

Office Relocation to Georgia Pacific Center

Annual Cost:	
Year 1	\$ 0
Year 2	0
Year 3	413,548
Year 4	432,261
Year 5	451,508
Net Cost Years 1 - 5	<u>\$1,297,317</u>
Total Cost over 13 Years	\$5,651,357
Year 1 Base Rent Per Square Foot	\$20.00
Free Rent	24 Months
Parking Rates Per Month:	
Reserved	\$125.00
Unreserved	\$90.00
Unreserved Level 10	\$65.00
Guaranteed # of Parking Spaces	56
Floor	29
Rentable Square Footage	18,701
Projected Commencement Date	11/1/2012
Net Cost to Remain at 86 Pryor (A)	\$1,875,364
Net Cost to Move to GA Pacific (B)	\$4,037,314



- (A) Assumes leasing out 2nd floor in 86 Pryor
 (B) Assumes leasing out 2nd, 3rd and 4th floors in 86 Pryor