

**Sublease Report**

<b>Commerce Plaza</b> <b>Suite 100</b> <b>400 Commerce Ave.</b>		Rentable sf		4,950	Lease term		10 years	9/5/2010			
		Usable sf		4,950	Start of sublease		Year 3	1:50 PM			
		Load factor		0.00%							
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Original Lease</b>											
Base Rent				138,600	138,600	138,600	138,600	138,600	138,600	138,600	138,600
CPI Escalation				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
Other Op. Expense				0	0	0	0	0	0	0	0
Taxes				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
Security Expense				0	0	0	0	0	0	0	0
Other Expense				0	0	0	0	0	0	0	0
Tenant Improvements				0	0	0	0	0	0	0	0
Buildout Allowance				0	0	0	0	0	0	0	0
Free Rent				0	0	0	0	0	0	0	0
Moving Cost				0	0	0	0	0	0	0	0
Relocation Allowance				0	0	0	0	0	0	0	0
Other Concessions				0	0	0	0	0	0	0	0
Effective Rent				\$158,415	\$161,654	\$164,960	\$169,837	\$174,860	\$180,034	\$185,363	\$192,541
<b>Sublease</b>											
Base Rent				143,550	143,550	143,550	143,550	143,550	143,550	143,550	143,550
CPI Escalation				0	2,871	5,799	10,280	14,895	19,648	24,544	31,268
Pass-Through Expenses											
Electricity				0	0	0	0	0	0	0	0
Other Op. Expense				0	0	0	0	0	0	0	0
Taxes				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
Buildout Allowance				0	0	0	0	0	0	0	0
Free Rent				0	0	0	0	0	0	0	0
Relocation Allowance				0	0	0	0	0	0	0	0
Other Concessions				0	0	0	0	0	0	0	0
Effective Rent				\$157,766	\$160,991	\$164,285	\$169,141	\$174,144	\$179,296	\$184,603	\$191,750
<b>Effective Rent Difference</b>				(\$649)	(\$662)	(\$676)	(\$696)	(\$717)	(\$738)	(\$760)	(\$791)