

# **EXHIBIT C**

**EXHIBIT "G"**

**FORM OF TENANT ESTOPPEL**

TO: Exeter 870 Claycraft, LP

TO: Trevi Enterprises LLC

TO: [Lender]

Exeter Property Group  
101 West Elm Street, Suite 600  
Conshohocken, PA 19428

Fed One Dublin  
8400 Industrial Parkway  
Plain City, OH 43064

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Re: 870 Claycraft Road, Columbus, Ohio 43230 (the "**Property**")

Gentlemen:

The following statements are made with the knowledge that the addressees are relying on them in connection with the purchase and sale of the Property and the assignment to EXETER 870 CLAYCRAFT, L.P., a Delaware limited partnership ("**Purchaser**") of the Lease (defined below) in connection therewith, and the addressees', their successors and assigns, their respective lenders, and successor owners of the Property may rely on them for that purpose.

The undersigned ("**Tenant**"), being the Tenant under the Lease covering certain premises ("**Leased Premises**") in the Property, hereby certifies to the addressees that the following statements are true, correct and complete as of the date hereof:

1. Tenant is the tenant under a lease with TREVI ENTERPRISES, LLC ("**Landlord**"), the Lease demises to Tenant approximately 52,500 square feet in the Property. The initial term of the Lease commenced on **March 1, 2020** and will expire on **February 28, 2024**, exclusive of unexercised renewal options and extension options contained in (the "**Lease**"). A true, correct and complete copy of the Lease is attached hereto as **Exhibit "A"**. Except as set forth in this Paragraph 1 there have been no amendments, modifications or revisions to the Lease, and there are no agreements of any kind between Landlord and Tenant regarding the Leased Premises. 29 (m)

2. The Lease has been duly authorized and executed by Tenant and is in full force and effect and the person executing this tenant estoppel certificate on behalf of Tenant is duly authorized to do so.

3. Tenant is presently occupying the Leased Premises. The Lease has not been assigned by Tenant and no sublease, concession agreement or license covering the Leased Premises, or any portion of the Leased Premises, has been entered into by Tenant except as follows (if left blank, deemed none): \_\_\_\_\_.

4. Tenant is currently obligated to pay fixed or base rent under the Lease in the annual amount of **\$174,825**, payable in monthly installments of **\$14,568.75**. Monthly Rent has been paid under the Lease through **October 31, 2020**. No rent under the Lease has been paid more than one (1) month in advance, and no other sums have been deposited with Landlord other than **\$20,000** deposited as security under the Lease. Except as set forth in the Lease, Tenant has not been granted and is not entitled to any free rental or any concession in or abatement of rent.

CAM/Operating Expense charges are payable in the annual amount of \$44,625.00, payable in monthly installments of \$3,718.75. CAM/Operating Expenses have been paid under the Lease through **October 31, 2020**.

5. CAM/Operating Expense: The calendar year 2020 is the first year of Tenant's occupancy.

6. To Tenant's knowledge, neither Landlord nor Tenant is in default under the Lease beyond any applicable cure period and, to Tenant's knowledge, no event has occurred which, with the giving of notice or passage of time, or both, could result in such a default. Tenant does not have nor is entitled to any credit, offset or claim against the obligation to pay rent or other charges, either by reason of prepayment thereof, Landlord's acts or omissions, or for any other reason otherwise.

7. Tenant has not been granted (a) any option to renew or extend the term of the Lease, (b) any option to expand the Leased Premises or to lease additional space within the Property, (c) any right of first refusal on any space at the Property, (d) any option or right of first refusal to purchase the Leased Premises or the building of which it is a part or any part thereof, or (e) any option to terminate the Lease prior to its stated expiration, except as follows (if left blank, deemed none):

Tenant shall have two additional term of one (1) year each, provided that:

- (i) Landlord receives written notice not less than six (6) months prior to the expiration date of the Term or Renewal Lease Term.
- (ii) No continuing and uncured monetary Event of Default exists at the time that Tenant delivers its Renewal Notice

Tenant's lease rate for the first Renewal Lease Term shall be \$5.31 PSF being \$278,567.10 annually and \$23,213.93 per month. The second Renewal Lease Term shall be \$5.41 PSF being \$284,138.44 annually and \$23,678.20 per month.

8. All construction work in the Leased Premises has been completed and accepted by Tenant and Landlord has paid in full all allowances due and payable to Tenant, except as follows (if left blank, deemed none): \_\_\_\_\_.

EXECUTED as of the 5 day of OCTOBER, 2020

TENANT

ADB Safegate Americas, LLC

By: Michael Morrow

Name: Michael Morrow

Title: CFO

EXHIBIT "A" TO TENANT ESTOPPEL

**[LEASE TO BE ATTACHED]**