

Sublease Assumptions

Building: Commerce Plaza		Suite: Suite 100				Address: 400 Commerce Ave.				
Rentable sf:	4,950	Lease begins:	1/1/2020	Owner:	Owner	Floor #:	3	Security:	yes	
Usable sf = 100% rsf	1.	Rent begins:	1/1/2020	Manager:	Manager	Total fl. sf:	8,000	HVAC:	yes	
Lease term (months):	120	Base year:	2020	Park, resrvd:	0	Expansion sf:	0	Loading docks:	no	
Sublease starting year	3	Year built:	2000	Park, unres:	25	Total bldg sf:	27,000	After hours:	yes	
Comments:	New modern building, ready to move in.					W'kday hrs:	9-5	W'kend hrs:	9-5	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Original Base Rent + CPI (\$/sf):			\$29.13	\$29.71	\$30.31	\$31.22	\$32.15	\$33.12	\$34.11	\$35.48
Sublease Base Rent										
Enter amount (\$ or \$/sf):	\$28.00	\$28.00	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00	\$29.00
CPI Escalation										
Subtenant pays x% of CPI:		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Estimated CPI%:		2.00%	0.00%	2.00%	2.00%	3.00%	3.00%	3.00%	3.00%	4.00%
Pass-through Expenses										
Electricity										
Subtenant pays over stop:	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Stop, \$/sf:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$/sf owed in original lease			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cap, \$/sf:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Op. Expense										
Subtenant pays over stop:	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Stop, \$/sf:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$/sf owed in original lease			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cap, \$/sf:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Taxes										
Subtenant pays over stop:	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Stop, \$/sf:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$/sf owed in original lease			\$2.39	\$2.46	\$2.53	\$2.61	\$2.69	\$2.77	\$2.85	\$2.94
Cap, \$/sf:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Parking Expense (\$ or \$/sf)	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00

Sublease Assumptions (continued)

	Building: Commerce Plaza		Suite: Suite 100			Address: 400 Commerce Ave.				
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Build-out Allowance										
Total \$ amount or \$/sf:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Free Rent										
# free months in years 3-10:	0	0	0	0	0	0	0	0	0	0
Relocation Allowance										
Total \$ amount or \$/sf:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Concessions										
Total \$ amount or \$/sf:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00