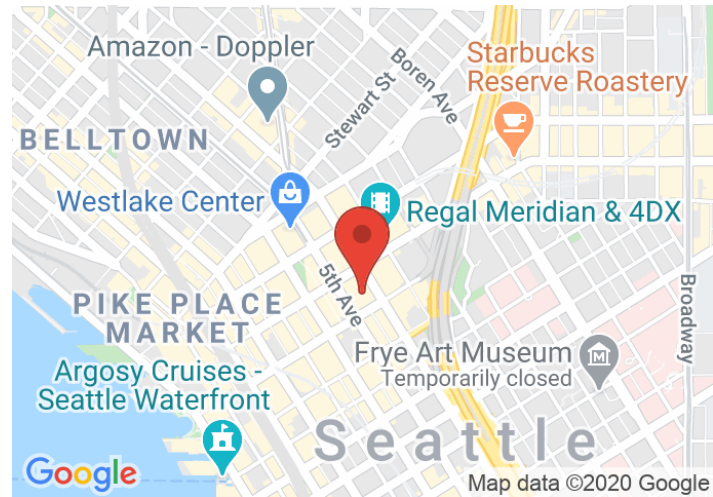


# LeaseMatrix Headquarters

City Centre

TENANT COUNTER

1420 5th Avenue  
Seattle, WA 98101



|   |  |   |  |
|---|--|---|--|
| <b>Rentable Area</b><br>105,000 SF              | <b>Useable Area</b><br>91,305 SF                           | <b>Load Factor</b><br>15%                     | <b>Lease Term</b><br>84 months         |
| <b>Commencement Date</b><br>06/13/2013          | <b>Expiration Date</b><br>06/12/2020                       | <b>TI Allowance</b><br>\$50.00 per RSF        | <b>Landlord</b><br>Bentall Kennedy     |
| <b>Building Class</b><br>Class A                | <b>Floor / Suite</b><br>Floors 14-18                       | <b>Parking ratio</b><br>2 per 1,000           | <b>Security Deposit</b><br>\$100,000   |
| <b>Lease Structure</b><br>Full Service          | <b>Renewal options</b><br>Two (2) Five (5) Year<br>Options | <b>Expansion rights</b><br>ROFO on Suite 1130 | <b>Total Deal Cost</b><br>\$24,013,790 |
| <b>NPV of Total Cost @ 8.0%</b><br>\$18,323,793 |  |   |  |

| <b>Key Lease Metrics</b>       |           | 1         | 2         | 3         | 4          | 5          | 6          | 7          |
|--------------------------------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|
| Period Ending                  | Average   | 06/2014   | 06/2015   | 06/2016   | 06/2017    | 06/2018    | 06/2019    | 06/2020    |
| Months in Period               |           | 12        | 12        | 12        | 12         | 12         | 12         | 12         |
| Base Rent per RSF              | 23.66     | 21.08     | 21.54     | 22.00     | 24.50      | 25.00      | 25.50      | 26.00      |
| Expenses per RSF               | 8.47      | 7.00      | 7.47      | 7.94      | 8.44       | 8.95       | 9.47       | 10.01      |
| Total Cost per RSF             | 32.13     | 28.08     | 29.01     | 29.94     | 32.94      | 33.95      | 34.97      | 36.01      |
| Average Monthly Cost           | 281,117   | 245,729   | 253,808   | 262,010   | 288,201    | 297,022    | 305,977    | 315,069    |
| Per Annum Total                | 3,373,399 | 2,948,750 | 3,045,700 | 3,144,116 | 3,458,414  | 3,564,267  | 3,671,721  | 3,780,823  |
| Cumulative Total               |           | 2,948,750 | 5,994,450 | 9,138,566 | 12,596,980 | 16,161,247 | 19,832,968 | 23,613,790 |
| <br>                           |           |           |           |           |            |            |            |            |
| <b>Annual Financial Detail</b> |           | 1         | 2         | 3         | 4          | 5          | 6          | 7          |
| Period Ending                  | Average   | 06/2014   | 06/2015   | 06/2016   | 06/2017    | 06/2018    | 06/2019    | 06/2020    |
| Base Rent                      | 2,572,500 | 2,415,000 | 2,467,500 | 2,520,000 | 2,572,500  | 2,625,000  | 2,677,500  | 2,730,000  |
| Rent Abatement                 | (88,125)  | (201,250) | (205,625) | (210,000) |            |            |            |            |
| Total Rent                     | 2,484,375 | 2,213,750 | 2,261,875 | 2,310,000 | 2,572,500  | 2,625,000  | 2,677,500  | 2,730,000  |
| <br>                           |           |           |           |           |            |            |            |            |
| <b>Expenses</b>                |           |           |           |           |            |            |            |            |
| Over Base Year Stop            | 124,212   |           | 39,375    | 79,931    | 121,704    | 164,730    | 209,047    | 254,694    |
| Electric                       | 344,811   | 315,000   | 324,450   | 334,184   | 344,209    | 354,535    | 365,171    | 376,126    |
| Parking                        | 420,000   | 420,000   | 420,000   | 420,000   | 420,000    | 420,000    | 420,000    | 420,000    |
| Total Expenses                 | 889,024   | 735,000   | 783,825   | 834,116   | 885,914    | 939,267    | 994,221    | 1,050,823  |

