

Attachment #1
1380 Howard St Lease

| | Current | Proposed |
|---------------------------|---|---|
| Use | DPH - Community Behavioral Health Services | No change |
| Premises | 79,950 rentable square feet | No change |
| Base Rent | \$131,584.38 per month (approximately \$19.75 per rentable square foot per year) | \$284,821.88 per month (approximately \$42.75 per rentable square foot per year) |
| Operating Expenses | \$28,413 monthly (approx. \$4.26 psf annually) | No change |
| Base Rent Increase Date | NA | No change |
| Base Rent Increase Amount | None | No change |
| Term Expiration | December 31, 2017 | December 31, 2022 |
| Options to Renew | One (1) 5 year at 95% of Fair Market Rent | Three (3) 5 year each at 95% of Fair Market Rent |