

Building Comparison Chart

5740 Fleet Street

Mos. (actual)	Mos. (paid)	RSF (actual)	Base Rate	OP EX / Janitorial	Gross Rate	Monthly Rent	Annual Rent
12	7	22,030	\$ 3.10	\$ -	\$ 3.10	\$ 68,293.00	\$ 478,051
12	12	22,030	\$ 3.19	\$ -	\$ 3.19	\$ 70,341.79	\$ 844,101
12	12	22,030	\$ 3.29	\$ -	\$ 3.29	\$ 72,452.04	\$ 869,425
12	12	22,030	\$ 3.39	\$ -	\$ 3.39	\$ 74,625.61	\$ 895,507
12	12	22,030	\$ 3.49	\$ -	\$ 3.49	\$ 76,864.37	\$ 922,372
5	5	22,030	\$ 3.59	\$ -	\$ 3.59	\$ 79,170.30	\$ 395,852
							\$ 4,405,308
							Farnsworth Consideration \$2,434,517
							Total Consideration (both properties) \$ 6,839,825

**Tenant Responsible for electricity-Building includes 5 day per week janitorial included in the base rent (Modified Gross Lease)

**5 months free in year one and annual escalations on Base Rent at 3%.

Landlord will Turnkey tenant improvements up to \$50 PSF on a 5 Year Term

LL TI Contribution: \$1,101,500 (\$50 Per RSF)

Does not include OPEX pass throughs above the base year for now- will request exact numbers from Landlord if we submit an offer

Assumes \$0.10 off the asking rate