

FIVE CORNERS BLDG LEASE SUMMARY

| Tenant | Serenity Styles | Nails by Jo | Doorbell Dining | Hair Stop | Vacant | Cork n Bottle | Manco Abbott | Axiom Engineering | |
|-----------------|-----------------|---------------|------------------------------|------------------------------|-------------------------------|---------------------|---------------|-------------------|--------------------------|
| Address | 853 Munras | 855 Munras | 882 Abrego | 884 Abrego | 886 Abrego | 888 Abrego | 857 Abrego | Basement | |
| Name | Gina Lopes | Jo Queen Le | David Stewart | Lana M Tanzi | | Sang Cho | Hal Kistler | | |
| Lease Status | Y | Lease Pending | Y | Y | N | Y | Y | | |
| Size (SF) | 456 | 456 | 456 | 456 | 642 | 1288 | 3944 | Partial | 7,698 |
| Term | 3+3 | Mo/Mo | 3 | 3+3 | | 10+5 | 5+5 | Mo/Mo | |
| Start | April 1, 2007 | Nov 1, 2007 | Nov 1, 2007 | Dec 21, 2007 | | Sept 1, 2000 | June 20, 2005 | | |
| Expires | Mar 31, 2010 | | Oct 31, 2010 | Dec 20, 2010 | | Aug 31, 2010 | June 19, 2010 | | |
| Rent (Current) | \$878 | \$746.07 | \$891.00 | \$861.07 | \$1,550 Asking | \$2,684.73 | \$5,564 | \$500 | \$13,575 \$162,898 |
| Rent (End 2008) | \$878 | \$835 | \$917.73 4% Min or CPI | \$861.07 3% Min or CPI | \$1,550 4% Min or CPI | \$2,684.73 **CPI | \$5,464 | \$500 | \$13,546.53 \$162,558 |
| Rent (End 2009) | \$913 | \$935 | \$954.44 4% Min or CPI | \$886.90 3% Min or CPI | \$1462.24 4% Min or CPI | \$2733.43 **CPI | \$5628 | \$500 | \$14,013.01 \$168,156 |
| Deposit | \$1,000 | \$0 | \$1,000 | \$850 | None | \$2,150 | \$5,000 | \$0 | |
| % of Bldg | 5.9% | 5.9% | 5.9% | 5.9% | 8.3% | 16.7% | 51.2% | N/A | |
| Lease Type | Gross | Gross | Gross | Gross | Gross | Gross | Gross | Gross | |
| CAM*** | Gross | Gross | Increase over Base Year | Increase over Base Year* | Increase over Base Year | Gross | Gross | Gross | |
| Garbage | \$8.25/Mo | N | N | N | N | N | Y | N | |
| MRWPCA**** | N | N | \$11.00 | \$11.07 | \$11.00 | N | N | N | |

- *Property Tax Increase on anniversary of sale
- **CPI – Assume minimum 3%
- CAM*** – Increase over Base Year including increases in Property Taxes, Insurance and Common Area Maintenance costs.
- MRWPCA****: Monterey Regional Water Pollution Control Agency (sewer fee)
- Buyer is advised to review all executed leases to verify all terms and conditions.