	Annual Rate	Base Rent	Taxes, Insurance (Estimated)	Finishout	Total Monthly Rent	Total Annual Rent
Year 1	$12.52	$8,007.58	$2,238.54	$767.50	$11,013.63	$132,163.50
Year 2	$12.52	$8,007.58	$2,305.70	$767.50	$11,080.78	$132,969.38
Year 3	$13.02	$8,327.38	$2,374.87	$767.50	$11,469.74	$137,636.93
Year 4	$13.02	$8,327.38	$2,446.11	$767.50	$11,540.99	$138,491.88
Year 5	$13.52	$8,647.17	$2,519.50	$767.50	$11,934.17	$143,209.98
						$684,471.66

Additional negotiated terms and conditions may provide for future extensions of the lease term, including reasonable increases in rent.