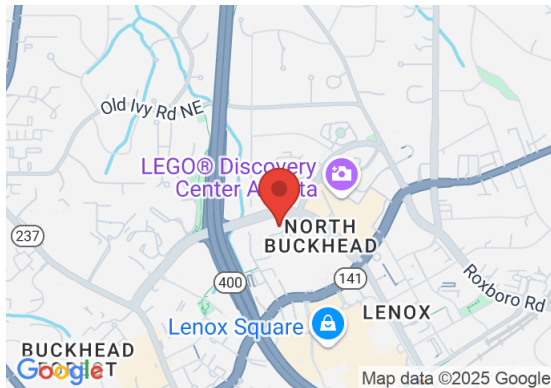




Comparative Lease Analysis - Atlanta Sample **One Alliance Center** **LANDLORD PROPOSAL** 3500 Lenox Road Atlanta, GA 30326

Rentable Area 6,200 SF	Useable Area 5,255 SF	Load Factor 18%	Lease Term 64 months
Commencement Date 01/01/2015	Expiration Date 04/30/2020	Building Class Class A	Floor / Suite 1650
Parking ratio 2.62/1,000sf	Lease Structure Full Service	Renewal options Yes	Concessions 4 months free
Expansion rights NO	Termination rights Yes. A one time right after the 36th month	Total Deal Cost \$1,051,546	NPV of Total Cost @ 8.0% \$843,912

Key Lease Metrics		1	2	3	4	5	6
Period Ending	Average	01/2016	01/2017	01/2018	01/2019	01/2020	05/2020
Months in Period		12	12	12	12	12	4
Base Rent per RSF	31.80	21.33	32.80	33.62	34.46	35.32	12.07
Total Cost per RSF	31.80	21.33	32.80	33.62	34.46	35.32	12.07
Average Monthly Cost	16,430	11,022	16,947	17,370	17,805	18,250	6,235
Per Annum Total	197,165	132,267	203,360	208,444	213,655	218,996	74,824
Cumulative Total		132,267	335,627	544,071	757,726	976,722	1,051,546

Annual Financial Detail		1	2	3	4	5	6
Period Ending	Average	01/2016	01/2017	01/2018	01/2019	01/2020	05/2020
Base Rent	209,565	198,400	203,360	208,444	213,655	218,996	74,824
Rent Abatement	(12,400)	(66,133)					
Total Rent	197,165	132,267	203,360	208,444	213,655	218,996	74,824