



A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$135,907.20	\$135,907.20
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$8,915.51	\$0.00
OPERATING COSTS <sup>3</sup>	\$58,100.02	\$58,100.02
BUILDING SPECIFIC AMORTIZED CAPITAL <sup>4</sup>	\$6,277.45	\$0.00
PARKING <sup>5</sup>	IN SHELL RENTAL RATE	IN SHELL RENTAL RATE
<b>TOTAL ANNUAL RENT</b>	<b>\$209,200.18</b>	<b>\$194,007.22</b>

<sup>1</sup>Shell rent (Firm Term) calculation:

(Firm Term) \$17.60 per RSF multiplied by 7,722 RSF

(Non Firm Term) \$17.60 per RSF multiplied by 7,722 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$38,430 is amortized at a rate of 6 percent per annum over 5 years.

<sup>3</sup>Operating Costs rent calculation: \$7,52396 per RSF multiplied by 7,722 RSF

<sup>4</sup>Building Specific Amortized Capital (BSAC) of \$6,277.45 are amortized at a rate of 6 percent per annum over 5 years

INITIALS:

  
LESSOR

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GOV'T