

845 Jackson_ Total Cost of Lease

escalator: 1.03

	Monthly in Year 1	Notes	Year 1	Year 2	Year 3	Year 4	4 - Year TOTAL	
Base Rent	\$ 41,629.00	Inc by 3% annually	\$ 499,548.00	\$ 514,534.44	\$ 529,970.47	\$ 545,869.59	\$ 2,089,922.50	
Op Ex	\$ 8,636.36	Actual costs, inc by 3% annually	\$ 103,636.32	\$ 106,745.41	\$ 109,947.77	\$ 113,246.21	\$ 433,575.71	
Utilities	\$ 10,780.00	Inc by 3% annually	\$ 129,360.00	\$ 133,240.80	\$ 137,238.02	\$ 141,355.16	\$ 541,193.99	
Wireless Access Points	\$ 325.00	No increases	\$ 3,900.00	\$ 3,900.00	\$ 3,900.00	\$ 3,900.00	\$ 15,600.00	
		<i>TI Reimbursement Maximum:</i>	\$ 300,000.00	\$ -	\$ -	\$ -	\$ 300,000.00	
			\$ 1,036,444.32	\$ 758,420.65	\$ 781,056.27	\$ 804,370.96	\$ 3,380,292.20	Total Cost of Lease