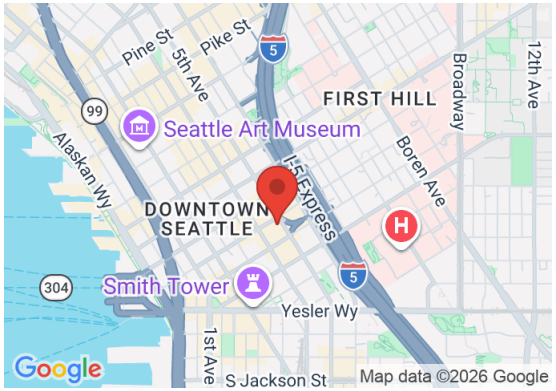
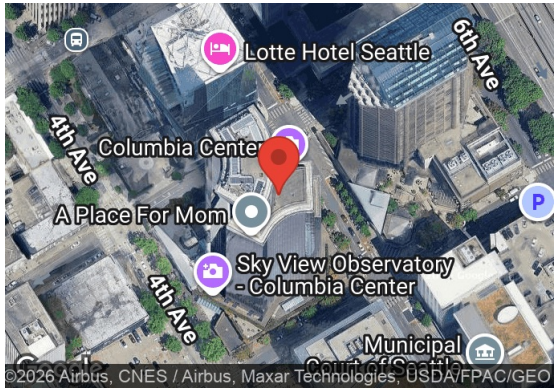
LeaseMatrix Headquarters

Columbia Center

LANDLORD COUNTER

701 5th Ave
Seattle, Washington 98104
US





Rentable Area 100,000 SF	**Useable Area** 84,746 SF	**Load Factor** 18%	**Lease Term** 84 months
Commencement Date 03/19/2013	**Expiration Date** 03/18/2020	**TI Allowance** $50.00 per RSF	**Landlord** Columbia Center, LLC
Building Class Class A	**Floor / Suite** Floors 14-17	**Parking ratio** 4 per 1,000	**Security Deposit** $50,000
Lease Structure Full Service	**Renewal options** Two (2) Five (5) Year Options	**Total Deal Cost** $21,159,526	**NPV of Total Cost @ 8.0%** $15,888,601

Notes: Landlord is willing to provide other floors for consideration.

Key Lease Metrics		1	2	3	4	5	6	7
Period Ending	Average	03/2014	03/2015	03/2016	03/2017	03/2018	03/2019	03/2020
Months in Period		12	12	12	12	12	12	12
Base Rent per RSF	21.57	10.00	21.00	22.00	23.00	24.00	25.00	26.00
Expenses per RSF	8.51	6.33	7.51	8.04	8.58	9.13	9.71	10.30
Total Cost per RSF	30.01	16.33	28.51	30.04	31.58	33.13	34.71	35.80
Average Monthly Cost	250,113	136,111	237,583	250,294	263,136	276,114	289,231	298,324
Per Annum Total	3,001,361	1,633,333	2,851,000	3,003,531	3,157,637	3,313,366	3,470,768	3,579,891
Cumulative Total		1,633,333	4,484,334	7,487,864	10,645,501	13,958,867	17,429,635	21,009,526

Annual Financial Detail		1	2	3	4	5	6	7
Period Ending	Average	03/2014	03/2015	03/2016	03/2017	03/2018	03/2019	03/2020
Base Rent	2,300,000	2,000,000	2,100,000	2,200,000	2,300,000	2,400,000	2,500,000	2,600,000
Rent Abatement	(142,857)	(1,000,000)						
Total Rent	2,157,143	1,000,000	2,100,000	2,200,000	2,300,000	2,400,000	2,500,000	2,600,000
Expenses								
Over Base Year Stop	94,637		30,000	60,900	92,727	125,509	159,274	194,052
Janitorial	109,464	100,000	103,000	106,090	109,273	112,551	115,927	119,405
Utilities	433,093	366,667	412,000	424,360	437,091	450,204	463,710	477,621
Parking	214,166	166,667	206,000	212,180	218,545	225,102	231,855	238,810
Total Expenses	851,361	633,333	751,000	803,531	857,637	913,366	970,768	1,029,891

Expenses and Credits	0	1	2	3	4	5	6	7
Landlord Credits								
TI Allowance	(5,000,000)							
Moving Allowance	(100,000)							
Tenant Cash Outlay								
Security Deposit	50,000							(50,000)
Moving Expenses	250,000							
Total Buildout Cost	5,000,000							
Total Expenses & Credits	200,000							(50,000)