

Building Comparison Chart

6005 Hidden Valley Road

Mos. (actual)	Mos. (paid)	RSF (approximate)	Base Rate	Gross Rate	Monthly Rent	Annual Rent
12	7	18,000	\$2.70	\$ 2.70	\$ 48,600.00	\$ 340,200
12	12	18,000	\$ 2.78	\$ 2.78	\$ 50,058.00	\$ 600,696
12	12	18,000	\$ 2.86	\$ 2.86	\$ 51,559.74	\$ 618,717
12	12	18,000	\$ 2.95	\$ 2.95	\$ 53,106.53	\$ 637,278
12	12	18,000	\$ 3.04	\$ 3.04	\$ 54,699.73	\$ 656,397
5	5	18,000	\$ 3.13	\$ 3.13	\$ 56,340.72	\$ 281,704
						\$ 3,134,992

\*\*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: \$1,170,000 (\$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