

EXHIBIT “A”

Lease Statement

Unit Four Falls Center, LP

2929 Arch Street Suite 1351
Philadelphia, PA 19104

Accounts Payable*
Wordsworth Academy
3905 Ford Road

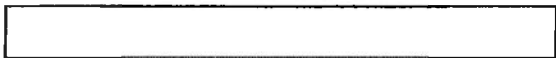
Account: unit4-t0002952-Wordsworth Academy

Prop Name: Fall Center Unit Four, L.P.

Assigned Spaces: 1FLR-2, 6FLR-1S

Date: 09/12/2017

Payment: \$ _____



Date	Description	Charges	Payments	Balance
	Balance Forward			3,344.35
1/1/2017	Base Rent (01/2017)	39,557.31	0.00	42,901.66
1/1/2017	Real Estate Tax (01/2017)	35.20	0.00	42,936.86
1/1/2017	CAM Estimate (01/2017)	820.10	0.00	43,756.96
1/1/2017	Cleaning services for January 2017 (Dust Till Dawn)	4,832.07	0.00	48,589.03
1/12/2017	PCA Invoice#0230264-IN	798.65	0.00	49,387.68
1/18/2017	Chk# 038550	0.00	48,788.65	599.03
1/19/2017	PCA Invoice#0230821-IN	237.59	0.00	836.62
1/20/2017	Electric charges (12/14/16-01/13/17)	1,474.07	0.00	2,310.69
1/26/2017	PCA Invoice#0231264-IN	497.12	0.00	2,807.81
2/1/2017	Cleaning Services for February 2017 (Dust Till Dawn)	4,832.07	0.00	7,639.88
2/1/2017	Base Rent (02/2017)	39,557.31	0.00	47,197.19
2/1/2017	Real Estate Tax (02/2017)	35.20	0.00	47,232.39
2/1/2017	CAM Estimate (02/2017)	820.10	0.00	48,052.49
2/13/2017	PCA Invoice#0232433-IN	1,178.85	0.00	49,231.34
2/20/2017	Electric charges (01/13/17-02/14/17)	1,310.55	0.00	50,541.89
2/21/2017	Chk# 038995	0.00	48,252.11	2,289.78
2/23/2017	PCA Invoice#0232986-IN	497.12	0.00	2,786.90
2/23/2017	ESS Invoice#11465 (dt of service 02/15/17)	475.00	0.00	3,261.90
3/1/2017	2016 CAM Reconciliation	-9,021.10	0.00	-5,759.20
3/1/2017	2016 R.E. Tax Reconciliation	35.15	0.00	-5,724.05
3/1/2017	Cleaning Services- March 2017 (Dust Till Dawn)	4,832.07	0.00	-891.98
3/1/2017	Base Rent (03/2017)	39,557.31	0.00	38,665.33
3/1/2017	Real Estate Tax (03/2017)	35.20	0.00	38,700.53
3/13/2017	PCA Invoice#0234161-IN	864.00	0.00	39,564.53
3/15/2017	Chk# 039302	0.00	38,900.15	664.38
3/20/2017	PCA Invoice#0234440-IN	133.81	0.00	798.19
3/23/2017	Total Electric charges (02/14/17-03/15/17)	1,135.19	0.00	1,933.38
3/27/2017	Dust Till Dawn Invoice#4752 (dt of service 03/11/17)	377.20	0.00	2,310.58
3/27/2017	PCA Invoice#0234946-IN	211.34	0.00	2,521.92
4/1/2017	Cleaning Services- April 2017 (Dust Till Dawn)	4,832.07	0.00	7,353.99
4/1/2017	Base Rent (04/2017)	39,557.31	0.00	46,911.30
4/1/2017	Real Estate Tax (04/2017)	35.20	0.00	46,946.50
4/4/2017	Chk# 039738	0.00	47,146.12	-199.62
4/11/2017	none - :Prog Gen prepayment transfer	0.00	0.00	-199.62
4/11/2017	PCA Invoice#0235967-IN	1,276.98	0.00	1,077.36
4/24/2017	Total Electric Charges (03/15/17-04/14/17)	1,048.13	0.00	2,125.49
4/25/2017	PCA Invoice#0236669-IN	211.34	0.00	2,336.83
5/1/2017	Cleaning Services (May 2017)- Dust Till Dawn	4,832.07	0.00	7,168.90
5/1/2017	Base Rent (05/2017)	39,557.31	0.00	46,726.21
5/1/2017	Real Estate Tax (05/2017)	35.20	0.00	46,761.41
5/9/2017	PCA Invoice#0237799-IN	1,387.94	0.00	48,149.35
5/19/2017	Chk# 040219	0.00	46,961.03	1,188.32
5/19/2017	Total Electric Charges (04/14/17-05/15/17)	1,036.40	0.00	2,224.72
5/26/2017	Chk# 040425 - June 2017 Rent & R.E. Tax	0.00	39,592.51	-37,367.79
5/26/2017	Dust Till Dawn Invoice#4819 (dt of service 04/29/17)	145.00	0.00	-37,222.79
5/30/2017	PCA Invoice#0238954-IN	449.49	0.00	-36,773.30
6/1/2017	Base Rent (06/2017)	40,659.19	0.00	3,885.89
6/1/2017	Real Estate Tax (06/2017)	35.20	0.00	3,921.09
6/1/2017	Cleaning Services (June 2017) - Dust Till Dawn	4,832.07	0.00	8,753.16
6/5/2017	Late Fees	437.66	0.00	9,190.82

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6/13/2017	PCA Invoice#0239613-IN	924.23	0.00	10,115.05
6/19/2017	PCA Invoice#0240070-IN	241.27	0.00	10,356.32
6/22/2017	Electric charges (05/15/17-06/15/17)	1,304.13	0.00	11,660.45
6/28/2017	charge Wordsworth for half of the charge from Alarcon &	690.00	0.00	12,350.45
6/30/2017	Interest	68.50	0.00	12,418.95
7/1/2017	Cleaning Services (July 2017)- Dust Till Dawn	4,832.07	0.00	17,251.02
7/1/2017	Base Rent (07/2017)	40,659.19	0.00	57,910.21
7/1/2017	Real Estate Tax (07/2017)	35.20	0.00	57,945.41
7/5/2017	PCA Invoice30240854-IN	1,029.35	0.00	58,974.76
7/5/2017	Late Fees	2,897.27	0.00	61,872.03
7/18/2017	Chk# 041033 - July 2017 Rent + July 2017 R.E. Tax	0.00	40,694.39	21,177.64
7/20/2017	Electric charges(06/15/17-07/14/17)	1,446.09	0.00	22,623.73
7/24/2017	PCA Invoice#0242194-IN	1,211.83	0.00	23,835.56
7/31/2017	Interest	330.67	0.00	24,166.23
8/1/2017	Base Rent (08/2017)	40,659.19	0.00	64,825.42
8/1/2017	Real Estate Tax (08/2017)	35.20	0.00	64,860.62
8/1/2017	Cleaning Services (Aug 2017)- Dust Till Dawn	4,832.07	0.00	69,692.69
8/1/2017	Legal Services - Kurtzman Steady, LLC- Invoice#22441 (1,392.00	0.00	71,084.69
8/5/2017	Late Fee	5,537.49	0.00	76,622.18
8/5/2017	Credit/Adjustment for Late Fees (08/2017)	-1,983.26	0.00	74,638.92
8/16/2017	PCA Invoice#0243703-IN	269.12	0.00	74,908.04
8/21/2017	Chk# 041365	0.00	44,381.66	30,526.38
8/21/2017	Electric (07/14/17-08/14/17)	1,492.63	0.00	32,019.01
8/31/2017	Interest	747.21	0.00	32,766.22
9/1/2017	Base Rent (09/2017)	40,659.19	0.00	73,425.41
9/1/2017	Real Estate Tax (09/2017)	35.20	0.00	73,460.61
9/1/2017	Cleaning Services for Sept 2017 (Dust Till Dawn-	4,832.07	0.00	78,292.68
9/4/2017	Legal Services- Kurtzman Steady, LLC-Invoice#22660 (for	816.00	0.00	79,108.68
9/5/2017	Late Fee (09/2017)	3,955.43	0.00	83,064.11
9/7/2017	Chk# 041702	0.00	45,526.46	37,537.65
9/8/2017	PCA Invoice#0244890-IN	1,248.86	0.00	38,786.51
0-30 Days				
13,361.32	31-60 Days	61-90 Days	Above 90 Days	Amount Due
	5,276.90	10,033.24	10,115.05	38,786.51