

Parties: OMV Park Square, LLC v. Bay State College, Inc.
Property: 31 St. James Ave, Suites 200, 120, 123, Boston, MA 02116

Account Annexed:

The following amounts are due pursuant to the Lease¹, as amended, as of February 1, 2023:

Electric Charges:	\$26,739.10
Operating Escalation:	\$7,532.21
Real Estate Tax Escalation:	\$14,749.05
Rent Charges:	\$704,984.62
Storage Charges:	\$1,920.00
Maintenance Charges:	\$1,043.85
Minus Other Credits/Payments:	- \$31,845.87
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Total:	\$725,122.96 plus costs and attorneys' fees ² .

Counsel for Plaintiff,


Kaleena Machado, Esq., BBO#681489

¹ See accompanying ledger for a more detailed breakdown of amounts due under the Lease.

² An affidavit setting forth the total attorneys' fees incurred will be filed with the Court at the trial of this matter.