

EXHIBIT E



EQT | EXETER

AR Billings/Adjustments

Invoice Date 3/15/2023 Requested by Kathleen Doroba
(date invoice is sent to tenant)
Entity Number 7326 Entity Address Exeter 870 Claycraft, LP
Tenant Lease ID 003731 Tenant Name ADB Safegate

Income Category (see below)	Source Code (CH/NC)	Amount Inv/(credit)	Description
OPB	CH	96,526.55	2021 CAM Recon
	NC		

96,526.55 Total

Explanation/Calculation (attach support)

3/23 LW BATCH 148017
Period Posted _____
Posted by _____
Send to Tenant Yes/No _____

Common Income Categories
RNT, OPX - Current year Rent & OPX
TDB - Other Receivable GL 1100-0510
UTL - Utilities: Electric, Gas, Water
OPB - 2021 CAM rec
OPC - 2022 CAM Rec
POB - Prior Owner 2021 CAM REC
MSC - Miscellaneous



Via electronic mail

870 Claycraft Road Gahanna, OH
ADB Safegate

RE: 2021 Operating Expense Reconciliation
RSF: ADB Safegate

Please find enclosed a consolidated 2021 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 2021. Based on expenses incurred on behalf of the building and the contributions from **ADB**, there is a due in the amount of **\$96,526.55**

Monthly Rent: \$22,312.50
Monthly OpEx: \$3,718.75
Total : \$26,031.25
2021 OpEx due: \$96,526.55
January 2023 pay: \$122,557.80

We kindly request you pay the 2021 OpEx due in January as outlined above. Thank you!

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

Best Regards,
James Ryan
Regional Property Manager
Exeter Property Group

870 CLAYFCRAFT ROAD	
OPERATING EXPENSES	
JANUARY 1, 2021 TO DECEMBER 31, 2021	
TENANT: ADB SAFEGATE	
RSF: 52,500	
Real estate taxes	\$ 315,965.34
Pest control	-
Landscaping	51,113.50
Snow removal	38,185.46
Utilities	33,487.83
Insurance	22,071.49
Repairs and maintenance	21,432.49
Park association fees	8,467.00
Fire and life safety	6,196.24
Roof repair	3,261.00
Total	500,180.35
Tenant Share	20.00%
Total Prorated Share	100,036.07
<i>Directly Allocable</i>	
Management fee	9,488.76
Repair and Maintenance	3,605.14
HVAC repairs and maintenance	914.52
Real Estate Tax - prior year	27,107.06
Total Expenses	141,151.55
Less: 2021 operating expense contributions	(44,625.00)
Amount Due From Tenant	\$ 96,526.55