

3073 Horseshoe Drive, LLC

500 Kingston Drive,
Naples, FL 34102
DouglasSchumann@Aol.com

Mason Classical Academy, Inc.
Attn: Accounts Payable
3073 S. Horseshoe Drive
Naples, Florida 34104

Statement of Rent Due November 1, 2020

1. Rent for November 1, 2020	\$50,717.17
Operating Costs:	
2. Home Check Systems	\$ 1,350.00
3. CertaPro (exterior sealing and painting)	\$96,912.00
4. CertaPro (interior painting or replaced drywall)	\$ 9,986.20
5. CertaPro (commercial/interior painting service)	\$ 798.01
6. RMS Mold Remediation	\$18,250.00
7. Naples Awning (canopies over all but 2 doors)	\$24,700.00
8. Terry Skee Professional Services 6/28/2020	\$ 2,345.23
9. Terry Skee Professional Services 7/26/2020	\$ 785.00
10. Statement from Roofing Brother to Identify HVAC leak	\$ 400.00
11. Statement from Roofing Brother to Identify HVAC leak	\$ 400.00
12. Roofing Brother Annual Maintenance Contract	\$ 1,500.00
13. Cool Today Replace A/C Unit	\$ 7,980.00

14. Cool Today Quarterly Billing for Annual Maintenance Contract	\$ 2,972.50
15. Seascope Buildings, Inc. General Contractor Administration fee for maintenance and repair matters	\$ 25,107.14
Subtotal:	\$244,203.25
General Management Administration Fee 5%	\$ 12, 210.16
Total	\$256,413.41

Attached hereto are copies of paid and pending invoices.

Under the terms of the Original Lease, dated April 25, 2014, Mason Classical Academy, Inc., a Florida not-for-profit corporation (“MCA”) assumed the obligation to pay Base Rent and 100% of Operating Expenses.

Article 8.1 of the Original Lease provide: *“Events of Default. Each of the following shall be an event of default under this Lease: (a) Tenant fails to make any payment of Rent when due...”*

Article 8.4 of the Original Lease provide: *“Late Charges, Interest, and Bad Checks. If any payment due Landlord shall not be paid, Tenant shall pay, in addition to the payment then due, an administrative charge equal to the greater of (a) 5% of the past due payment; or (b) \$250.00. All payments due Landlord shall bear interest at the lesser of (a) 18% per annum, of (b) the highest rate of interest permitted to be charged by applicable law, accruing from the date the obligation arose through the date payment is actually received by Landlord.”*

Failure to make payment in full in accordance with the terms of the lease will result in the Landlord immediately proceeding to enforce its rights thereunder.