

Attachment #1**Summary of Lease Terms**

Address	170 9 th Street (Assessor's Block 3509, lot 8)
SF	25,125 square feet
Term	12 years from the date of commencement (estimated to be April 1, 2018).
Base Rent	\$1,256,250 annually (or approximately \$50.00 per square foot).
Estimated Operating Expenses	\$30,693.92 monthly (approximately \$14.66 per square foot annually)
Options	(2) 5 year options at 95% of FMR (subject to further Board approvals).
Improvement Allowance	\$1,381,875 (or approximately \$55.00 per square foot).
Estimated City cost above Landlord's allowance	\$3,754,247 (or approximately \$149 per square foot).
Additional Provisions	City has the first opportunity to purchase the property (subject to further Board approvals).
Appraisal	Fair Market Rent was appraised at \$50.00 per square foot by Clifford Advisory, John C Clifford, MAI on May 10, 2017