



**Tenant. Expense Calculations Yearly**  
 Capital Plaza  
 Office Lease Analysis Tennant

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>GENERAL EXPENSES</b>										
Sign Rental	6,000	6,180	6,360	6,552	6,756	6,960	7,164	7,380	7,596	7,824
Parking	7,500	7,725	7,956	8,196	8,442	8,694	8,955	9,225	9,501	9,786
<b>General Expenses Total</b>	<b>13,500</b>	<b>13,905</b>	<b>14,316</b>	<b>14,748</b>	<b>15,198</b>	<b>15,654</b>	<b>16,119</b>	<b>16,605</b>	<b>17,097</b>	<b>17,610</b>
<b>RENT</b>										
<b>105 CTA Realty</b>										
Base Rent	153,400	153,400	153,400	153,400	153,400	177,826	177,826	177,826	177,826	177,826
Free Rent Adjustment	(38,350)	-	-	-	-	-	-	-	-	-
	115,050	153,400	153,400	153,400	153,400	177,826	177,826	177,826	177,826	177,826
Additional Rent (TIM's)	53,100	54,693	56,345	57,997	59,767	61,537	63,425	65,313	67,260	69,266
Recoverable Expense Cap Adjustment	-	(693)	(2,345)	(3,997)	(5,767)	(7,537)	(9,425)	(11,313)	(13,260)	(15,266)
	53,100	54,000	54,000	54,000	54,000	54,000	54,000	54,000	54,000	54,000
<b>Tenant Total</b>	<b>168,150</b>	<b>207,400</b>	<b>207,400</b>	<b>207,400</b>	<b>207,400</b>	<b>231,826</b>	<b>231,826</b>	<b>231,826</b>	<b>231,826</b>	<b>231,826</b>
<b>306 CTA Realty</b>										
Base Rent	42,500	42,500	42,500	42,500	42,500	49,275	49,275	49,275	49,275	49,275
Additional Rent (TIM's)	20,000	20,600	21,225	21,850	22,500	23,175	23,875	24,600	25,325	26,100
Recoverable Expense Stop Adjustment	(20,000)	(20,600)	(21,225)	(21,600)	(21,600)	(21,600)	(21,600)	(21,600)	(21,600)	(21,600)
	-	-	-	250	900	1,575	2,275	3,000	3,725	4,500
<b>Tenant Total</b>	<b>42,500</b>	<b>42,500</b>	<b>42,500</b>	<b>42,750</b>	<b>43,400</b>	<b>50,850</b>	<b>51,550</b>	<b>52,275</b>	<b>53,000</b>	<b>53,775</b>
<b>Rental Total</b>	<b>210,650</b>	<b>249,900</b>	<b>249,900</b>	<b>250,150</b>	<b>250,800</b>	<b>282,676</b>	<b>283,376</b>	<b>284,101</b>	<b>284,826</b>	<b>285,601</b>
<b>TOTAL EXPENSES</b>	<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>
<b>SUB LEASE REVENUE</b>										
Suite 105 sublease for 2 yrs	64,800	64,800	-	-	-	-	-	-	-	-
<b>Sub Lease Revenue Total</b>	<b>64,800</b>	<b>64,800</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>