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<u>Item</u>	<u>present</u>	<u>address proposal</u>
<b>Rent</b>		
Rent Year 1w/CAM	\$ 31.62	\$ 33.81
Rent Year 2w/CAM		\$ 35.50
Rent Year 3w/CAM		\$ 37.28
Rent Year 4w/CAM		\$ 39.14
Rent Year 5w/CAM		\$ 41.10
<b>Est. Operating Exp.</b>		
<b>Average 5 yr rate</b>		
<b>Square Footage (Size)</b>	917	917
<b>Total Rent Per Month</b>		
Year 1	\$ 2,416.30	\$ 2,583.65
Year 2	\$ -	\$ 2,712.83
Year 3	\$ -	\$ 2,848.47
Year 4	\$ -	\$ 2,990.89
Year 5	\$ -	\$ 3,140.44
Total Rent over Term	\$ 28,995.54	\$ 171,315.40
average rent/yr		\$ 34,263.08
average rent/mo		\$ 2,855.26
<b>Parking</b>		
Parking Spaces		
Parking Cost	\$ -	\$ -
-		
<b>Total Parking Cost/Mo.</b>	\$ -	\$ -
<b>T.I. Allowance</b>		\$ 7,336.00
Dollar/SQ Ft for T.I.		\$ 8.00
<b>Move In</b>		
free Rent		\$ -
free Rent in Months		0
<b>Total Rent Consideration</b>		\$ 171,315.40
-		
Total Concession (=Free Rent + TI Allow)		\$ 7,336.00
<b>Total Deal</b>		\$ 163,979.40