

# **EXHIBIT F**





August 27th 2023

**ADB Safegate**

870-950 Claycraft Road  
Columbus, OH 43230

RE: 2022 CAM Reconciliation  
870-950 Claycraft Road  
SF 52,500

Please find enclosed a consolidated 2022 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 2022. Based on expenses incurred on behalf of the building and the contributions from ADB Safegate, the balance in the amount of \$32,168.97 is due.

Monthly Rent \$	22,758.75
Monthly CAM \$	3,718.75
Total \$	26,477.50
2022 OpEx Due \$	32,168.97
August 2023 Rental Payment \$	58,646.47

Should you have any questions or comments regarding this item, please do not hesitate to contact the undersigned at 614-886-1611.

Sincerely  
Exeter Property Group Advisors, LP

*Anna Mo*

Anna Mo  
Regional Property Manager  
Exeter Property Group

<b>870 CLAYFCRAFT ROAD</b>	
<b>OPERATING EXPENSES</b>	
<b>JANUARY 1, 2022 TO DECEMBER 31, 2022</b>	
<b>TENANT: ADB SAFEGATE</b>	
<b>RSF: 52,500</b>	
Real estate taxes	\$ 176,774.04
Pest control	-
Landscaping	22,891.83
Snow removal	30,154.76
Utilities	36,104.22
Insurance	26,848.40
Repairs and maintenance	17,431.15
Park association fees	8,721.01
Fire and life safety	12,998.57
Roof repair	8,006.50
HVAC repairs and maintenance	453.50
Total	340,383.98
Tenant Share	20.00%
Total Prorated Share	68,076.80
<b><i>Directly Allocable</i></b>	
Management fee	8,382.17
HVAC repairs and maintenance	335.00
Total Expenses	76,793.97
Less: 2022 operating expense contributions	(44,625.00)
<b>Amount Due From Tenant</b>	<b>\$ 32,168.97</b>