

TENANT:	Movie Gallery	Cingular	Advance America	Beef O Brady's	Chinese	Shoe Show
UNIT NUMBER:	<u>101</u>	<u>102</u>	<u>103</u>	<u>104</u>	<u>105</u>	<u>106</u>
SQUARE FOOTAGE:	4,250	1,500	1,360	2,975	1,530	4,505
LEASE EXECUTION:	4/7/2005	July 7th, 2005	December 27th, 2005	May 26th, 2005	July 13th, 2006	19-May-06
DELIVERY:	11/4/2007	11/20/2006	11/20/2006	9/1/2006	11/20/2006	11/20/2006
STORE OPENING:	12/8/2006	1/17/2007	12/8/2006	12/4/2006		1/18/2007
RENT START:	4/27/2007	1/17/2007	1/4/2007	12/4/2006	2/20/2007	
LEASE TERM:	5	3	3	5	10 years	5 years
OPTIONS:	(3) THREE	(1) three	(3) five	(3) five	(2) five year	(3) five year
DEPOSIT:	none	none	none			\$3,117 (paid v TI))
BASE RENT:	\$5,578.13	\$2,093.75	\$1,756.67	\$4,028.64	\$2,025.00	\$5,255.83
2007 CAM	\$548.95	\$219	170	\$371.00	\$223.00	\$341.25
INSURANCE						\$93.00
2007 RE TAXES	\$354.00	\$219	170	\$371.00	\$223.00	\$473.95
Sales Tax	\$453.68	\$177.22	\$146.77	\$333.94	\$172.97	\$424.97
Total Rent	\$6,934.76	\$2,708.47	\$2,243.44	\$5,104.58	\$2,643.97	\$6,589.00
CAM CAP	5% annual (25% over 5)	none		5% per year	None	5% annual over estimated (\$.90)
INS CAP						5% over estimated (\$.25)
TAX CAP						5% annual over estimated (\$1.25)
INCREASES:	Years 6-8 (\$5,932.29) Years 9-11 (\$6,286.45) Years 12-14 (\$6,640)	Years 6-10 (\$2,303.12) Years 11-15 (\$2,553.43)	Years 4-6 (\$1,862.06) Years 7-9 (\$1,973.79) Years 10-12 (\$2,092.22)	Years 3-5 (\$4,125.60) Years 6-10 (\$4,338.54) Years 11-15 (\$4,772.40) Years 16-20 (\$5,206.25)		Years 6-10 (\$5,631.25) Years 11-15 (\$6,006.67) Years 16-20 (\$6,382.08)
NEXT INCREASE	1/1/2012	2/1/2012	1/1/2010	1/1/2009	TBD	2/1/2012
LATE FEE:						
BROKERAGE FEE:	none	none	none	none	None	none
TI ALLOWANCE:	none		none	none		
PERSONAL GUARANTEE	Maritza Lopez	Planet Cellular	na	Dwayne Fisel		
CONTACT INFO.						