

| Commerce Plaza | | Rentable sf | 4,950 | Lease term | 10 years | 9/5/2010 | | | | |
|----------------------------|-----------------------|-------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Suite 100 | | Usable sf | 4,950 | Discount rate | | 1:49 PM | | | | |
| 400 Commerce Ave. | | 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 |
| Effective Rent | \$152,138 | \$155,244 | \$158,415 | \$161,654 | \$164,960 | \$169,837 | \$174,860 | \$180,034 | \$185,363 | \$192,541 |
| 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 | | | | | | | | | |
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| NPV, Effective Rate/rsf | \$255.06 | Total Commitment | | \$1,695,046 | | | | | | |
| NPV, Effective Rate/usf | \$255.06 | NPV at 6% | | \$1,262,534 | | | | | | |