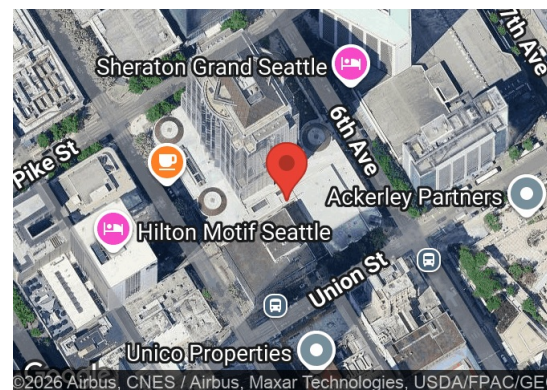


**LeaseMatrix**  
**Headquarters**  
**City Centre**  
**TENANT COUNTER**  
 1420 5th Avenue  
 Seattle, WA 98101



<b>Rentable Area</b> 105,000 SF	<b>Useable Area</b> 91,305 SF	<b>Load Factor</b> 15%	<b>Lease Term</b> 84 months
<b>Commencement Date</b> 06/13/2013	<b>Expiration Date</b> 06/12/2020	<b>TI Allowance</b> \$50.00 per RSF	<b>Landlord</b> Bentall Kennedy
<b>Building Class</b> Class A	<b>Floor / Suite</b> Floors 14-18	<b>Parking ratio</b> 2 per 1,000	<b>Security Deposit</b> \$100,000
<b>Lease Structure</b> Full Service	<b>Renewal options</b> Two (2) Five (5) Year Options	<b>Expansion rights</b> ROFO on Suite 1130	<b>Total Deal Cost</b> \$23,913,790
<b>NPV of Total Cost @ 8.0%</b> \$18,323,793			

<b>Key Lease Metrics</b>		1	2	3	4	5	6	7
Period Ending	Average	06/2014	06/2015	06/2016	06/2017	06/2018	06/2019	06/2020
Months in Period		12	12	12	12	12	12	12
Base Rent per RSF	23.66	21.08	21.54	22.00	24.50	25.00	25.50	26.00
Expenses per RSF	8.47	7.00	7.47	7.94	8.44	8.95	9.47	10.01
Total Cost per RSF	31.99	28.08	29.01	29.94	32.94	33.95	34.97	35.06
Average Monthly Cost	279,926	245,729	253,808	262,010	288,201	297,022	305,977	306,735
Per Annum Total	3,359,113	2,948,750	3,045,700	3,144,116	3,458,414	3,564,267	3,671,721	3,680,823
Cumulative Total		2,948,750	5,994,450	9,138,566	12,596,980	16,161,247	19,832,968	23,513,790

