

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, 120 months | \$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, 120 months | \$138,750 | \$175,844 | \$30.83 | \$39.08 | \$35.23 | \$35.23 | \$1,585,316 | \$1,162,894 | 1.026 |
| Brick Walk #550 Term, 120 months | \$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, 120 months | \$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, 120 months | \$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, 120 months | \$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.