

**Tenant. Operating Cash Flow Yearly**  
 Capital Plaza  
 Office Lease Analysis Tenant

September 23, 2009  
 Investit Decisions  
 Lease Analysis Tenant Office

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>CASH FLOW BEFORE TAX</b>										
Rent	210,650	249,900	249,900	250,150	250,800	282,676	283,376	284,101	284,826	285,601
General Expenses	13,500	13,905	14,316	14,748	15,198	15,654	16,119	16,605	17,097	17,610
	<b>224,150</b>	<b>263,805</b>	<b>264,216</b>	<b>264,898</b>	<b>265,998</b>	<b>298,330</b>	<b>299,495</b>	<b>300,706</b>	<b>301,923</b>	<b>303,211</b>
Less: Sublease Revenue (Net)	64,800	64,800	-	-	-	-	-	-	-	-
<b>Total Rental Expenses</b>	<b>159,350</b>	<b>199,005</b>	<b>264,216</b>	<b>264,898</b>	<b>265,998</b>	<b>298,330</b>	<b>299,495</b>	<b>300,706</b>	<b>301,923</b>	<b>303,211</b>
Principal Payments	2,398	2,594	2,805	3,034	3,282	3,549	3,839	4,152	4,491	4,856
Interest payments	2,669	2,474	2,262	2,033	1,785	1,518	1,228	915	576	209
<b>CASH FLOW BEFORE TAX</b>	<b>164,417</b>	<b>204,072</b>	<b>269,283</b>	<b>269,965</b>	<b>271,065</b>	<b>303,397</b>	<b>304,562</b>	<b>305,773</b>	<b>306,990</b>	<b>308,277</b>
Income Taxes (Savings)	(68,258)	(85,033)	(112,316)	(112,490)	(112,833)	(126,285)	(126,639)	(127,003)	(127,359)	(127,734)
<b>CASH FLOW AFTER TAX</b>	<b>96,159</b>	<b>119,039</b>	<b>156,967</b>	<b>157,475</b>	<b>158,232</b>	<b>177,112</b>	<b>177,923</b>	<b>178,770</b>	<b>179,631</b>	<b>180,543</b>
<b>INCOME TAX CALCULATIONS</b>										
Cash Flow Before Tax	164,417	204,072	269,283	269,965	271,065	303,397	304,562	305,773	306,990	308,277
Less: Principal Payments	2,398	2,594	2,805	3,034	3,282	3,549	3,839	4,152	4,491	4,856
Plus: CCA Claim	500	980	940	903	867	832	799	767	737	707
	162,519	202,459	267,418	267,834	268,650	300,680	301,522	302,388	303,236	304,127
<b>Income Taxes (Savings) at 42.00%</b>	<b>68,258</b>	<b>85,033</b>	<b>112,316</b>	<b>112,490</b>	<b>112,833</b>	<b>126,285</b>	<b>126,639</b>	<b>127,003</b>	<b>127,359</b>	<b>127,734</b>