

Lease Comparison

Lease	Year 1 Effective Rent	Year 10 Effective Rent	Year 1 Rent/rsf	Year 10 Rent/rsf	10-yr Avg. Rent/rsf	10-yr Avg. Rent/usf	10-yr Total Commitment	NPV @ 9%	Index
Flatiron Building Suite 100	\$140,508	\$168,768	\$28.68	\$34.44	\$30.50	\$30.50	\$1,494,703	\$974,713	1.022
Commerce Plaza Suite 100	\$152,138	\$192,541	\$30.73	\$38.90	\$34.24	\$34.24	\$1,695,046	\$1,102,450	1.156
Brick Walk #550	\$137,138	\$168,326	\$30.48	\$37.41	\$33.02	\$33.02	\$1,486,116	\$953,676	1.000
Cambridge Square 200-B	\$188,250	\$186,816	\$37.65	\$37.36	\$37.08	\$37.08	\$1,853,848	\$1,219,276	1.279
Brandywine Common Suite 200	\$138,750	\$183,690	\$30.83	\$40.82	\$35.92	\$35.92	\$1,616,486	\$1,026,104	1.076
Greenway Square Suite 600	\$183,456	\$240,392	\$35.28	\$46.23	\$40.73	\$40.73	\$2,117,979	\$1,345,211	1.411

Note: The amounts shown in the second to fourth columns represent the years specified in those columns. The amounts shown as averages, total commitment and NPV