

LeaseMatrix Headquarters

| | |
|--|--------------|
| Wells Fargo Center 999 3rd Avenue Seattle, Washington 98104 | |
| Landlord proposal | |
| Rentable area | 100,000 SF |
| Lease term | 60 months |
| Commencement | 05/15/2013 |
| Avg cost / rsf | \$24.35 |
| Effective rent | \$14.35 |
| NPV / year / rsf | \$20.50 |
| Avg cost / month | \$202,926 |
| Avg cost / year | \$2,435,117 |
| Total deal cost | \$12,375,583 |
| NPV @ 8.0% | \$10,249,268 |

| | |
|--|--------------|
| 505 Union Station 505 5th Ave S Seattle, Washington 98104 | |
| Landlord proposal | |
| Rentable area | 100,000 SF |
| Lease term | 72 months |
| Commencement | 04/29/2013 |
| Avg cost / rsf | \$24.36 |
| Effective rent | \$18.70 |
| NPV / year / rsf | \$19.12 |
| Avg cost / month | \$203,034 |
| Avg cost / year | \$2,436,402 |
| Total deal cost | \$14,768,415 |
| NPV @ 8.0% | \$11,469,156 |

| | |
|--|--------------|
| Columbia Center 701 5th Ave Seattle, Washington 98104 | |
| Landlord counter | |
| Rentable area | 100,000 SF |
| Lease term | 84 months |
| Commencement | 03/19/2013 |
| Avg cost / rsf | \$30.01 |
| Effective rent | \$23.01 |
| NPV / year / rsf | \$22.70 |
| Avg cost / month | \$250,113 |
| Avg cost / year | \$3,001,361 |
| Total deal cost | \$21,159,526 |
| NPV @ 8.0% | \$15,888,601 |

| | |
|--|--------------|
| City Centre 1420 5th Avenue Seattle, WA 98101 | |
| Tenant counter | |
| Rentable area | 105,000 SF |
| Lease term | 84 months |
| Commencement | 06/13/2013 |
| Avg cost / rsf | \$31.99 |
| Effective rent | \$24.98 |
| NPV / year / rsf | \$24.93 |
| Avg cost / month | \$279,926 |
| Avg cost / year | \$3,359,113 |
| Total deal cost | \$23,913,790 |
| NPV @ 8.0% | \$18,323,793 |

□