

Lease Comparison



Lease	Year 1 Effective Rent	Year 10 Effective Rent	Year 1 Rent/rsf	Year 10 Rent/rsf	Average Rent/rsf	Average Rent/usf	Total Commitment	NPV @ 6%	Index
Commerce Plaza Suite 100 Term, 10 years	\$152,138	\$192,541	\$30.73	\$38.90	\$34.24	\$34.24	\$1,695,046	\$1,262,534	1.113
Brandywine Common Suite 200 Term, 10 years	\$138,750	\$175,844	\$30.83	\$39.08	\$35.23	\$35.23	\$1,585,316	\$1,162,894	1.026
Brick Walk #550 Term, 10 years	\$141,638	\$174,027	\$31.48	\$38.67	\$34.14	\$34.14	\$1,536,225	\$1,133,945	1.000
Cambridge Square 200-B Term, 10 years	\$183,250	\$181,816	\$36.65	\$36.36	\$36.08	\$36.08	\$1,803,848	\$1,353,714	1.194
Flatiron Building Suite 100 Term, 10 years	\$140,508	\$179,905	\$28.68	\$36.72	\$31.57	\$31.57	\$1,546,840	\$1,148,554	1.013
Greenway Square Suite 600 Term, 10 years	\$154,856	\$184,172	\$29.78	\$35.42	\$33.03	\$33.03	\$1,717,743	\$1,264,851	1.115

Note: The amounts shown in the second to fifth columns represent the years specified in those columns. The amounts shown as averages, total commitment and NPV cover the entire term of the corresponding lease.