



12555 Manchester Rd.
St. Louis, MO 63131
T 314.515.3758
F 855.219.9103
Jason.long1@cushwake.com
cushmanwakefield.com

December 17, 2024

*Sent via Certified Mail
Return Receipt Requested*

O' Malley Holdings LLC
2001 Pelican Reach Place
Wilmington, NC 28405

Email: GFisher@CCPRealty.com
Phone: 910-256-6477

RE: Edward Jones BR #38148: 1505 Medical Center Dr., Wilmington, NC 28401

To Whom It May Concern,

Please allow this letter to serve as proper and effectual notice that Edward Jones does hereby exercise their option to renew granted in Paragraph 7 of the Term Lease Agreement by and between **O' Malley Holdings LLC** ("Lessor"), and **Edward D. Jones & Co., LP D/B/A Edward Jones** ("Lessee"), dated January 10, 2020, for the above-referenced Edward Jones location.

The Lease shall be extended for an additional term of Five (5) years commencing March 1, 2025 and expiring February 28, 2030 at a Monthly Base Rent as follows:

03/01/2025 –02/28/2026	Two Thousand Seven Hundred Eighty-Six and 31/100 Dollars (\$2,786.31)
03/01/2026 –02/28/2027	Two Thousand Eight Hundred Sixty-Nine and 90/100 Dollars (\$2,869.90)
03/01/2027 –02/29/2028	Two Thousand Nine Hundred Fifty-Six and No/100 Dollars (\$2,956.00)
03/01/2028 –02/28/2029	Three Thousand Forty-Four and 68/100 Dollars (\$3,044.68)
03/01/2029 –02/28/2030	Three Thousand One Hundred Thirty-Six and 02/100 Dollars (\$3,136.02)

Should you have any questions about this extension, please feel free to contact Jason Long at the undersigned. Edward Jones would like to thank you in advance for your continued service and support.

Sincerely,

Sam Eveland

Sam Eveland | Manager on behalf of

Jason Long | Senior Transaction Coordinator
Cushman & Wakefield U.S., Inc.
d/b/a Cushman and Wakefield, Agent
T +1 314-515-3758
E Jason.long1@cushwake.com

