

Provision	Document	Section	<i>Period</i>	<i>Amount</i>	<i>Percentage</i>
Breakpoints:	Lease	1.01(h), 5.07	Rent CD - 05/31/2008	\$5,850,981.82	11%
			06/01/2008- 05/31/2013	\$6,728,629.09	11%
Sales Reporting:	Lease	5.08	Monthly: within 30 days of month end. Annually: within 90 days of calendar year end.		

Additional Rent

Provision	Document	Section	
CAM/Operating Expenses:	Lease	6	T pays PRS of Common Area Costs (“CAM”). CAM includes (i) management fees not to exceed 15% of CAM, (ii) salaries, (iii) roof repairs (not replacement) not to exceed \$5,000 (annually), (iv) plate glass replacement, (v) reserves for replacement of capital expenditures, (vi) depreciation of machinery and equipment, and (vii) replacement of parking surfaces. Cap of 5% on annual increase of controllable CAM calculated on a cumulative compounded basis, not to exceed 10% annually. Cap on initial CAM of \$5,500 per month.
Real Estate Taxes:	Lease	18.2	T pays PRS of RE taxes and assessments, including taxes on rent.
Base Year / Expense Stop:			No Lease provision.
Gross Up:			No Lease provision.
Landlord’s Insurance:	Lease	13.3	T pays PRS.
Liability:			In amounts LL deems necessary.
Property:			Fire and extended coverage in amounts LL deems necessary.
Rental Loss:			In amounts LL deems necessary.
Utilities-Premises:	Lease Consent	12 5	T pays all utilities. T shall be responsible for installation of meters, other than water.
After Hours Utilities/ HVAC:	Lease	8	T shall pay \$30.00/hour, subject to reasonable increases.
Repairs / Maintenance – Premises:	Lease	8, 12	LL responsible for structural repairs including roof and repairs to utility lines and mains servicing the Premises. T pays all utilities. T, at its cost, to maintain a maintenance/service contract for HVAC. T shall keep the Premises in good clean condition and make all needed repairs and replacements.