4,898.88 | - | - |
| Quality Huts Indianapolis | 0000021 | 2/26/2059 | | - | 408.24 | - | - | - | - | - | 408.24 | - | - |
| | | | | - | 4,898.88 | - | - | - | - | 4,898.88 | - | - | |

| Future Charges: | Category | Effective | Annual Amount | Monthly Amount | Increase Type |
|-----------------|----------|-----------|---------------|----------------|---------------|
| | CAM | 3/1/2024 | 5,290.80 | 440.90 | Rent Increase |
| | CAM | 3/1/2029 | 5,714.04 | 476.17 | Rent Increase |
| | CAM | 3/1/2034 | 6,171.12 | 514.26 | Rent Increase |
| | CAM | 3/1/2039 | 6,664.80 | 555.40 | Rent Increase |
| | CAM | 3/1/2044 | 7,197.96 | 599.83 | Rent Increase |
| | CAM | 3/1/2049 | 7,773.84 | 647.82 | Rent Increase |
| | CAM | 3/1/2054 | 8,395.80 | 699.65 | Rent Increase |

| Totals: | | | | | | | | | | |
|---------|----------------|--------------|------------------|------------------|---------------|-----------------|-----------------|---------------|---------------|-------------------|
| | Current Annual | 1,202 | 63,921.60 | 46,110.96 | 751.08 | 6,839.76 | 3,234.00 | 861.84 | 825.96 | 115,705.44 |
| | Vacant Annual | - | - | - | - | - | - | - | - | - |
| | Total | 1,202 | 63,921.60 | 46,110.96 | 751.08 | 6,839.76 | 3,234.00 | 861.84 | 825.96 | 115,705.44 |



RENT ROLL | MID-AMERICA GROCERY-ANCHORED PORTFOLIO

| | | | | | | | | | | |
|-------------------------|----------------|---|--------------|------------|-----------|----------|------------|----------|-----------|--------------|
| Totals for Prop. | Current Annual | 198,724 | 1,707,382.44 | 308,490.84 | 37,986.12 | 6,839.76 | 156,078.36 | 1,656.48 | 13,556.64 | 2,231,990.64 |
| | Vacant Annual | 67,749 | - | - | - | - | - | - | - | - |
| | Total | 266,473 | 1,707,382.44 | 308,490.84 | 37,986.12 | 6,839.76 | 156,078.36 | 1,656.48 | 13,556.64 | 2,231,990.64 |
| Total Outparcels | Current Annual | 1,202 1,707,382.44 308,490.84 37,986.12 6,839.76 156,078.36 1,656.48 13,556.64 2,231,990.64 | 63,921.60 | 46,110.96 | 751.08 | 6,839.76 | 3,234.00 | 861.84 | 825.96 | 115,705.44 |
| | Vacant Annual | - | - | - | - | - | - | - | - | - |
| | Total | 1,202 | 63,921.60 | 46,110.96 | 751.08 | 6,839.76 | 3,234.00 | 861.84 | 825.96 | 115,705.44 |
| Total Property | Current Annual | 199,926 1,707,382.44 308,490.84 37,986.12 6,839.76 156,078.36 1,656.48 13,556.64 2,231,990.64 | 63,921.60 | 46,110.96 | 751.08 | 6,839.76 | 3,234.00 | 861.84 | 825.96 | 115,705.44 |
| | Vacant Annual | 67,749 | | | | | | | | |
| | Total | 267,672 | | | | | | | | |

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