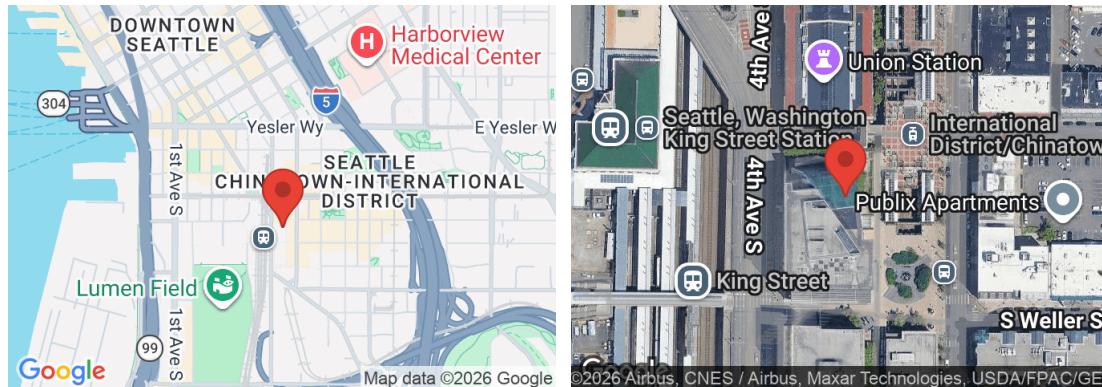


LeaseMatrix
Headquarters
505 Union Station
LANDLORD PROPOSAL
505 5th Ave S
Seattle, Washington 98104
US



Rentable Area	Useable Area	Load Factor	Lease Term
100,000 SF	90,091 SF	11%	72 months
Commencement Date	Expiration Date	TI Allowance	Landlord
04/29/2013	04/28/2019	\$35.00 per RSF	705 Union Station, LLC
Building Class	Floor / Suite	Parking ratio	Lease Structure
Class A	Floors 3, 4, 8, 10	5 per 1,000	Full Service
Renewal options	Expansion rights	Total Deal Cost	NPV of Total Cost @ 8.0%
Two (2) Five (5) Year Options	24,000 SF w/24 months notice	\$14,768,415	\$11,469,156

Key Lease Metrics	1	2	3	4	5	6
Period Ending	Average	04/2014	04/2015	04/2016	04/2017	04/2018
Months in Period		12	12	12	12	12
Base Rent per RSF	23.58	11.50	24.00	25.00	26.00	27.00
Expenses per RSF	0.78		0.30	0.61	0.93	1.26
Total Cost per RSF	24.36	11.50	24.30	25.61	26.93	28.26
Average Monthly Cost	203,034	95,833	202,500	213,408	224,394	235,459
Per Annum Total	2,436,402	1,150,000	2,430,000	2,560,901	2,692,728	2,825,510
Cumulative Total		1,150,000	3,580,000	6,140,901	8,833,629	11,659,139
						14,618,415

Annual Financial Detail	1	2	3	4	5	6
Period Ending	Average	04/2014	04/2015	04/2016	04/2017	04/2018
Base Rent	2,550,000	2,300,000	2,400,000	2,500,000	2,600,000	2,700,000
Rent Abatement	(191,667)	(1,150,000)				
Total Rent	2,358,333	1,150,000	2,400,000	2,500,000	2,600,000	2,700,000
Expenses						
Over Base Year Stop	78,068		30,000	60,900	92,727	125,509
Total Expenses	78,069		30,000	60,901	92,728	125,510
Total Expenses	78,069		30,000	60,901	92,728	125,510
Expenses and Credits	0	1	2	3	4	5
Landlord Credits						
TI Allowance	(3,500,000)					
Moving Allowance	(100,000)					
Tenant Cash Outlay						
Moving Expenses	250,000					
Total Buildout Cost	3,500,000					
Total Expenses & Credits	150,000					