

# **EXHIBIT G**



AR Billings/Adjustments

Invoice Date	11/12/2024	Requested by	Amanda Emmel
<small>(date invoice is sent to tenant)</small>			
Entity Number	7326	Entity Address	870-950 Claycraft Road
Tenant Lease ID	003731	Tenant Name	ADB Safegate

Income Category (see below)	Source Code (CH/NC)	Amount Inv/(credit)	Description
OPD	CH	50,537.11	2023 CAM Rec

50,537.11

Explanation/Calculation (attach support)

Sent by:
Sent on:

LW BATCH 205535

Period Posted	11/24
Posted by	
Send to Tenant Yes/No	

November 8, 2024

**ADB SAFEGATE**

870-950 Claycraft Road  
Columbus OH, 43230

RE: 2023 Operating Expense Reconciliation  
870-950 Claycraft Road  
Columbus OH, 43230  
Suite Sqft: 52,500

To whom it may concern:

As enclosed, please find the revised 2023 Operating Expense Reconciliation that details both the expenses incurred on behalf of the building, as well as the operating expense payments remitted between January 1<sup>st</sup>, 2023 and December 31st, 2023.

After the expenses incurred and the operating expense payments remitted by ADB SAFEGATE, there is a balance due in the amount of **\$50,537.11**. The breakdown of 2023 expenses will be provided in the following page.

October 2024 Monthly Rent :	\$	-
October 2024 Monthly OpEx :	\$	-
2023 OpEx Due :	\$	<b>50,537.11</b>
October 2024 Balance Due :	\$	50,537.11

The breakdown of 2023 expenses will be provided in the following pages. If you have any questions or comments, please do not hesitate to contact the undersigned.

Sincerely,

Exeter 870 Claycraft, LP (OH)

*Elizabeth Cox*

Elizabeth Cox  
Property Manager  
EQT Exeter  
(614) 671-4441  
[elizabeth.cox@eqtexeter.com](mailto:elizabeth.cox@eqtexeter.com)

**OPERATING EXPENSES****JANUARY 1, 2023 TO DECEMBER 31, 2023****TENANT: ADB SAFEGATE****RSF: 52,500**

Real Estate Taxes	\$ 199,864.42
Pest Control	-
Landscaping	31,799.86
Snow removal	21,184.51
Utilities	50,009.34
Parking Lot Maintenance	40,745.00
Insurance	32,990.92
Repairs and Maintenance	34,622.59
Park Association Fees	-
Fire and Life Safety	8,574.58
Roof Repairs	5,767.56
HVAC Repairs and Maintenance	-
Total	<u>425,558.78</u>
Tenant Share	<u>20.00%</u>
Total Prorated Share	85,111.76
<b><i>Directly Allocable</i></b>	
Management Fee	8,960.36
Repair and Maintenance	-
Prior year real estate tax expense	<u>1,090.00</u>
Total Expenses	95,162.11
2023 Operating Expense Contributions	<u>(44,625.00)</u>
<b>Amount Due From Tenant</b>	<b><u>\$ 50,537.11</u></b>