Leasing IRR								
			Rent Increase psf	$ -				
[Person 1]	96		Rent Increase %	2.50%				
Rental Rate	$ 9.35		Rent Increase $	$ -				
Sq. Ft.	34,104.00		Increase @ Period	25				
Lease Date	12/1/12		Increase Interval	12				
TI psf	$ 18.40							
Combined LC psf	$ 1.25							
First Pay Date	6/1/13							
			Rent	TI Costs	Lease Commissions	Rent Increase Y/N	Rent Increase	Rent Increase Y/N
		12/1/12	$ -	$ (627,513.60)	$ -	Monthly Rate	Montly Rate	Annual Rate
		12/1/12			$ (170,520.00)			
Month	1	12/1/12	$ -		$ -	$0.00	$0.00	$ -
	2	1/1/13	$ -		$ -	$0.00	$0.00	$ -
	3	2/1/13	$ -		$ -	$0.00	$0.00	$ -
	4	3/1/13	$ -		$ -	$0.00	$0.00	$ -
	5	4/1/13	$ -		$ -	$0.00	$0.00	$ -
	6	5/1/13	$ -		$ -	$0.00	$0.00	$ -
	7	6/1/13	$ 26,572.70		$ (170,520.00)	$0.00	$0.00	$ -
	8	7/1/13	$ 26,572.70		$ -	$0.00	$0.00	$ -
	9	8/1/13	$ 26,572.70		$ -	$0.00	$0.00	$ -
	10	9/1/13	$ 26,572.70		$ -	$0.00	$0.00	$ -
	11	10/1/13	$ 26,572.70		$ -	$0.00	$0.00	$ -
	12	11/1/13	$ 26,572.70		$ -	$0.00	$0.00	$ -
	13	12/1/13	$ 26,572.70		$ -	$0.00	$0.00	$ -
	14	1/1/14	$ 26,572.70		$ -	$0.00	$0.00	$ -
	15	2/1/14	$ 26,572.70		$ -	$0.00	$0.00	$ -
	16	3/1/14	$ 26,572.70		$ -	$0.00	$0.00	$ -
	17	4/1/14	$ 26,572.70		$ -	$0.00	$0.00	$ -
	18	5/1/14	$ 26,572.70		$ -	$0.00	$0.00	$ -
	19	6/1/14	$ 26,572.70		$ -	$0.00	$0.00	$ -
	20	7/1/14	$ 26,572.70		$ -	$0.00	$0.00	$ -
	21	8/1/14	$ 26,572.70		$ -	$0.00	$0.00	$ -
	22	9/1/14	$ 26,572.70		$ -	$0.00	$0.00	$ -
	23	10/1/14	$ 26,572.70		$ -	$0.00	$0.00	$ -
	24	11/1/14	$ 26,572.70		$ -	$0.00	$0.00	$ -
	25	12/1/14	$ 26,572.70		$ -	$664.32	$27,237.02	$ 55.36
	26	1/1/15	$ 26,572.70		$ -	$664.32	$27,237.02	$ 55.36
	27	2/1/15	$ 26,572.70		$ -	$664.32	$27,237.02	$ 55.36
	28	3/1/15	$ 26,572.70		$ -	$664.32	$27,237.02	$ 55.36