

Medical Court Building
605 Medical Court
Brenham Texas 77833

Building Details

<u>Lobby Area:</u>	Common space, designed to be used by the Tenants as either a primary or overflow client waiting area.
<u>Americans with Disabilities Act:</u>	The building, as constructed, is fully ADA compliant. Each floor has both a men's and women's ADA compliant restroom in the lobby.
<u>Utilities:</u>	The City of Brenham owns and operates all public utilities including trash pickup. The Landlord will provide water, sewer and trash services. The Tenant is responsible for electrical service and other utilities. The building is wired for high speed internet access
<u>Janitorial Service:</u>	The Landlord will provide janitorial service for all the common areas. The Tenant is responsible for janitorial/maintenance service within the net lease space.
<u>Building Maintenance:</u>	The Landlord is responsible for all exterior maintenance, including walls, roof, doors, common and parking areas. Additionally, the Landlord is responsible for the maintenance of the automatic sprinkler system, fire alarm, and elevator. The Tenant has the responsibility for the maintenance of the net area of his lease including, but not limited to, mechanical, telephonic, and electrical systems.
<u>Signage</u>	The Medical Court Building Association of Owners, Inc. Board of Directors controls the rules governing signage for the building and its tenants. Currently, no exterior signs are allowed for the building. The Tenant's name and the Tenant's practitioner's names will be appended to the front door and listed in the building's directory.

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Lease Details (Suites 203 & 204 Combined)

<u>Gross Square Feet:</u>	Each tenant pays rent on 4,080 square feet (includes the pro-rata share of the common area, restrooms, lobby, etc.)
<u>Net Square Feet:</u>	2,960 square feet, approximately 50' x 60' (net private area usable by Tenant.
<u>Triple Net Lease:</u>	The lease is a "Triple Net" agreement, wherein the Tenant is responsible for his proportional (pro-rata) share of the costs for maintenance, insurance, common area utilities (including trash pickup), ad Valorem taxes, administrative and other expenses. Tenant's "Proportionate Share" as used in the Lease shall be obtained by multiplying the expense in question by a fraction, the numerator of which shall be the square footage area of the gross lease space and the denominator of which shall be the total square footage area of the Building. This fraction converts to 19.7% for the subject space.
<u>Public Liability Insurance:</u>	The Association maintains \$1,000,000.00 in public liability insurance, with an additional \$5,000,000.00 umbrella. The Tenant is required to obtain \$1,000,000.00 in public liability insurance with the landlord, Medical Court Building Association of Owners, Inc. and Medical Building Management, Inc. listed as additional insured.

Site Details

<u>Location:</u>	The building is located on a private road, partially owned by the Association with a deeded easement for the portion not owned by the Association. It is adjacent to the only hospital in the county.
<u>Utilities</u>	All utilities are provided by the city. Each suite is separately metered. Tenants pay for their utilities, excluding water, sewer and trash collection. Medical and/or hazardous waste disposal is the Tenant's responsibility

Building Management

Medical Building Management, Inc.
2402 S. Day St.
Brenham, Texas 77833
979.836.0011

MEDICAL COURT BUILDING ASSOCIATION OF OWNERS, INC.
Allocation of Association Operating Budget for Calendar Year 2014

Unit No.	Owner	Allocation	Share of Budget*	Monthly Assessment for 2014*
101	University Cancer Center	9.85%	\$ 6,025.00	\$ 502.00
101A	University Cancer Center	21.19%	\$ 12,962.00	1,080.00
102	University Cancer Center	9.85%	\$ 6,025.00	502.00
103	605 Medical Court, LLC	9.85%	\$ 6,025.00	502.00
104	606 Medical Court, LLC	9.85%	\$ 6,025.00	502.00
201	University Cancer Center	9.85%	\$ 6,025.00	502.00
202	Raj Cheruku	9.85%	\$ 6,025.00	502.00
203	605 Medical Court, LLC	9.85%	\$ 6,025.00	502.00
204	605 Medical Court, LLC	9.85%	\$ 6,025.00	502.00
Total Assessment			\$ 61,162.00	\$ 5,096.00