

Westbridge Center · Suite 400

S01-HF-R14 · Review as of Oct 21, 2026

Qualified handoff · Open work remains

Exhibit B is missing. Conditions remain unverified. Apply stated periods. This is not full lease approval and does not change billing, send notice, or record recipient acceptance.

Conditional rights

Known terms; satisfaction of conditions remains unverified.

Renewal option and conditions

Conditions unverified

Option recorded; exercise remains conditional

Known option: 36 months · USD 22,000 / month if exercised

Conditional period: Sep 1, 2027 → Aug 31, 2030

- No uncured default when Landlord receives the notice.
Notice receipt · Not verified
- No uncured default when the extension begins.
Extension start · Not verified
- Timely compliant written notice received through the prescribed method.
Notice delivery · Not verified

Option terms are established; account status and notice receipt are not verified.

Owner: Property Operations

Next: Verify no uncured default at both checkpoints and track compliant notice receipt.

Dependency: Before option exercise; track notice receipt by Dec 4, 2026.

Assigned

[BL-01 · BL-P2 · Section 4](#)

[A1-01 · A1-P2 · Section 4](#)

[A1-01 · A1-P1 · Section 3](#)

Unknowns & accountable next steps

Missing evidence remains explicit. Unknown is not zero or no obligation.

Annual operating expense cap

Evidence needed

Unknown / not recorded

As of Oct 21, 2026

Exhibit B is not received. The proposed USD 5,000 cap is unsupported; actual cost terms remain unknown.

Owner: Property Operations

Next: Retrieve executed Exhibit B and verify its cost allocation terms.

Dependency: Before cost entry or full cost approval.

Assigned

[BL-01 · BL-P2 · Section 5](#)

[A1-01 · A1-P2 · Section 4](#)

Source-supported terms

Use each term within its stated period and the qualified scope.

Current monthly base rent

Source supported

\$19,500 USD / month

Sep 1, 2022 → Oct 31, 2026

[BL-01 · BL-P1 · Section 3](#)

[A1-01 · A1-P1 · Section 2](#)

Monthly base rent from November

Source supported

\$21,000 USD / month

Nov 1, 2026 → Aug 31, 2027

The amendment changes the November amount; October rent remains USD 19,500.

[BL-01 · BL-P1 · Section 3](#)

[A1-01 · A1-P1 · Section 2](#)

Landlord

Source supported

Cedar Row Office Owner LLC

As of Oct 21, 2026

[BL-01 · BL-P1 · Section 1](#)

Tenant

Source supported

Meridian Analytics Services Inc.

As of Oct 21, 2026

[BL-01 · BL-P1 · Section 1](#)

Rentable area

Source supported

10,000 sq ft

As of Oct 21, 2026

[BL-01 · BL-P1 · Section 1](#)

Initial term starts

Source supported

Sep 1, 2022

As of Oct 21, 2026

[BL-01 · BL-P1 · Section 2](#)

Initial term ends

Source supported

Aug 31, 2027

As of Oct 21, 2026

[BL-01 · BL-P1 · Section 2](#)

Renewal notice lead time

Source supported

270 calendar days

As of Oct 21, 2026

Amendment Section 3 replaces 180 days with 270 calendar days.

[BL-01 · BL-P2 · Section 4](#)

[A1-01 · A1-P1 · Section 3](#)

Last renewal notice receipt date

Derived from reviewed inputs

Dec 4, 2026

As of Oct 21, 2026

Receipt: 17:00 America/Chicago

Landlord must receive written notice by trackable overnight courier; dispatch alone is insufficient.

Derived from the reviewed expiration and amended interval. Receipt is distinct from dispatch.

[BL-01 · BL-P1 · Section 2](#)

[BL-01 · BL-P2 · Section 4](#)

[A1-01 · A1-P1 · Section 3](#)

Base-building HVAC maintenance

Source supported

Landlord

As of Oct 21, 2026

[BL-01 · BL-P3 · Section 6](#)

Outside this assessment

The supplied documents do not establish physical presence or absence.

Recorded property condition

Not assessed

Unknown / not recorded

As of Oct 21, 2026

The packet establishes a reporting duty, with no physical-condition report. Neither mold presence nor absence is established.

[BL-01 · BL-P3 · Section 6](#)

► Supplied source appendix

Prepared in the Stratis working prototype. S01-HF-R14