

SHCHEDULE ONE

BASE RENT

		Base Rent	Additional	Total Base	Monthly	Annual
		PSF	Base Rent	Rent PSF	Base Rent	Base Rent
		PSF	PSF		PSF	PSF
Initial Term	Year 1	\$20.00	\$3.50	\$23.50	\$26,985.83	\$323,830.00
	Year 2	\$20.40	\$3.50	\$23.90	\$27,445.17	\$329,342.00
	Year 3	\$20.81	\$3.50	\$24.31	\$27,913.69	\$334,964.24
	Year 4	\$21.22	\$3.50	\$24.72	\$28,391.58	\$340,698.92
	Year 5	\$21.65	\$3.50	\$25.15	\$28,879.03	\$346,548.30
	Year 6	\$22.08	\$3.50	\$25.58	\$29,376.22	\$352,514.67
	Year 7	\$22.52	\$3.50	\$26.02	\$29,883.36	\$358,600.36
	Year 8	\$22.97	\$3.50	\$26.47	\$30,400.65	\$364,807.77
	Year 9	\$23.43	\$3.50	\$26.93	\$30,928.28	\$371,139.33
	Year 10	\$23.90	\$3.50	\$27.40	\$31,466.46	\$377,597.51
	Year 11	\$24.38	\$3.50	\$27.88	\$32,015.41	\$384,184.86
	Year 12	\$24.87	\$3.50	\$28.37	\$32,575.33	\$390,903.96
	Year 13	\$25.36	\$3.50	\$28.86	\$33,146.45	\$397,757.44
	Year 14	\$25.87	\$3.50	\$29.37	\$33,729.00	\$404,747.99
	Year 15	\$26.39	\$3.50	\$29.89	\$34,323.20	\$411,878.35
Option #1	Year 16	\$26.92	\$0.00	\$26.92	\$30,910.11	\$370,921.31
	Year 17	\$27.46	\$0.00	\$27.46	\$31,528.31	\$378,339.74
	Year 18	\$28.00	\$0.00	\$28.00	\$32,158.88	\$385,906.54
	Year 19	\$28.56	\$0.00	\$28.56	\$32,802.06	\$393,624.67
Option #2	Year 20	\$29.14	\$0.00	\$29.14	\$33,458.10	\$401,497.16
	Year 21	\$29.72	\$0.00	\$29.72	\$34,127.26	\$409,527.10
	Year 22	\$30.31	\$0.00	\$30.31	\$34,809.80	\$417,717.64
	Year 23	\$30.92	\$0.00	\$30.92	\$35,506.00	\$426,072.00
	Year 24	\$31.54	\$0.00	\$31.54	\$36,216.12	\$434,593.44
Option #3	Year 25	\$32.17	\$0.00	\$32.17	\$36,940.44	\$443,285.31
	Year 26	\$32.81	\$0.00	\$32.81	\$37,679.25	\$452,151.01
	Year 27	\$33.47	\$0.00	\$33.47	\$38,432.84	\$461,194.03
	Year 28	\$34.14	\$0.00	\$34.14	\$39,201.49	\$470,417.91
	Year 29	\$34.82	\$0.00	\$34.82	\$39,985.52	\$479,826.27
	Year 30	\$35.52	\$0.00	\$35.52	\$40,785.23	\$489,422.80