

Sample Lease Calculation

| | Proposed | 10 Year Cost |
|------------------------------------|--------------------|---------------------|
| Location | 1 John Doe Street | |
| Rentable Sq. Footage | 12,500 | |
| Rate per Square Foot | \$16.38 | |
| Annual Rent* | \$204,750.00 | \$2,307,292.00 |
| Other Cost: | | |
| <i>Electric</i> | <i>\$18,750.00</i> | <i>\$205,649.00</i> |
| Escalations - Operating | | \$41,550.00 |
| Escalations - Tax | | \$24,199.00 |
| Parking | \$22,500.00 | \$225,000.00 |
| Total Annual Cost | \$246,000.00 | \$2,803,690.00 |

*Reflects Rental Rate increase to \$20.00 psf in years 6-10

Note: Costs in **BOLD italics** are not part of this Agreement and should not be included in AC340.

$$\begin{array}{rcl}
 \$2,803,690.00 & - & \$205,649.00 & = & \$2,598,041.00 \\
 \text{Total Cost} & & \text{Electric} & & \text{STS Value}
 \end{array}$$