

# LeaseMatrix Headquarters

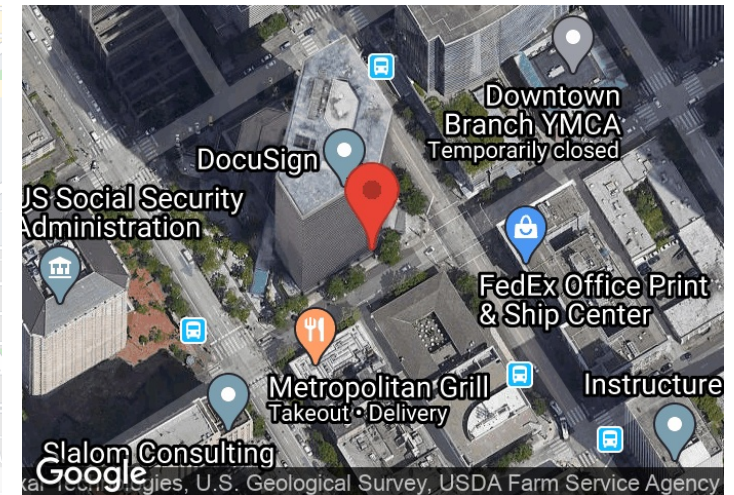
Wells Fargo Center

LANDLORD PROPOSAL

999 3rd Avenue

Seattle, Washington 98104

US



<b>Rentable Area</b> 100,000 SF	<b>Useable Area</b> 87,720 SF	<b>Load Factor</b> 14%	<b>Lease Term</b> 60 months
<b>Commencement Date</b> 05/15/2013	<b>Expiration Date</b> 05/14/2018	<b>TI Allowance</b> \$50.00 per RSF	<b>Landlord</b> The CAC Group
<b>Building Class</b> Class AA	<b>Floor / Suite</b> Full floors 14,15, 17, 22	<b>Parking ratio</b> 1 per 1,000	<b>Security Deposit</b> \$100,000
<b>Lease Structure</b> Modified Net	<b>Renewal options</b> Three (3) Five (5) Year Options	<b>Total Deal Cost</b> \$12,475,583	<b>NPV of Total Cost @ 8.0%</b> \$10,249,268

Notes: Tenant pays janitorial and electric

<b>Key Lease Metrics</b>		1	2	3	4	5
Period Ending	Average	05/2014	05/2015	05/2016	05/2017	05/2018
Months in Period		12	12	12	12	12
Base Rent per RSF	20.24	15.00	20.60	21.22	21.85	22.51
Expenses per RSF	4.31	3.82	4.06	4.31	4.56	4.82
Total Cost per RSF	24.55	18.82	24.66	25.53	26.42	27.33
Average Monthly Cost	204,593	156,833	205,500	212,710	220,136	227,785
Per Annum Total	2,455,117	1,882,000	2,466,000	2,552,520	2,641,636	2,733,426
Cumulative Total		1,882,000	4,348,000	6,900,521	9,542,157	12,275,583

<b>Annual Financial Detail</b>		1	2	3	4	5
Period Ending	Average	05/2014	05/2015	05/2016	05/2017	05/2018
Base Rent	2,123,654	2,000,000	2,060,000	2,121,800	2,185,454	2,251,018
Rent Abatement	(100,000)	(500,000)				
Total Rent	2,023,654	1,500,000	2,060,000	2,121,800	2,185,454	2,251,018
<b>Expenses</b>						
Over Base Year Stop	49,462		24,000	48,720	74,182	100,407
Janitorial	82,000	82,000	82,000	82,000	82,000	82,000
Utilities	300,000	300,000	300,000	300,000	300,000	300,000
Total Expenses	431,462	382,000	406,000	430,720	456,182	482,408

<b>Expenses and Credits</b>	0	1	2	3	4	5
Landlord Credits						
TI Allowance	(5,000,000)					
Tenant Cash Outlay						
Security Deposit	100,000					(100,000)
Moving Expenses	200,000					
Total Buildout Cost	5,000,000					
Total Expenses & Credits	300,000					(100,000)