

Lease vs. Lease
Comparative Analysis

Lease 1	Commerce Plaza Suite 100
Lease 2	Brandywine Common Suite 200
Lease 3	Brick Walk #550
Lease 4	Cambridge Square 200-B
Lease 5	Flatiron Building Suite 100
Lease 6	Greenway Square Suite 600

Prepared For:

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Summary Report

Commerce Plaza
400 Commerce Ave.
Suite 100
Floor 3



Owner:	Owner	Rentable sf:	4,950	Total floor sf:	8,000
Manager:	Manager	Usable sf:	4,950		
Total bldg. sf:	27,000	Load factor:	0.00%		
Year built:	2000	Lease term:	10 years	Parking, unreserved:	25
Lease Begins	1/1/2011	Security:	yes	Operating hrs., weekend:	9-5
Rent Begins	1/1/2011	HVAC:	yes	Operating hrs., weekday:	9-5
Base year:	2011	Loading docks:	no	After-hours charges:	yes

Comments: New modern building, ready to move in.

Brandywine Common
100 Commerce Dr.
Suite 200
Floor 1



Owner:	Brandywine Group, Inc.	Rentable sf:	4,500	Total floor sf:	25,000
Manager:	First Management	Usable sf:	4,500	Expansion sf:	2,000
Total bldg. sf:	200,000	Load factor:	0.00%	Parking, reserved:	20
Year built:	1990	Lease term:	10 years	Parking, unreserved:	600
Lease begins:	1/1/2011	Security:	yes	Operating hrs., weekend:	9-5
Rent begins:	1/1/2011	HVAC:	yes	Operating hrs., weekday:	9-5
Base year:	2011	Loading docks:	no	After-hours charges:	yes

Comments: High speed internet access included

Excellent location

Note: This lease includes 3 months free rent prior to Year 1.

Brick Walk
1800 Post Rd.
#550
Floor 2



Owner:	Owner	Rentable sf:	4,500	Total floor sf:	6,000
Manager:	Manager	Usable sf:	4,500		
Total bldg. sf:	15,000	Load factor:	0.00%		
Year built:	2000	Lease term:	10 years	Parking, unreserved:	50
Lease begins:	1/1/2011	Security:	yes	Operating hrs., weekend:	9-5
Rent begins:	1/1/2011	HVAC:	yes	Operating hrs., weekday:	9-5
Base year:	2011	Loading docks:	no	After-hours charges:	yes

Comments: Only minor cosmetic improvements needed.

Good parking, free of charge.

Note: This lease includes 2 months free rent prior to Year 1.

Summary Report

<p>Cambridge Square 400 Pacific St. 200-B Floor 2</p> 	<p>Owner: Property Partners, LLC Manager: David Smith</p>	<p>Rentable sf: 5,000 Usable sf: 5,000 Load factor: 0.00%</p>	<p>Total floor sf: 10,000 Expansion sf: 5,000</p>
	<p>Total bldg. sf: 120,000 Year built: 1997 Lease begins: 1/1/2011 Rent begins: 1/1/2011 Base year: 2011</p>	<p>Lease term: 10 years Security: yes HVAC: yes Loading docks: no</p>	<p>Parking, unreserved: 150 Operating hrs., weekend: 9-5 Operating hrs., weekday: 9-5 After-hours charges: yes</p>
	<p>Comments: First quality building; suite is ready to occupy.</p>		
	<p>Note: This lease includes 1 months free rent prior to Year 1.</p>		
<p>Flatiron Building 1600 Main St. Suite 100 Floor 1</p>	<p>Owner: Main Invest Group Manager: n/a</p>	<p>Rentable sf: 4,900 Usable sf: 4,900 Load factor: 0.00%</p>	<p>Total floor sf: 5,500</p>
	<p>Total bldg. sf: 12,000 Year built: 1890 Lease begins: 1/1/2011 Rent begins: 1/1/2011 Base year: 2010</p>	<p>Lease term: 10 years Security: yes HVAC: yes Loading docks: no</p>	<p>Parking, unreserved: 20 Operating hrs., weekend: 9-5 Operating hrs., weekday: 9-5 After-hours charges: yes</p>
	<p>Comments: Awkward space, may require improvements Attractive historic building</p>		
<p>Greenway Square 125 Sixth St. Suite 600 Floor 5</p>	<p>Owner: Northside Development Manager: Best Manage, Inc.</p>	<p>Rentable sf: 5,200 Usable sf: 5,200 Load factor: 0.00%</p>	<p>Total floor sf: 5,000 Expansion sf: 2,500</p>
	<p>Total bldg. sf: 50,000 Year built: 2000 Lease begins: 1/1/2011 Rent begins: 1/1/2011 Base year: 2011</p>	<p>Lease term: 10 years Security: yes HVAC: yes Loading docks: no</p>	<p>Parking, unreserved: 200 Operating hrs., weekend: 9-5 Operating hrs., weekday: 9-5 After-hours charges: yes</p>
	<p>Comments: Best space for our needs.</p>		
	<p>Note: This lease includes 3 months free rent prior to Year 1.</p>		