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**	
		TI Reimbursement Maximum:	*$ 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