

Building Comparison Chart

5770 Fleet Street

Mos. (actual)	Mos. (paid)	RSF (actual)	Base Rate	Gross Rate	Monthly Rent	Annual Rent
12	7	16,771	\$ 3.10	\$ 3.10	\$ 51,990.10	\$ 363,931
12	12	16,771	\$ 3.19	\$ 3.19	\$ 53,549.80	\$ 642,598
12	12	16,771	\$ 3.29	\$ 3.29	\$ 55,156.30	\$ 661,876
12	12	16,771	\$ 3.39	\$ 3.39	\$ 56,810.99	\$ 681,732
12	12	16,771	\$ 3.49	\$ 3.49	\$ 58,515.32	\$ 702,184
5	5	16,771	\$ 3.59	\$ 3.59	\$ 60,270.78	\$ 301,354
						\$ 3,353,673

\*\*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 \$65 PSF on a 5 Year Term

LL TI Contribution: \$1,090,115 (\$65 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 price