

| TENANT A | | | |
|----------------------------|---------------------|------------------|-------------------|
| Landlord Response Analysis | | | |
| Location: | 3310 W. Main Street | 2011 Dean Street | Corporate Reserve |
| RSF: | 2,175 | 3,000 | 2,250 |
| Term: | 36 | 63 | 65 |
| Lease Type: | Gross | NNN | NNN |
| Est. Op Ex & Taxes: | N/A | \$3.50 w/10% cap | \$4.69 w/8% cap |
| | | | |
| Gross Rent Year 1: | \$22.00 | \$15.50 | \$18.69 |
| Gross Rent Year 2: | \$22.66 | \$16.00 | \$19.11 |
| Gross Rent Year 3: | \$23.40 | \$17.00 | \$19.54 |
| Gross Rent Year 4: | N/A | \$17.41 | \$19.99 |
| Gross Rent Year 5: | N/A | \$17.82 | \$20.44 |
| Escalation: | 3% | manual increase | 3% |
| | | | |
| Yearly Utility Est: | \$3,806.00 | \$3,750.00 | \$2,812.50 |
| Total Utility Est: | \$11,419.00 | \$18,750.00 | \$14,062.50 |
| Abatement: | 0 | 3 mo. Gross | 5 mo. Gross |
| TI Allowance: | 0 | Full Build Out | Full Build Out |
| TI Estimated Cost: | \$50,000 | N/A | N/A |
| TI Delta: | \$50,000 | \$0.00 | \$0.00 |
| | | | |
| Total Occupancy Cost: | \$ 209,449.56 | \$ 256,578.00 | \$ 234,044.68 |
| Exclusivity: | Yes | Yes | In single story |
| Right of Refusal: | N/A | N/A | Yes |
| Security Deposit: | TBD | TBD | TBD |
| Option to Renew: | No | Two 5 year | Two 5 year |

| | |
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| Location: | 3310 W. Main Street |
| RSF: | 2,175 |
| Term: | 36 |
| Lease Type: | Gross |
| Est. Op Ex & Taxes: | N/A |
| | |
| Gross Rent Year 1: | \$22.00 |
| Gross Rent Year 2: | \$22.66 |
| Gross Rent Year 3: | \$23.40 |
| Gross Rent Year 4: | N/A |
| Gross Rent Year 5: | N/A |
| Escalation: | 3% |
| Abatement: | 0 |

| | Year 1 | Year 2 | Year 3 | |
|----------|--------------|--------------|--------------|---------------|
| Month 1 | \$ 3,987.50 | \$ 4,107.13 | \$ 4,241.25 | |
| Month 2 | \$ 3,987.50 | \$ 4,107.13 | \$ 4,241.25 | |
| Month 3 | \$ 3,987.50 | \$ 4,107.13 | \$ 4,241.25 | |
| Month 4 | \$ 3,987.50 | \$ 4,107.13 | \$ 4,241.25 | |
| Month 5 | \$ 3,987.50 | \$ 4,107.13 | \$ 4,241.25 | |
| Month 6 | \$ 3,987.50 | \$ 4,107.13 | \$ 4,241.25 | |
| Month 7 | \$ 3,987.50 | \$ 4,107.13 | \$ 4,241.25 | |
| Month 8 | \$ 3,987.50 | \$ 4,107.13 | \$ 4,241.25 | |
| Month 9 | \$ 3,987.50 | \$ 4,107.13 | \$ 4,241.25 | |
| Month 10 | \$ 3,987.50 | \$ 4,107.13 | \$ 4,241.25 | |
| Month 11 | \$ 3,987.50 | \$ 4,107.13 | \$ 4,241.25 | |
| Month 12 | \$ 3,987.50 | \$ 4,107.13 | \$ 4,241.25 | |
| | \$ 47,850.00 | \$ 49,285.56 | \$ 50,895.00 | \$ 148,030.56 |

| | |
|---------------------|------------------|
| Location: | 2011 Dean Street |
| RSF: | 3,000 |
| Term: | 63 |
| Lease Type: | NNN |
| Est. Op Ex & Taxes: | \$3.50 w/10% cap |
| | |
| Gross Rent Year 1: | \$15.50 |
| Gross Rent Year 2: | \$16.00 |
| Gross Rent Year 3: | \$17.00 |
| Gross Rent Year 4: | \$17.41 |
| Gross Rent Year 5: | \$17.82 |
| Escalation: | manual increase |
| Abatement: | 3 mo. Gross |

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | |
|----------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|
| Month 1 | \$ - | \$ 3,875.00 | \$ 4,000.00 | \$ 4,250.00 | \$ 4,352.50 | \$ 4,455.00 | |
| Month 2 | \$ - | \$ 3,875.00 | \$ 4,000.00 | \$ 4,250.00 | \$ 4,353.50 | \$ 4,455.00 | |
| Month 3 | \$ - | \$ 3,875.00 | \$ 4,000.00 | \$ 4,250.00 | \$ 4,354.50 | \$ 4,455.00 | |
| Month 4 | \$ 3,875.00 | \$ 4,000.00 | \$ 4,250.00 | \$ 4,352.50 | \$ 4,455.00 | | |
| Month 5 | \$ 3,875.00 | \$ 4,000.00 | \$ 4,250.00 | \$ 4,352.50 | \$ 4,455.00 | | |
| Month 6 | \$ 3,875.00 | \$ 4,000.00 | \$ 4,250.00 | \$ 4,352.50 | \$ 4,455.00 | | |
| Month 7 | \$ 3,875.00 | \$ 4,000.00 | \$ 4,250.00 | \$ 4,352.50 | \$ 4,455.00 | | |
| Month 8 | \$ 3,875.00 | \$ 4,000.00 | \$ 4,250.00 | \$ 4,352.50 | \$ 4,455.00 | | |
| Month 9 | \$ 3,875.00 | \$ 4,000.00 | \$ 4,250.00 | \$ 4,352.50 | \$ 4,455.00 | | |
| Month 10 | \$ 3,875.00 | \$ 4,000.00 | \$ 4,250.00 | \$ 4,352.50 | \$ 4,455.00 | | |
| Month 11 | \$ 3,875.00 | \$ 4,000.00 | \$ 4,250.00 | \$ 4,352.50 | \$ 4,455.00 | | |
| Month 12 | \$ 3,875.00 | \$ 4,000.00 | \$ 4,250.00 | \$ 4,352.50 | \$ 4,455.00 | | |
| | \$ 34,875.00 | \$ 47,625.00 | \$ 50,250.00 | \$ 51,922.50 | \$ 53,155.50 | \$ 237,828.00 | \$ 237,828.00 |

| | |
|---------------------|-------------------|
| Location: | Corporate Reserve |
| RSF: | 2,250 |
| Term: | 65 |
| Lease Type: | NNN |
| Est. Op Ex & Taxes: | \$4.69 w/8% cap |
| Gross Rent Year 1: | \$18.69 |
| Gross Rent Year 2: | \$19.11 |
| Gross Rent Year 3: | \$19.54 |
| Gross Rent Year 4: | \$19.99 |
| Gross Rent Year 5: | \$20.44 |
| Escalation: | 3% |
| Abatement: | 5 mo. Gross |

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | |
|----------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| Month 1 | \$ - | \$ 3,504.38 | \$ 3,583.13 | \$ 3,663.65 | \$ 3,748.13 | \$ 3,832.50 | |
| Month 2 | \$ - | \$ 3,504.38 | \$ 3,583.13 | \$ 3,663.65 | \$ 3,748.13 | \$ 3,832.50 | |
| Month 3 | \$ - | \$ 3,504.38 | \$ 3,583.13 | \$ 3,663.65 | \$ 3,748.13 | \$ 3,832.50 | |
| Month 4 | \$ - | \$ 3,504.38 | \$ 3,583.13 | \$ 3,663.65 | \$ 3,748.13 | \$ 3,832.50 | |
| Month 5 | \$ - | \$ 3,504.38 | \$ 3,583.13 | \$ 3,663.65 | \$ 3,748.13 | \$ 3,832.50 | |
| Month 6 | \$ 3,504.38 | \$ 3,583.13 | \$ 3,663.75 | \$ 3,748.13 | \$ 3,832.50 | | |
| Month 7 | \$ 3,504.38 | \$ 3,583.13 | \$ 3,663.75 | \$ 3,748.13 | \$ 3,832.50 | | |
| Month 8 | \$ 3,504.38 | \$ 3,583.13 | \$ 3,663.75 | \$ 3,748.13 | \$ 3,832.50 | | |
| Month 9 | \$ 3,504.38 | \$ 3,583.13 | \$ 3,663.75 | \$ 3,748.13 | \$ 3,832.50 | | |
| Month 10 | \$ 3,504.38 | \$ 3,583.13 | \$ 3,663.75 | \$ 3,748.13 | \$ 3,832.50 | | |
| Month 11 | \$ 3,504.38 | \$ 3,583.13 | \$ 3,663.75 | \$ 3,748.13 | \$ 3,832.50 | | |
| Month 12 | \$ 3,504.38 | \$ 3,583.13 | \$ 3,663.75 | \$ 3,748.13 | \$ 3,832.50 | | |
| | \$ 24,530.66 | \$ 42,603.81 | \$ 43,561.90 | \$ 44,555.16 | \$ 45,568.15 | \$ 19,162.50 | \$ 219,982.18 |