

**CHURCHILL 10 REAL ESTATE LIMITED PARTNERSHIP  
CHURCHILL 10 DEBENTURE CORP.**

July 15, 2022

Dear Valued Investors,

**Re: Churchill 10 Real Estate Limited Partnership (“Churchill 10”)  
2022 – 2nd Quarter Update**

---

Your second quarter cash distribution was made to your account electronically on July 15, 2022. This represents the quarterly portion of **an annualized 8% interest payment** on the remaining principal balance (**\$725/unit**) of the Debenture. The distribution was \$14.46 per Debenture unit.

Consequently, from the properties previously sold and cash flow from operations, for each \$1,250 investment unit in this fund, investors have received a total of **\$891.26** in payments, representing **71.30%** of your original investment unit. This amount is a combination of income distributions and a return of capital. In addition, investors have been allocated their proportionate share of tax-deductible expenses from the fund.

**Leasing Update**

**Okanagan Lake Shopping Centre, West Kelowna, BC**

We have been very busy the first half of this year renewing leases.  
The summary below outlines the current status of leases that needed renewing in 2022.

<b>Tenant</b>	<b>Unit #</b>	<b>Sq. ft</b>	<b>Expiry Date</b>	<b>Final Date to Exercise Option</b>	<b>Current Status</b>
Subway	910	1,260	Apr 30, 2022	<b>Option exercised</b>	Renewal has been completed.
Shoppers Drug Mart	100	18,564	May 31, 2022	<b>Option exercised</b>	We are continuing to negotiate renewal terms.
Sammy J’s	190	3,891	May 31, 2022	<b>Option exercised</b>	Renewal has been completed.
Yamato	210	2,715	May 31, 2022	<b>Option exercised</b>	Renewal has been completed.
Dollarama	280	8,126	Jun 30, 2022	<b>Option exercised</b>	Renewal has been completed.
Dairy Queen	900	2,794	Jun 30, 2022	<b>Option exercised</b>	Renewal has been completed.
Liquor Depot	150	3,140	Aug 31, 2022	<b>Option exercised</b>	We are continuing to negotiate renewal terms.

<b>Tenant</b>	<b>Unit #</b>	<b>Sq. ft</b>	<b>Expiry Date</b>	<b>Final Date to Exercise Option</b>	<b>Current Status</b>
TD Bank	800	5,091	Aug 31, 2022	<b>Option exercised</b>	We are negotiating renewal terms.
True Dental	206/208	3,629	Nov 30, 2022	<b>Option exercised</b>	We are negotiating renewal terms.
Vape Street	412	900	Nov 30, 2022	<b>Option exercised</b>	Renewal has been completed.

We were successful in signing a sublease with “Chamberlain Property Group”, a high end residential real estate group, for Unit 200 containing 4,006 square feet, the old Royal Bank premises. The five (5) year term commenced on May 1, 2022 and Base Rent is at market rates. The Tenant improvements have now been completed and they are open for business.

We are in the process of finalizing the Sublease for Units 404, 406 and 410 containing approximately 4,200 square feet. Base Rents for the ten (10) year term are at market rates. Upon completion of this Sublease, we will be approximately 99% leased with only one (1) vacant unit remaining consisting of 1,277 square feet.

Best Choice Pizza have opened for business. We have received very favourable reports from customers on the taste and quality of their pizza. They are located between Dairy Queen and Subway, so we have effectively created a “Food Court”.

Landmark Cinema is open for screening with social distancing and maximum capacities. They are now paying full rent, common area costs and property tax.

### **Operational Update**

We have applied for a Provincial Grant to install six (6) non-Tesla charging stations, the application was approved in principle, however, we have to wait for a future round of funding. It is an attractive Grant at 75% of the cost of the charging stations.

The landscaping and trees look very tidy and the shopping centre is definitely the most attractive in West Kelowna.

We are happy to report that the ex-Chief Robert Louie is again running for Chief in the September 2022 Westbank First Nation (WFN) elections. We had a far more productive relationship with WFN when Chief Robert Louie was in office and directing the Band.

### **Uptown Industrial Park, Victoria, BC**

We are pleased to report the sale for Strata Lot 2, the last remaining Strata Lot, closed on May 31, 2022 for a purchase price of \$3,600,000.

*Please note: Commencing this quarter (July 15, 2022), we will be posting our quarterly update on our website, please click on the following link to access our online report.*

<https://churchillinvestments.com/reporting/churchill-10-real-estate-limited-partnership/>

The next reporting letter is scheduled for October 15, 2022, for the period ending September 30, 2022. If you have any questions regarding the properties and/or your investment, please do not hesitate to contact us at any time.

Yours sincerely,

**CHURCHILL 10 REAL ESTATE LIMITED PARTNERSHIP**  
**BY ITS GENERAL PARTNER, CHURCHILL 10 PARTNERS INC.**

*Philip Langridge*

Philip J. Langridge, FRICS

Chairman & CEO

Email: philip@churchillinvestments.com

Website: www.churchillinvestments.com