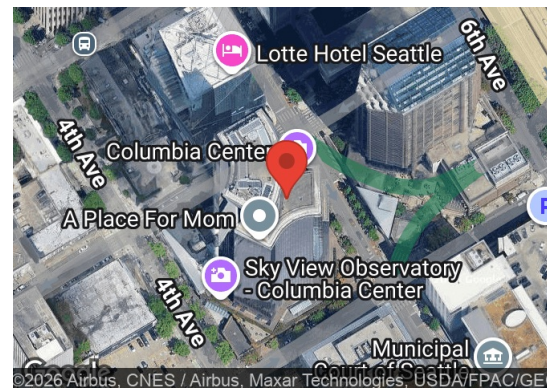
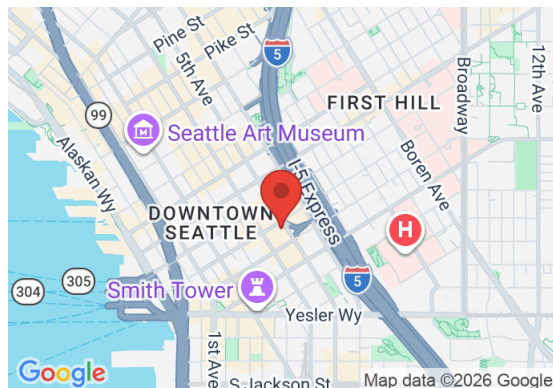


**LeaseMatrix**  
**Headquarters**  
**Columbia Center**  
**LANDLORD COUNTER**  
 701 5th Ave  
 Seattle, Washington 98104  
 US



<b>Rentable Area</b> 100,000 SF	<b>Useable Area</b> 84,746 SF	<b>Load Factor</b> 18%	<b>Lease Term</b> 84 months
<b>Commencement Date</b> 03/19/2013	<b>Expiration Date</b> 03/18/2020	<b>TI Allowance</b> \$50.00 per RSF	<b>Landlord</b> Columbia Center, LLC
<b>Building Class</b> Class A	<b>Floor / Suite</b> Floors 14-17	<b>Parking ratio</b> 4 per 1,000	<b>Security Deposit</b> \$50,000
<b>Lease Structure</b> Full Service	<b>Renewal options</b> Two (2) Five (5) Year Options	<b>Total Deal Cost</b> \$21,159,526	<b>NPV of Total Cost @ 8.0%</b> \$15,888,601

Notes: Landlord is willing to provide other floors for consideration.

<b>Key Lease Metrics</b>		1	2	3	4	5	6	7
Period Ending	Average	03/2014	03/2015	03/2016	03/2017	03/2018	03/2019	03/2020
Months in Period		12	12	12	12	12	12	12
Base Rent per RSF	21.57	10.00	21.00	22.00	23.00	24.00	25.00	26.00
Expenses per RSF	8.51	6.33	7.51	8.04	8.58	9.13	9.71	10.30
Total Cost per RSF	30.01	16.33	28.51	30.04	31.58	33.13	34.71	35.80
Average Monthly Cost	250,113	136,111	237,583	250,294	263,136	276,114	289,231	298,324
Per Annum Total	3,001,361	1,633,333	2,851,000	3,003,531	3,157,637	3,313,366	3,470,768	3,579,891
Cumulative Total		1,633,333	4,484,334	7,487,864	10,645,501	13,958,867	17,429,635	21,009,526

