ORLANDO CORPORATION

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Premises: 26 Monogram Place, Unit 20

Rentable Area: 69,330 SF

Date: April 2, 2026

Additional Rent Breakdown

The Lease will be net and carefree to the Landlord. The Tenant will pay Additional Rent to the Landlord as outlined in the Lease. The following are the Landlord's most current Additional Rent charges based on the Rentable Area of the Premises:

Item	Charges (per square foot per annum)	
Taxes[1, 2]	$ 2.30	2026 Estimate
Operating Costs[3]	$ 1.01	2026 Estimate
Insurance[3]	$ 0.09	2026 Estimate
Roof Replacement	$ 0.50	
Office Rooftop HVAC Replacement[4]	$ 0.07	
Total Additional Rent Charges	**$ 3.97**	

1 Inclusive of realty taxes, capital tax, and a tax administration fee of five percent (5%)
2 Assessed as Commercial
3 Inclusive of a management fee of fifteen percent (15%)
4 Charge based on an office area of 4,211 SF

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

The Roof Replacement and Office Rooftop HVAC Replacement charges will be fixed for the initial Term. The remaining charges are the Landlord's current non-binding estimates and subject to annual adjustments during the Term based on actual amounts paid or incurred by the Landlord.