

EXHIBIT H



EXETER
PROPERTY GROUP

AR Billings/Adjustments

Invoice Date
(date invoice is sent to tenant)

11/21/2024

Requested by

Amanda Emmel

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
OPX	CH	16,292.36	Final 2024 CAM Rec
		16,292.36	

Explanation/Calculation (attach support)

Sent by:

Sent on:

Batch 206468

Period Posted

11/24

Posted by

Send to Tenant Yes/No

November 18, 2024

ADB SAFEGATE

870-950 Claycraft Road
Columbus OH, 43230

RE: 2024 Operating Expense Reconciliation
870-950 Claycraft Road
Columbus OH, 43230
Suite Sqft: 52,500

To whom it may concern:

As enclosed, please find your final 2024 Operating Expense Reconciliation that details both the expenses incurred on behalf of the building, as well as the operating expense payments remitted between January 1st, 2024 and February 29th, 2024.

After the expenses incurred and the operating expense payments remitted by ADB SAFEGATE, there is a balance due in the amount of **\$16,292.36**. The breakdown of 2023 expenses will be provided in the following page.

October 2024 Monthly Rent :	\$	-
October 2024 Monthly OpEx :	\$	-
2024 OpEx Due :	\$	16,292.36
October 2024 Balance Due :	\$	16,292.36

The breakdown of 2024 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

870 CLAYFCRAFT ROAD

OPERATING EXPENSES

January 1, 2024 TO February 29, 2024

TENANT: ADB SAFEGATE

RSF: 52,500

Real Estate Taxes	\$ 43,654.99
Snow Removal	27,447.26
Utilities	10,712.29
Repair and Maintenance	14,823.11
Insurance	5,960.72
Fire & Life Safety	3,360.99
Roof Repairs	2,998.93
Landscaping	1,246.23
Total	<u>110,204.52</u>
Tenant Share	<u>20.00%</u>
Total Prorated Share	22,040.90
<i>Directly Allocable</i>	
Management Fee	1,688.96
Total Expenses	23,729.86
2024 Operating Expense Contributions	<u>(7,437.50)</u>
Amount Due From Tenant	<u><u>\$ 16,292.36</u></u>