

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	\$ 2.60	\$ -	\$ 2.60	\$ 57,278.00	\$ 400,946
12	12	22,030	\$ 2.69	\$ -	\$ 2.69	\$ 59,282.73	\$ 711,393
12	12	22,030	\$ 2.79	\$ -	\$ 2.79	\$ 61,357.63	\$ 736,292
12	12	22,030	\$ 2.88	\$ -	\$ 2.88	\$ 63,505.14	\$ 762,062
12	12	22,030	\$ 2.98	\$ -	\$ 2.98	\$ 65,727.82	\$ 788,734
5	5	22,030	\$ 3.09	\$ -	\$ 3.09	\$ 68,028.30	\$ 340,141
							\$ 3,739,567
Farnsworth Consideration							\$3,282,096
Total Consideration (both properties)							\$ 7,021,663

**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 3.5%.

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

LL reduced rental rate by \$0.60 PSF