

WICKENBURG NNN LEASE SUMMARY

774 / 776 W Wickenburg Way | Revised October 24, 2026

Source: fully executed November 2023 lease. This summary is not the lease; review the full agreement and any later amendments. No private contact details or signatures are included.

ITEM	EXECUTED LEASE
Tenant	Priority Ambulance Yavapai, LLC
Commencement	November 6, 2023
Initial term	Five years plus the initial partial month
Extension options	Two additional two-year terms
Year 1 monthly base rent	\$7,098.67
Year 2 monthly base rent	\$7,311.63
Year 3 monthly base rent	\$7,530.98
Year 4 monthly base rent	\$7,756.90
Year 5 monthly base rent	\$7,989.61
Annual increases	3% each December 1
Security deposit	\$8,500.00

Taxes and insurance: tenant pays allocated costs through estimates and actual-cost reconciliation under Article 4. Current reimbursements must be verified. The initial tax/insurance escrow estimate in the lease is not evidence of current annual receipts.

Correction: the prior abstract stated year-3 rent as \$7,503.98. The executed schedule states \$7,530.98. Actual rent receipts and any later amendments require separate verification.