

RENT ROLL | WINDSOR COURT

Tenant	RSF	% of Bldg	Lease Term		Current Rent/SF ²	Increasing		Options		Remaining
			Commencement	Expiration		On	To	On	To	Options
Stop & Shop	64,195	81.8%	Jul-93	Jul-28	\$18.75	Aug-23	\$19.25	Aug-28 Aug-33 Aug-38 Aug-43 Aug-48	\$19.75 \$20.25 \$20.75 \$21.25 \$21.75	(5) 5-Year
Windsor Court Wine & Spirits	2,400	3.1%	Nov-13	Dec-24	\$27.50	-	-	-	-	None
AT&T	2,220	2.8%	Jun-15	Jun-24	\$19.30	-	-	-	-	None
Edible Arrangements	1,800	2.3%	May-15	May-25	\$17.70	-	-	Jun-25	\$19.47	(2) 5-Year
Menchie's Frozen Yogurt (DBA Ice Age)	1,600	2.0%	Jan-14	Jan-24	\$29.12	-	-	Feb-24 Feb-29	\$32.62 \$36.54	(2) 5-Year
Char Koon Noodle Express	1,485	1.9%	Jun-10	Nov-25	\$36.89	-	-	-	-	None
Great Clips	1,200	1.5%	Apr-15	Apr-25	\$27.17	-	-	-	-	None
Happy Nail Spa	1,200	1.5%	Feb-11	Jul-25	\$30.00	Aug-23 Aug-24	\$31.00 \$32.00	-	-	None

The information set forth in this graphic has been provided to FNRP by a third-party source, which has not yet been independently vetted and verified, and FNRP does not warrant the completeness or accuracy of some information.

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