

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:




**W. B. Tenant
1000 Main St.
South Haven, CT 06999**

Prepared By:

**RealData, Inc.
P. O. Box 691
Southport, CT 06890**

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Summary Report

<p>Commerce Plaza 400 Commerce Ave. Suite 100 Floor 3</p> 	<p>Owner: Owner Manager: Manager</p> <p>Total bldg. sf: 27,000 Year built: 2000 Lease Begins: 1/1/2020 Rent Begins: 1/1/2020 Base year: 2020</p>	<p>Rentable sf: 4,950 Usable sf: 4,950 Load factor: 0.00% Lease term: 120 months Security: yes HVAC: yes Loading docks: no</p>	<p>Total floor sf: 8,000</p> <p>Parking, unreserved: 25 Operating hrs., weekend: 9-5 Operating hrs., weekday: 9-5 After-hours charges: yes</p> <p>Comments: New modern building, ready to move in.</p>
<p>Brandywine Common 100 Commerce Dr. Suite 200 Floor 1</p> 	<p>Owner: Brandywine Group, Inc. Manager: First Management</p> <p>Total bldg. sf: 200,000 Year built: 1990 Lease begins: 1/1/2020 Rent begins: 1/1/2020 Base year: 2020</p>	<p>Rentable sf: 4,500 Usable sf: 4,500 Load factor: 0.00% Lease term: 120 months Security: yes HVAC: yes Loading docks: no</p>	<p>Total floor sf: 25,000 Expansion sf: 2,000 Parking, reserved: 20 Parking, unreserved: 600 Operating hrs., weekend: 9-5 Operating hrs., weekday: 9-5 After-hours charges: yes</p> <p>Comments: High speed internet access included Excellent location Note: This lease includes 3 months free rent prior to Year 1.</p>
<p>Brick Walk 1800 Post Rd. #550 Floor 2</p> 	<p>Owner: Owner Manager: Manager</p> <p>Total bldg. sf: 15,000 Year built: 2000 Lease begins: 1/1/2020 Rent begins: 1/1/2020 Base year: 2020</p>	<p>Rentable sf: 4,500 Usable sf: 4,500 Load factor: 0.00% Lease term: 120 months Security: yes HVAC: yes Loading docks: no</p>	<p>Total floor sf: 6,000</p> <p>Parking, unreserved: 50 Operating hrs., weekend: 9-5 Operating hrs., weekday: 9-5 After-hours charges: yes</p> <p>Comments: Only minor cosmetic improvements needed. Good parking, free of charge. Note: This lease includes 2 months free rent prior to Year 1.</p>

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: 1/1/2020 Rent begins: 1/1/2020 Base year: 2020</p>	<p>Lease term: 120 months 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: 1/1/2020 Rent begins: 1/1/2020 Base year: 2020</p>	<p>Lease term: 120 months 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: 1/1/2020 Rent begins: 1/1/2020 Base year: 2020</p>	<p>Lease term: 120 months 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>		