



Tenant Sublease Abstract - LiveNation Retail Space

<u>Abstract Date:</u>	June 15, 2026
<u>Property Description:</u>	1,200 square feet of street-facing commercial space located on the first floor of Citizens Live at the Wylie (see Attachment A for depiction of lease premises)
<u>Property Location:</u>	1201-1217 Wylie Avenue, Pittsburgh, PA 15219 Block & Lot No. 2-C-420
<u>Landlord:</u>	Urban Redevelopment Authority of Pittsburgh (URA)
<u>Prime Landlord:</u>	Parcel E. Holdco, LLC
<u>Property Owner:</u>	PAR Music Venue Owner, LLC
<u>Property Use:</u>	Space for retail operations, including single-use restroom (see Attachment A for list of prohibited uses)
<u>Lease Term:</u>	Lease term shall commence on November 1, 2026, subject to construction completion of Citizens Live at the Wylie, for an initial term of 3 years with two 2-year renewal options.
<u>Base Rent:</u>	\$1 per year.
<u>Cost Reimbursement:</u>	\$2,000 per month for first year, increasing by 3% each year, paid in lieu of proportionate share of costs of real property taxes, common area maintenance, property insurance premiums. Cost reimbursement shall be due on the 1 st day of each month.
<u>URA Administrative Cost:</u>	\$1,000 per year, due without demand on January 3 of each year.
<u>Utilities:</u>	Tenant shall pay all charges for utility services for the premises. Tenant is responsible for their own trash removal.
<u>Insurance Requirements:</u>	Commercial general liability insurance (\$2,000,000 per occurrence); property insurance; workers' compensation insurance;

business automobile insurance (\$1,000,000 per occurrence). Tenant shall require contractors to carry commercial general liability insurance, builder's risk insurance, and business automobile liability insurance.

Tenant Improvements: Tenant is permitted to make minor interior or decorative alterations without requiring URA's consent. URA and Property Owner must approve any alterations which would impact the exterior or structural elements of the building.

Maintenance & Repair: Tenant shall be responsible for all maintenance, repair, and replacement to keep the premises in good order, condition, and repair, including all utility service lines, windows, plate glass, and exterior doors and door operators. Property Owner is responsible for all structural maintenance and repair.

Assignment & Subletting: Tenant shall not assign the lease or sublet the premises without prior written approval of the URA.

Sublease Agreement: Tenant and URA shall enter into a written sublease agreement setting forth the terms of the lease.

Parking: Street parking is available for Tenant and its customers. No parking on site for Tenant and its customers.

Signage: Tenant will seek approval from URA before erecting or installing any signage on the exterior of the building or in the windows.

Attachments: Attachment A: Retail Incubator Space Lease Agreement