

Lease Rate Calculation

Total Cost	\$ 43,729,602
Tenant TI Contribution @ \$120/GSF	<u>\$ 7,685,760</u>
Net Lessor Cost	\$ 36,043,842
25% Owner Equity Contribution	<u>\$ 9,010,961</u>
Net Loan Amount	\$ 27,032,882
AIDEA Loan amount	\$ 20,000,000
\$20.0m at 5.68%,25 year amortization	\$ 124,976
\$7,032,882 at 6.375%, 15 year amortization	\$ 60,781
Total Debt Service	\$ 185,757
Debt Service Coverage	1.29
Lease Payment	\$ 239,627
Return on Owners Equity	7.17%