

**Lease Rate Calculation****Change from 8-28-13 version**

Total Cost	\$ 44,516,021	\$ 786,419
Tenant TI Contribution @ \$120/GSF	<u>\$ 7,500,000</u>	<u>\$ 185,760</u>
Net Lessor Cost	\$ 37,016,021	\$ 972,179
25% Owner Equity Contribution	<u>\$ 9,254,005</u>	<u>\$ 243,044</u>
<b>Net Loan Amount</b>	<b>\$ 27,762,016</b>	<b>\$ 729,134</b>
AIDEA Loan amount	\$ 20,000,000	
\$20.0m at 5.68%,25 year amortization	\$ 124,976	
\$7,762,016 at 6.375%, 15 year amortization	\$ 67,083	\$ 6,302
Total Debt Service	\$ 192,059	\$ 6,302
Debt Service Coverage	1.29	
Lease Payment NNN	\$ 247,756	\$ 8,129
Return on Owners Equity	7.22%	0.05%