

CM Retroactive Adjustments

The CM Retroactive Adjustments provides a customized and efficient approach to creating retroactive adjustments for commercial leases. It automatically calculates adjustments on both a fixed amount per month and a per foot basis. By automating, calculating and recording, the application increases the efficiency and control over these adjustments.

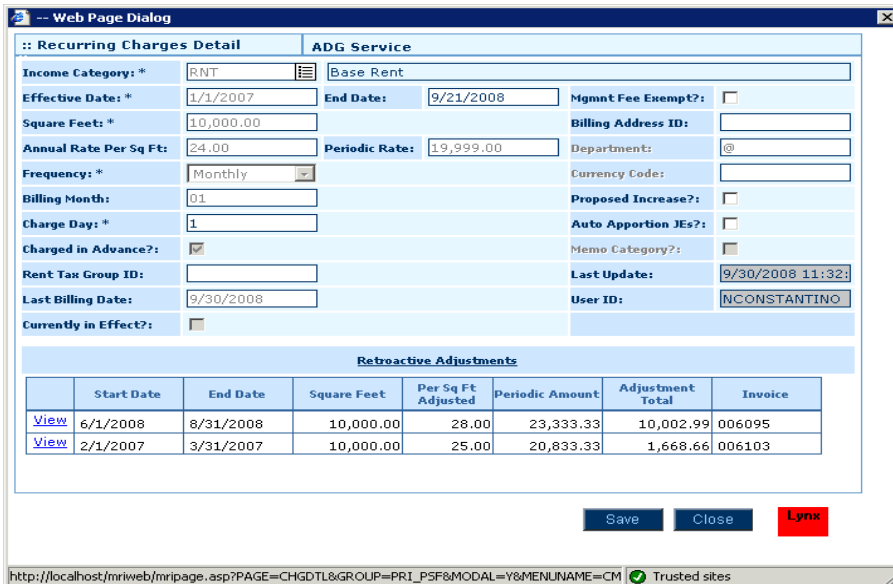
Benefits

➤ Profitability Through Efficiency

- Provides quick and easy entry of recurring charge adjustments associated with charge period changes, audited area re-measurements and miscalculations
- Reduces the difficulty and time to adjust recurring charge amounts
- Provides a straightforward audit trail of changes made
- Includes automated calculation of adjustment amounts which reduces errors
- Produces appropriate invoice showing charge adjustment and tax

➤ Increased Functionality:

- Integrates seamlessly with core MRI functionality
- Calculates adjustments based on a fixed amount per month and on a per square foot basis-use one method and the other automatically calculates as well
- Provides systematic method of adjusting amounts for recurring charges
- Provides customized approach to creating the retroactive adjustments



Recurring Charges Detail | ADG Service

Income Category: * RNT | Base Rent

Effective Date: * 1/1/2007 | End Date: 9/21/2008 | Mgmt Fee Exempt?:

Square Feet: * 10,000.00 | Billing Address ID:

Annual Rate Per Sq Ft: 24.00 | Periodic Rate: 19,999.00 | Department: @

Frequency: * Monthly | Currency Code:

Billing Month: 01 | Proposed Increase?:

Charge Day: * 1 | Auto Apportion JEs?:

Charged in Advance?: | Memo Category?:

Rent Tax Group ID: | Last Update: 9/30/2008 11:32

Last Billing Date: 9/30/2008 | User ID: NCONSTANTINO

Currently in Effect?:

Retroactive Adjustments							
	Start Date	End Date	Square Feet	Per Sq Ft Adjusted	Periodic Amount	Adjustment Total	Invoice
View	6/1/2008	8/31/2008	10,000.00	28.00	23,333.33	10,002.99	006095
View	2/1/2007	3/31/2007	10,000.00	25.00	20,833.33	1,668.66	006103

Save Close LYNX

http://localhost/mriweb/mripage.asp?PAGE=CHGDTL&GROUP=PRI_P5F&MODAL=Y&MENUINAME=CM Trusted sites

Recurring charge detail displayed & maintained on a per square foot basis or on a monthly basis.

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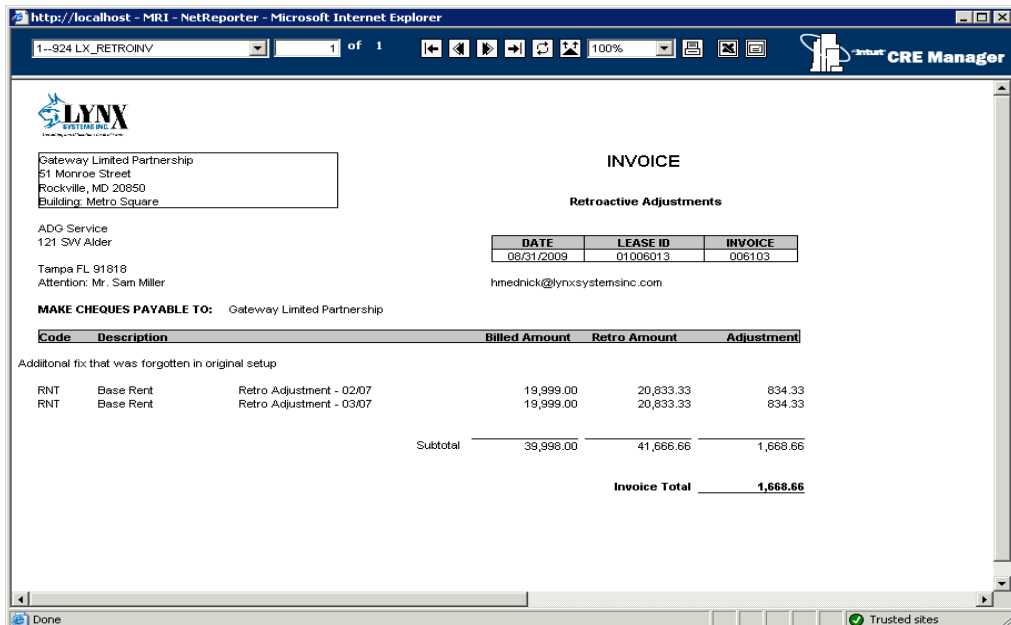
Benefits

➤ Powerful Reporting

- Provides all information related to the retroactive adjustments
- Includes record of all retroactive adjustments that have been made
- Includes invoicing procedure and standard invoice form/report
- Displays all retroactive charges associated with specific recurring charge records on the Charge Grid

➤ Increased Control:

- Provides complete record of how adjustments were calculated for easy review
- Includes complete audit trail for all adjusting entries with history record
- Provides easy and complete reference to all calculation procedures
- Includes screen display of all items relating to a charge such as:
 - Original recurring charge
 - Adjusted recurring charge
 - Amount of adjustment
 - Notes to provide explanation



1--924 LX_RETROINV 1 of 1 100% CRE Manager

LYNX SYSTEMS INC.

Gateway Limited Partnership
51 Monroe Street
Rockville, MD 20850
Building: Metro Square

ADG Service
121 SW Alder
Tampa FL 91818
Attention: Mr. Sam Miller

INVOICE
Retroactive Adjustments

DATE	LEASE ID	INVOICE
08/31/2009	01006013	006103

hmednick@lynxsystemsinc.com

MAKE CHEQUES PAYABLE TO: Gateway Limited Partnership

Code	Description	Billed Amount	Retro Amount	Adjustment
Additional fix that was forgotten in original setup				
RNT	Base Rent		Retro Adjustment - 02/07	19,999.00
RNT	Base Rent		Retro Adjustment - 03/07	19,999.00
		39,998.00	41,666.66	1,668.66
			Invoice Total	1,668.66

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Produces appropriate invoice showing charge adjustment and tax