

# **EXHIBIT D**



Via electronic mail

**9/09/2021**

**ADB Safegate**

**870 Claycraft Rd. Gahanna, OH 43230**

RE: 2020 Operating Expense Reconciliation

**870 Claycraft Rd. Gahanna, OH 43230**

**RSF: 52,500sf**

Please find enclosed a consolidated 2020 operating expense reconciliation that details both expenses incurred on behalf of the building as well as the operating expense payments remitted for the year of 2020. Based on expenses incurred on behalf of the building and the contributions from **ADB Safegate**, there is a due in the amount of **\$6,759.89**

Monthly Rent: \$21,875.00  
Monthly OpEx: \$3,718.75  
Total : \$25,593.75  
2020 OpEx Due: \$6,759.89  
October 2021 pay: \$32,352.89

We kindly request you pay the 2020 OpEx Due in October. Thank you!

Please do not hesitate to contact me at 614-633-6175.

Best Regards,  
James Ryan  
Regional Property Manager  
Exeter Property Group

<b>860 CLAYFCRAFT ROAD</b>	
<b>OPERATING EXPENSES</b>	
<b>MARCH 1, 2020 TO DECEMBER 31, 2020</b>	
<b>TENANT: ADB SAFEGATE</b>	
<b>RSF:</b>	
Real estate taxes	\$ 149,794.73
Landscaping	18,172.25
Insurance	12,470.80
Utilities	7,820.75
Snow removal	4,518.70
Park association fees	2,267.12
Fire and life safety	1,971.58
Administration	428.00
Repairs and maintenance	189.00
Total	197,632.93
Tenant Share	20.00%
Total Prorated Share	39,526.59
Management fee	3,799.77
Total Expenses	43,326.36
Less: 2020 operating expense contributions	(36,566.47)
<b>Amount Due From Tenant</b>	<b>\$ 6,759.89</b>