

<b>Commerce Plaza</b>		Rentable sf	4,950	Lease term	10 years	9/5/2010				
<b>Suite 100</b>		Usable sf	4,950	Discount rate		1:49 PM				
<b>400 Commerce Ave.</b>		Load factor	0.00%	for NPV	6.00%					
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Base Rent	138,600	138,600	138,600	138,600	138,600	138,600	138,600	138,600	138,600	138,600
CPI Escalation		2,772	5,599	8,483	11,425	15,926	20,562	25,336	30,255	37,009
Pass-Through Expenses										
Electricity	0	0	0	0	0	0	0	0	0	0
Other Op. Expense	0	0	0	0	0	0	0	0	0	0
Taxes	11,138	11,472	11,816	12,170	12,535	12,911	13,299	13,698	14,109	14,532
Parking Expense	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Security Expense	0	0	0	0	0	0	0	0	0	0
Other Expense	0	0	0	0	0	0	0	0	0	0
Tenant Improvements	0	0	0	0	0	0	0	0	0	0
Buildout Allowance	0	0	0	0	0	0	0	0	0	0
Free Rent	0	0	0	0	0	0	0	0	0	0
Moving Cost	0	0	0	0	0	0	0	0	0	0
Relocation Allowance	0	0	0	0	0	0	0	0	0	0
Other Concessions	0	0	0	0	0	0	0	0	0	0
<b>Effective Rent</b>	<b>\$152,138</b>	<b>\$155,244</b>	<b>\$158,415</b>	<b>\$161,654</b>	<b>\$164,960</b>	<b>\$169,837</b>	<b>\$174,860</b>	<b>\$180,034</b>	<b>\$185,363</b>	<b>\$192,541</b>
Effective Annual Rate/rsf	\$30.73	\$31.36	\$32.00	\$32.66	\$33.33	\$34.31	\$35.33	\$36.37	\$37.45	\$38.90
Effective Annual Rate/usf	\$30.73	\$31.36	\$32.00	\$32.66	\$33.33	\$34.31	\$35.33	\$36.37	\$37.45	\$38.90
Average Effective Rate/rsf	\$34.24 over 10 years									
Average Effective Rate/usf	\$34.24 over 10 years									
NPV, Effective Rate/rsf	\$255.06	<b>Total Commitment</b>		\$1,695,046						
NPV, Effective Rate/usf	\$255.06	<b>NPV at 6%</b>		\$1,262,534						