



Need a better way to track your leases?

Abstract Pro is an Excel based program providing an economical solution to your lease management needs. Abstract Pro is ideal for small to medium size lease portfolios for tenants, landlords, property managers, law firms and real estate brokers.

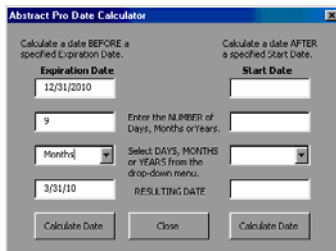
Features:

User Friendly Design...

- User-friendly design keeps any lease abstract or report just a mouse-click away.
- Easy to learn and use with help section and printable comprehensive User Guide included.
- Proven Microsoft® Excel based platform means low cost and use on virtually any PC.



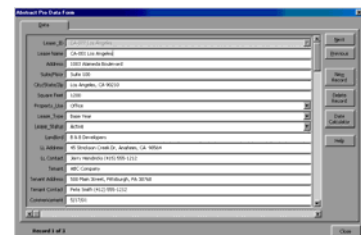
Accurate and Customizable Data Entry...



- Pop-up date calculator for critical dates. Renewal dates are automatically calculated.
- 15 user-defined lease clause fields to customize to your project needs.
- Export lease abstract data for analysis or conversion to other software platforms.
- Copy individual abstracts to email to clients or peers.

Easy on the budget...Guaranteed!

- \$399.00 * per software license which allows use on up to 10 computer stations.
- 30-day money back guarantee.
- FREE fully functional trial copy at www.abstractpro.com.
- Purchase on-line or use the order form (Purchase Orders only accepted from businesses and institutions).
- Visit www.abstractpro.com, email chris@abstractpro.com or call (513) 443-2858 for more information.



*Price is as of 5/1/10 and is \$US dollars and is subject to change without notice.

Sample Abstract- Page 1

Your company, portfolio or building name appears here and on all portfolio reports

**Abstract Pro Trial Copy
Lease Summary**

Premises		Parties	
Lease ID:	MO-001 St. Louis	Landlord:	Lenard Enterprises
Address:	335 Route 9 South	Address:	451 Foster Way, Leadman, TX 78564
Suite/Floor:	Suite 310	Contact:	Sam Jones (972) 555-1212 sjones@realestate.com
City / State / Zip	St. Louis, MO 63498	Tenant:	ABC Company
Rentable SF:	1,100	Address:	500 Main Street, Pittsburgh, PA 38768
Property Use:	Office	Contact:	Pete Smith (412) 555-1212

Real time calculation of your effective rent including additional rent.

Lease Information			
Commencement:	March 1, 2010	Status:	Active
Lease Term:	5 years	Type:	Base Year
Expiration:	February 28, 2015	Sec Dep:	\$2,000.00

Rent			
Base Rent	Current Total Monthly Rent: \$2,490.16		Per RSF: \$27.17

<u>Start</u>	<u>Monthly</u>	<u>Annual</u>	<u>\$/RSF</u>
3/1/2010	\$2,000.00	\$24,000.00	\$21.82
3/1/2011	\$2,200.00	\$26,400.00	\$24.00
3/1/2012	\$2,400.00	\$28,800.00	\$26.18
3/1/2013	\$2,600.00	\$31,200.00	\$28.36
3/1/2014	\$2,800.00	\$33,600.00	\$30.55

Annual and \$/RSF Rent is automatically calculated

Rent Comments:		<u>Monthly \$</u>
Operating Expenses:	TT pays estimated monthly pro-rata share. 2010 mo. estimate is \$301.24 (L2/I C)	\$301.24
Property Taxes:	TT pays estimated monthly pro-rata share. 2010 mo. estimate is \$188.92 (L2/I C)	\$188.92
Utilities:	TT shall pay all utilities directly as separately metered. (L12/VIII)	
Other Rent:	TT pays own trash removal costs. (L5/V)	

Options		<u>Notice Date</u>
Renewal:	2, 3-year renewal options with at least 90 days prior notice. 1st year at FMV thereafter increased annually by 3%. (L/Rider/7)	11/30/2014
Expansion:	TT has ROFR on Suite 300 if available at the fair market rent. TT must notify LL within 5 business days of LL's offer notice. (L19/23)	5 Days
Termination:	TT has the right to terminate the lease upon 180 days notice and payment of 2 months rent to LL. (L12/15.2)	180 days
Other Option:	TT may reduce the Premises by 300 SF upon 60 days prior notice to Landlord. (L21/23)	60 days

Option Critical dates are tracked and reported on abstract and portfolio reports

Sample Abstract- Page 2

15 user-defined lease clause fields allow customization to fit your projects needs.

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Lease Clauses

Lease ID:	MO-001 St. Louis
Alterations	LL consent is required for alterations visible from the exterior of Premises. (L14/IX 6)
Assign/Sublet	LL consent is required. LL entitled to all excess rent from a transfer. (L15/X)
Default	Monetary and Non-monetary cure period of 10 days after LL's notice (L17/XV)
Estoppel	TT shall evidence subordination of Lease upon LL's request. (L16/XIII)
Holdover	MTM. 100% Rent with LL consent. 200% Minimum Rent w/o LL consent. (L19/XX)
Insurance	Fire and ext. for 80% of the value of the Building (L3/I D)
Late Charges	10% of the current monthly Rent and Add'l Rent if not paid by the 5th of the month (L2/I B)
Notice	Notice by certified or registered mail, RRR. (L21/XXVI)
Repairs	TT to maintain the premises. (L5/V)
Sec. Deposit	Refundable within 45 days of expiration (L12/XII)
Subordination	TT to deliver within 15 days of LL's request. (L23/XXIII)
TI Allowance	LL to do build to suite to TT's space plan with building standard (L/Exhibit C)
Turnover	N/A
Use	Administrative office use (L1/I)
Comments	Abstracted by Susan Adams 2/17/10

Sample Portfolio Reports

Rent Summary Report

Rent Summary report lists "real time" current monthly and annual per square foot rent and next rent increase date, monthly rent and % increase.

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Rent Summary

<u>Lease ID</u>	<u>Current Base Rent</u>	<u>Base Rent/SF</u>	<u>Operating Expenses</u>	<u>Property Taxes</u>	<u>Utilities</u>	<u>Other Rent</u>	<u>Total Monthly</u>	<u>Gross Rent/RSF</u>	<u>Next Increase</u>	<u>Next Mo Rent</u>	<u>Base Rent</u>	<u>Base Rent % Inc</u>
CA-001 Los Angeles	\$1,800.00	\$18.00	\$100.00	\$50.00			\$1,950.00	\$19.50	6/1/2010	\$1,900.00		5.56%
MO-001 St. Louis	\$2,000.00	\$21.82	\$301.24	\$188.92			\$2,490.16	\$27.17	3/1/2011	\$2,200.00		10.00%
NY-001 New York City	\$3,000.00	\$37.11	\$67.00		\$150.00		\$3,217.00	\$39.80	9/1/2010	\$3,100.00		3.33%

Lease Expiration Report

Lease Expirations report lists location information listed in chronological order by expiration date.

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Lease Expirations

<u>Lease Name</u>	<u>Address</u>	<u>Suite/Floor</u>	<u>City/State/Zip</u>	<u>Square Feet</u>	<u>Expiration</u>
MO-001 St. Louis	335 Route 9 South	Suite 310	St. Louis, MO 63498	1,100	2/28/06
NY-001 New York City	205 42nd Street	Suite 1710	New York, NY 10010	970	8/31/07
CA-001 Los Angeles	1003 Alameda Boulevard	Suite 100	Los Angeles, CA 90210	1,200	5/31/11

Termination, Expansion and Other Option Reports

Termination, Expansion and Other Options reports list upcoming critical dates in chronological order.

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Termination Options

<u>Lease ID</u>	<u>Termination Desc</u>	<u>Term Notice</u>
CA-001 Los Angeles	TT may terminate the Lease at the end of the 5th year with 9 months notice. (L25/23)	5/31/06
MO-001 St. Louis	TT has the right to terminate the lease upon 180 days notice and payment of 2 months rent to LL. (L12/15.2)	180 days
NY-001 New York City	TT may terminate the lease upon 180 days prior notice to Landlord.	180 days

Renewal Option Report

Renewal Options report lists upcoming notice dates in chronological order.

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Renewal Options

<u>Lease ID</u>	<u>Renewal Summary</u>	<u>Renewal Notes</u>	<u>Next Notice</u>
MO-001 St. Louis	2, 3-year renewal options with at least 90 days prior notice.	1st year at FMV thereafter increased annually by 3%. (LRider/7)	11/30/05
CA-001 Los Angeles	2, 5-year renewal options with at least 9 months prior notice.	Rent to be at FMV. (LRider/7)	8/31/10