

Lease Rates Markethall, Site B, Offices 7/23/2008
--

<u>Space #</u>	<u>Rentable Sq.Ft.</u>	<u>Rent/Sf</u>	<u>CAM/sf</u>	<u>Total Monthly Rent + Cam</u>
Small Market Hall Space WH 1,2,4,6,8,9,10; CH 2,4	\$ 500	\$ 6.00	\$ 0.87	\$ 3,435
Medium Market Hall Space WH 3,5,7; CH 1,3	\$ 1,225	\$ 5.00	\$ 0.87	\$ 7,191
Corner Space WC or CC	\$ 2,000	\$ 5.50	\$ 0.78	\$ 12,560
Anchor Space WA or CA	3,950	\$ 5.00	\$ 0.45	\$ 21,528
Site B (northeast corner Washington & Centinela)				
Restaurant	3,500	\$ 5.50	\$ 0.45	\$ 20,825
Anchor	10,500	\$ 5.00	\$ 0.45	\$ 57,225
Office Space (2nd Floor)		\$ 3.75	\$ 0.45	

Notes on CAM charges

CAM is tenant's share of Common Area Maintenance charges which include Security, Outdoor lighting, landscape, maintenance, trash, elevator, parking, etc., plus NNN charges (Real Estate Tax and Insurance).

Market Hall and Corner tenants also pay their share of daytime attendant to maintain common area dining areas and public restrooms.

Market Hall tenants also pay their share of Market Hall common HVAC.