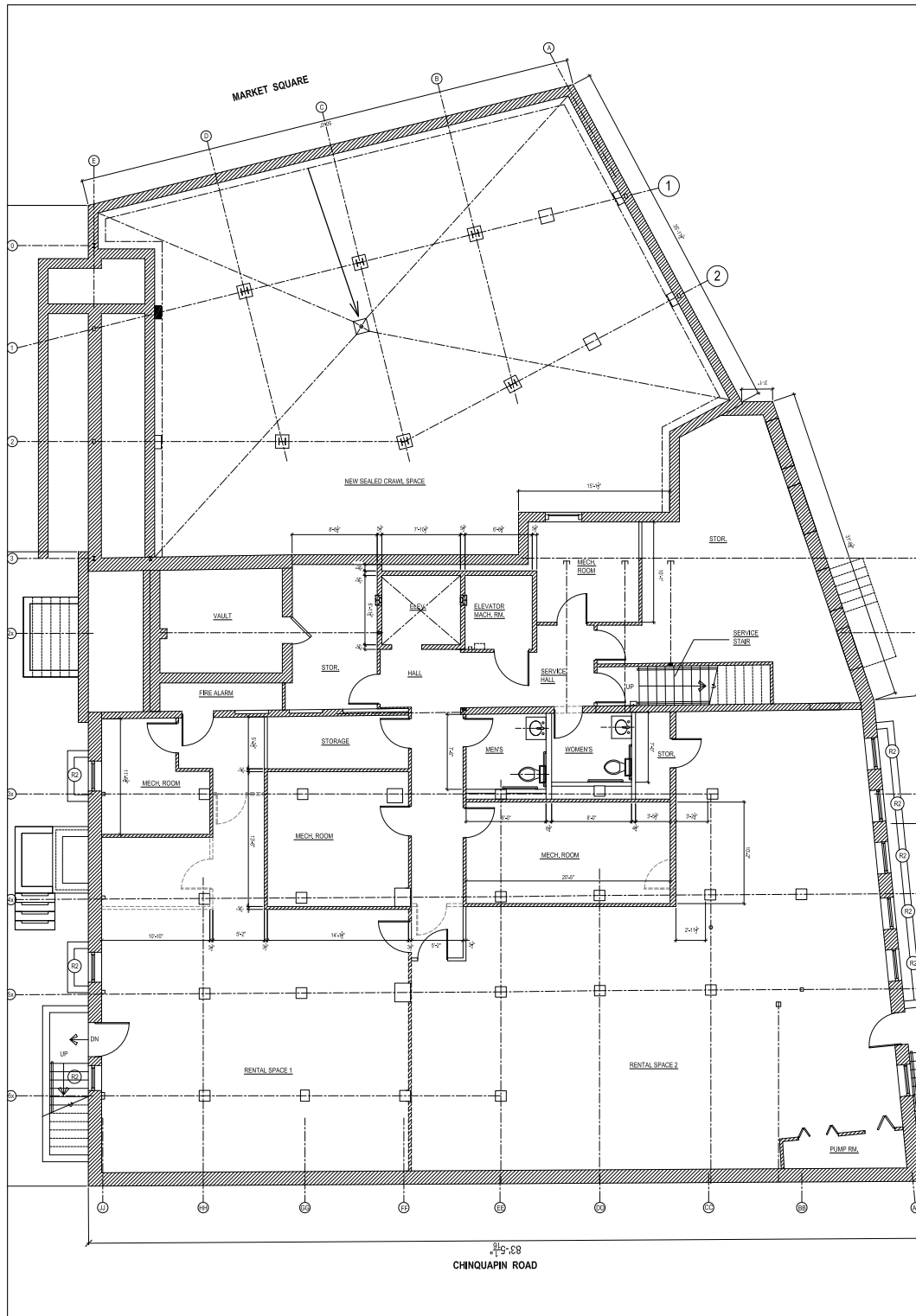


LOWER LEVEL



lower level rental rates



Lower Level Rates					
Lower Level					
Unit # 1	Year 1	Year 2	Year 3	Year 4	Year 5
SQ.FT.	1,180.98	1,180.98	1,180.98	1,180.98	1,180.98
\$/SQ.FT.	\$24.00	\$24.00	\$24.72	\$25.46	\$26.23
TICAM	\$0.00	\$2.00	\$2.00	\$2.00	\$2.00
Total Monthly Rent	\$2,361.96	\$2,558.79	\$2,629.65	\$2,702.63	\$2,777.81
Total Annual Rent	\$28,343.52	\$30,705.48	\$31,555.79	\$32,431.60	\$33,333.69
T.I. Build Out @ \$5.00/SQ.FT.	\$5,904.90	na	na	na	na
Lower Level					
Unit # 2	Year 1	Year 2	Year 3	Year 4	Year 5
SQ.FT.	1,891.02	1,891.02	1,891.02	1,891.02	1,891.02
\$/SQ.FT.	\$24.00	\$24.00	\$24.72	\$25.46	\$26.23
TICAM	\$0.00	\$2.00	\$2.00	\$2.00	\$2.00
Total Monthly Rent	\$3,782.04	\$4,097.21	\$4,210.67	\$4,327.54	\$4,447.91
Total Annual Rent	\$45,384.48	\$49,166.52	\$50,528.05	\$51,930.43	\$53,374.89
T.I. Build Out @ \$5.00/SQ.FT.	\$9,455.10	na	na	na	na