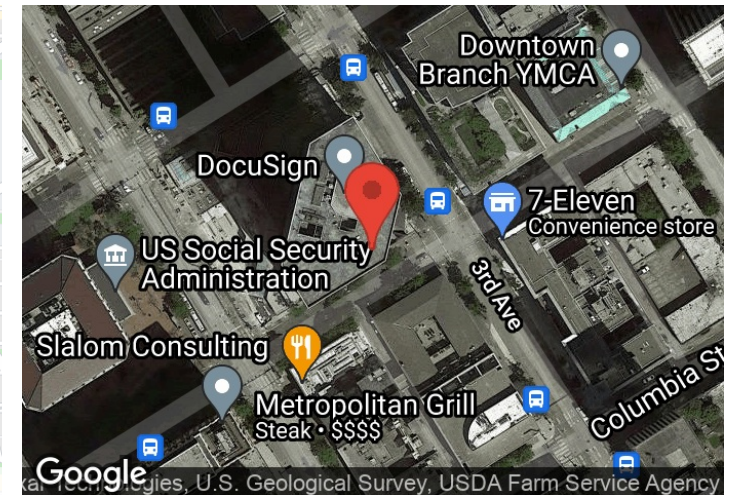


LeaseMatrix
Headquarters
Wells Fargo Center
LANDLORD PROPOSAL
 999 3rd Avenue
 Seattle, Washington 98104
 US



| | | | |
|--|---|--|---|
| Rentable Area 100,000 SF | Useable Area 87,720 SF | Load Factor 14% | Lease Term 60 months |
| Commencement Date 05/15/2013 | Expiration Date 05/14/2018 | TI Allowance \$50.00 per RSF | Landlord The CAC Group |
| Building Class Class AA | Floor / Suite Full floors 14,15, 17, 22 | Parking ratio 1 per 1,000 | Security Deposit \$100,000 |
| Lease Structure Modified Net | Renewal options Three (3) Five (5) Year Options | Total Deal Cost \$12,375,583 | NPV of Total Cost @ 8.0% \$10,249,268 |

Notes: Tenant pays janitorial and electric

| Key Lease Metrics | | 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 | 24.35 | 18.82 | 24.66 | 25.53 | 26.42 | 26.33 |
| Average Monthly Cost | 202,926 | 156,833 | 205,500 | 212,710 | 220,136 | 219,452 |
| Per Annum Total | 2,435,117 | 1,882,000 | 2,466,000 | 2,552,520 | 2,641,636 | 2,633,426 |
| Cumulative Total | | 1,882,000 | 4,348,000 | 6,900,521 | 9,542,157 | 12,175,583 |

| Annual Financial Detail | | 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 |
| Expenses | | | | | | |
| 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 |

| Expenses and Credits | 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) |