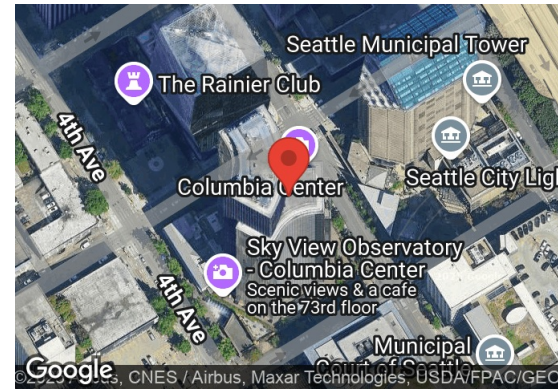


LeaseMatrix
Headquarters
Columbia Center
LANDLORD COUNTER
 701 5th Ave
 Seattle, Washington 98104
 US



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

