

LENSIC OFFICE SPACES AND RENTAL SCHEDULE

Building address is 215 West San Francisco

Suite	SQ. FT.	Base Rent	Oper. Exp.	Total PSF	Ann./Mo.
201	1985	\$17.75	\$4.75	\$22.50	\$44,662/\$3,721
202A	534	\$17.00	\$4.75	\$21.75	\$11,615/\$968
202B	582	\$17.00	\$4.75	\$21.75	\$12,658/\$1,054
203	885	\$17.00	\$4.75	\$21.75	\$19,248/\$1,604
300	2185	\$20.00	\$4.75	\$24.75	\$54,079/\$3,724

Length of lease... 3 years or to be determined

Escalation of base rent ...Indexed to Consumer Price Index with a minimum of 3% and maximum of 6% or fixed stepped increase subject to negotiation.

Suites 201 and 203 contain a kitchen area. Suites 202A and 202B have kitchen access in the adjacent common area. Some tenant improvements may be available.

Suite 300 contains custom built-in cabinets and furniture, conference room table and chairs, secure entry system, lock-off elevator, audio/visual system, separate refrigerated air system, numerous skylights, custom window Coverings, carpeting and kitchen area.

Parking spaces are available for tenants in adjacent lot at \$175 per month. Validation parking is also available for visitors.