

## Lease Abstract – 1505 Medical Center Dr, Wilmington, NC

Item	Details
Property Address	1505 Medical Center Dr, Wilmington, NC
PID	R06011-002-010-001
Property Type	Office
Zoning	O&I – Office & Institutional
Site Size	0.488 Acres
Tenant Name	Edward Jones – Financial Advisor: Kevin M Kramer, CFP®
Landlord	OMALLEY HOLDINGS LLC
Lease Type	Modified Gross Lease
Guarantee	No separate guarantee identified. Lease appears to be executed directly by the tenant entity.
Premises Size	1,518 SF
Lease Commencement Date	February 1, 2020
Lease Expiration Date	February 28, 2030
Renewal Options	One 5-year option — exercised
Security Deposit	None specified in provided lease documents.
Current Monthly Rent	\$2,869.90
Current Estimate NOI	\$28,265.77
Rent Escalations	Approximately 3% annual increases
Additional Renewal Option	One (1) additional renewal option referenced – terms unknown
Utilities Responsibility	Tenant
Taxes Responsibility	Lessor
Insurance Responsibility	Lessor
CAM Responsibility	Lessor
HVAC Responsibility	Lessor
Roof/Structure Responsibility	Lessor
Tenant Improvement Allowance	No specific cash TI allowance stated
Free Rent / Abatement	One month free rent from 2/1/2020 – 2/29/2020
Permitted Use	Financial advisory / office use (to be confirmed by lease)
Assignment/Subletting	Subject to landlord consent pursuant to lease terms; certain affiliate transfers permitted.
Early Termination Rights	No general early termination rights; standard casualty, condemnation, and default remedies apply.
Estoppel Requirement	Tenant required to provide estoppel certificate within 10 days upon request.
ROFR / Purchase Option	None
Special Provisions / Notes	Request full lease and amendments to verify all lease terms and obligations.