



Commercial Real Estate Due Diligence Services
Feasibility, Development & Finance

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RE: Lease Abstract Report

Dear Mr. Doe:

Pursuant to your request for a financial abstract, Rainmaker Marketing Corporation, Inc. ("Consultant") has prepared a financing abstract of the leases provided by The Global Investor, LLC ("Client") received as of the date and subject to the terms, limitations and conditions set forth herein:

1. The services are subject to the limitation that a portion of these leases represent properties and demised premises that are outside the United States of America and no opinion of any kind relating to legal rights and the provisions are provided. All information provided in this lease abstract is based upon an interpretation of undefined terms set forth in the documents in accordance with the statutes and business practices commonly enforced in the United States of America and this abstract is specifically qualified and limited to this material condition; and
2. The noted conditions do not constitute a legal opinion or legal advice by Consultant to Client in all cases hereinbelow.

There are a total of 15 lease documents having 11 different lease formats (not the 10 leases originally quoted) submitted to Consultant and are identified by the file names of their corresponding Adobe Acrobat *.PDF files, to wit:

1. Warehouse Lease (Ireland)
2. Building 1 Lease (Ireland)
3. Building 2 Lease (Ireland)
4. Building 3 Lease (Ireland)
5. Cardiff Office Lease (Ireland – Different Local)
6. Haverhill Lease (Great Britain)
7. Homefield Road Lease (Great Britain)
8. Austin Lease & Amendments.
9. 1330 Center Street Trust Lease & Amendment.

10. CT Lease (with CT Lease First Amendment & CT Lease Second Amendment)
11. Westmoor LP Lease & Westmoor LP Lease Amendment.

A lease matrix of the key issues of commonality is attached in addition to the abstracting report.

Lease Abstracting Report

The Consultant completed a standardized lease abstracting report for the remaining leases based upon the information provided by Client, to wit:

1. Homefield Road Lease. The Homefield Road Lease is a foreign transaction that was reviewed in terms of the apparent financial terms and applying meanings to the terms of the lease that are consistently used in the United States. The following terms and conditions are noted:
 - 1.1. Premises Address: Unit A, Homefield Road, Haverhill, Suffolk, Great Britain.
 - 1.2. Unit Number/Identifier: Unit A.
 - 1.3. Facility Type: commercial flex space (office and warehouse).
 - 1.4. Lessor: L.E.A. Investments, LTD.
 - 1.5. Lessee: HID Corporation, Limited.
 - 1.6. Security Deposit: none specified/personal guarantors.
 - 1.7. Base Rent. £97,954.20/ £4.50 S.F. 11,498 S.F. (Warehouse Area). £11.00 S.F. 4,201.20 S.F. (Office Area). Payment on quarterly basis, in advance. All rents subsequent to the First Anniversary Date are subject to market adjustment.
 - 1.8. Additional Rent. All additional expenses appear to be billable to Tenant on a quarterly basis and with interest (Barclay's rate plus 400 basis points).
 - 1.9. Term/Payment Commencement Date: 29SEP04.
 - 1.10. Term Ending Date/Lease Termination Date: 28SEP14 (assumed).
 - 1.11. Term: 120 months.
 - 1.12. Option Periods: none specified.
 - 1.13. Option Period Rent: none.
 - 1.14. NRSF of Unit/Percentile of Total Building NRSF: 16,244.20 S.F.
 - 1.15. Tenant Improvement (TI) Allowance: none cited.
 - 1.16. Signage: with approval of Landlord.
 - 1.17. Landlord Review of Tenant Improvements: required in all cases. Tenant must also paint and update exterior as required, until final 18 months of lease.
 - 1.18. Utilities: in addition and as assessed by Landlord.
 - 1.19. Late Fee: Barclay's Rate plus 400 basis points. Subsequent years have "look-back/make-whole" provision to recapture rents not computed and billed due to passage of time, with interest added.
 - 1.20. Grace Period: 14 days.
 - 1.21. Default Trigger Period: 30 days on repairs and notices to cure. Landlord has 3 years to cure major destruction before Tenant can terminate and cease rent payments.
 - 1.22. Holdover: none specified.

- 1.23. Sub-Lease: with Landlord approval. Tenant appears to remain as guarantor. This lease infers that Lessee is providing personal guarantees.
- 1.24. Parking: open area, no set-asides for parking.
- 1.25. Property Insurance: full replacement value plus rent loss for repair periods and loss of rents. This is a CAM charge (Landlord's policies).
- 1.26. General Liability Insurance: none specified.
- 1.27. Estoppel: not addressed.
- 1.28. Casualty: rents suspended during repairs only. Termination rights not specified.
2. Haverhill Lease. The Haverhill Lease is a foreign transaction that was reviewed in terms of the apparent financial terms and applying meanings to the terms of the lease that are consistently used in the United States. The following terms and conditions are noted:
 - 2.1. Premises Address: Plot 2000, Haverhill Business Park, Haverhill, Great Britain.
 - 2.2. Unit Number/Identifier: not differentiated from Premises Address.
 - 2.3. Facility Type: commercial flex space – office, manufacturing and warehousing.
 - 2.4. Lessor: PRECIS (2130) LIMITED & PRECIS (2131) LIMITED.
 - 2.5. Lessee: HID Corporation Limited.
 - 2.6. Security Deposit: guarantors in lieu of bond or deposit.
 - 2.7. Base Rent. The base rent is £310,922 per annum and £7,400 for the additional lands. Rents are to be paid on a quarterly basis and in advance. Rent is reviewed every fifth anniversary. Additional Lands rent increases to £9,444 after five (5) years and then increases to £12,053 on the second 5-year review period.
 - 2.8. Additional Rent: rents for Principal Rent (Basic Rent) are reviewed every five (5) years. All CAM charges (Outgoings) are due upon billing.
 - 2.9. Term/Payment Commencement Date: 02APR08 (payments commence with 06MAR08 – apparently this is a look-back provision of some kind).
 - 2.10. Term Ending Date/Lease Termination Date: 01APR23.
 - 2.11. Term: 180 months.
 - 2.12. Option Periods: none.
 - 2.13. Option Period Rent: none.
 - 2.14. NRSF of Unit/Percentile of Total Building NRSF: not specified.
 - 2.15. Tenant Improvement (TI) Allowance: none specified.
 - 2.16. Signage: with Landlord approval.
 - 2.17. Landlord Review of Tenant Improvements: notice of completion and extent of repairs, alterations and value of same.
 - 2.18. Utilities: in addition and at cost billed and due upon demand.
 - 2.19. Late Fee: Lloyds TSB rate plus 400 basis points on late rent and Lloyds TSB rate on rent review “look-back/make-whole” provision (without the 400 basis point modifier in cases where arbitration cause expiry of time).
 - 2.20. Grace Period: 14 days on payments and 21 days on other default cures.

- 2.21. Default Trigger Period: 21 days. Landlord may suspend rent and reimbursable expenses for up to three (3) years in case of major casualty event. Landlord may cancel lease in last three (3) years of term for major casualty and release Tenant with notice. Tenant has a break clause at end of tenth year of lease.
 - 2.22. Holdover: none.
 - 2.23. Sub-Lease: with pre-approval, in whole or in part – no more than two (2) additional sub-lessees.
 - 2.24. Parking: open lands/unassigned.
 - 2.25. Property Insurance: maintained by Landlord and reimbursed as a CAM charge.
 - 2.26. General Liability Insurance/Umbrella: none specified.
 - 2.27. Estoppel: not addressed.
 - 2.28. Casualty: suspended for up to three (3) years in event of major casualty.
3. Irvine 53 Discovery Lease. This is a 53-page commercial office net lease and the following terms and conditions are noted:
- 3.1. Premises Address: 53 Discovery, Irvine, CA.
 - 3.2. Unit Number/Identifier: none.
 - 3.3. Facility Type: commercial office building.
 - 3.4. Lessor: The Irvine Company, LLC.
 - 3.5. Lessee: HID Global Corporation.
 - 3.6. Security Deposit: \$91,715.
 - 3.7. Base Rent: \$64,849.00 per month for Year 1, \$67,937.00 per month for Year 2, \$71,025.00 per month for Year 3, \$74,113.00 per month for Year 4, \$77,201.00 per month for Year 5, \$80,289.00 per month for Year 6 and \$83,377.00 per month for Year 7.
 - 3.8. Additional Rent: all Tenant building operating expenses, taxes and insurance costs.
 - 3.9. Term/Payment Commencement Date: 07NOV08.
 - 3.10. Term Ending Date/Lease Termination Date: 06NOV14.
 - 3.11. Term: 84 months.
 - 3.12. Option Periods: one (1) 60 month option with notice to Landlord.
 - 3.13. Option Period Rent: set at market.
 - 3.14. NRSF of Unit/Percentile of Total Building NRSF: 521,374.
 - 3.15. Tenant Improvement (TI) Allowance: \$941,855.00. There is a conflict here. The lease states the NRSF is 521,374 S.F., while the TI is claimed to be a basis of \$15.25/S.F. (math doesn't check).
 - 3.16. Signage: upon approval of Landlord and limited scope.
 - 3.17. Landlord Review of Tenant Improvements: Landlord approval and Landlord may elect to undertake improvements at Tenant's risk and expenses. Landlord paid a 5.00% management fee whether Landlord undertakes improvements or not.

- 3.18. Utilities: separately metered and paid by Tenant. Extra charges apply for off-hours use of HVAC systems. (\$1.00/hr. under 5 tons, \$5.00/hr for 5-9 tons and \$10.00/hr for 10 tons or more).
 - 3.19. Late Fee: the greater of 5% or \$100 on unpaid portion - maximum allowed under law on all outstanding balances owed.
 - 3.20. Grace Period: 5 days.
 - 3.21. Default Trigger Period: 3 days beyond notice provision, 30 days on all matters not pertaining to payment of rents, additional rents and other expenses.
 - 3.22. Holdover: only at Landlord's prior permission and at 150% of base rent in effect or 150% of market rent, whichever is greater.
 - 3.23. Sub-Lease: with Landlord preapproval.
 - 3.24. Parking: 5 spaces.
 - 3.25. Property Insurance provided by Landlord and billed to Tenant. Tenant to maintain own contents insurance and additional insurance at no less than 90% of replacement value.
 - 3.26. General Liability Insurance/Umbrella: \$2,000,000/\$1,000,000 employer liability.
 - 3.27. Estoppel: 10 day acknowledgment required.
 - 3.28. Casualty/Condemnation: major damage clause requires 270 day passage and then 10-day notice by Tenant. Rent abatement applies.
4. Irvine 15370 Discovery Lease. This is a 50-page commercial office net lease and the following terms and conditions are noted:
- 4.1. Premises Address: 15370 Barranca Parkway, Irvine, CA.
 - 4.2. Unit Number/Identifier: none.
 - 4.3. Facility Type: commercial office building.
 - 4.4. Lessor: The Irvine Company, LLC.
 - 4.5. Lessee: HID Global Corporation.
 - 4.6. Security Deposit: \$95,724.
 - 4.7. Base Rent: \$72,910.00 per month for Year 1, \$75,262.00 per month for Year 2, \$77,614.00 per month for Year 3, \$79,966.00 per month for Year 4, \$82,318.00 per month for Year 5, \$84,670.00 per month for Year 6 and \$87,022.00 per month for Year 7.
 - 4.8. Additional Rent: all Tenant building operating expenses, taxes and insurance costs.
 - 4.9. Term/Payment Commencement Date: 08OCT08.
 - 4.10. Term Ending Date/Lease Termination Date: 07OCT15.
 - 4.11. Term: 84 months.
 - 4.12. Option Periods: one (1) 60 month option with notice to Landlord.
 - 4.13. Option Period Rent: set at market.
 - 4.14. NRSF of Unit/Percentile of Total Building NRSF: 47,039.
 - 4.15. Tenant Improvement (TI) Allowance: \$1,223,014 total TI (\$26.00/S.F.).
 - 4.16. Signage: upon approval of Landlord and limited scope.

- 4.17. Landlord Review of Tenant Improvements: Landlord approval and Landlord may elect to undertake improvements at Tenant's risk and expenses. Landlord paid a 5.00% management fee whether Landlord undertakes improvements or not.
- 4.18. Utilities: separately metered and paid by Tenant. Extra charges apply for off-hours use of HVAC systems. (\$1.00/hr. under 5 tons, \$5.00/hr for 5-9 tons and \$10.00/hr for 10 tons or more).
- 4.19. Late Fee: the greater of 5% or \$100 on unpaid portion - maximum allowed under law on all outstanding balances owed.
- 4.20. Grace Period: 5 days.
- 4.21. Default Trigger Period: 3 days beyond notice provision, 30 days on all matters not pertaining to payment of rents, additional rents and other expenses.
- 4.22. Holdover: only at Landlord's prior permission and at 150% of base rent in effect or 150% of market rent, whichever is greater.
- 4.23. Sub-Lease: with Landlord preapproval.
- 4.24. Parking: 5 spaces.
- 4.25. Property Insurance: provided by Landlord and billed to Tenant. Tenant to maintain own contents insurance and additional insurance at no less than 90% of replacement value.
- 4.26. General Liability Insurance/Umbrella: \$2,000,000/\$1,000,000 employer liability.
- 4.27. Estoppel: 10 day acknowledgment required.
- 4.28. Casualty/Condemnation: major damage clause requires 270 day passage and then 10-day notice by Tenant. Rent abatement applies.
- 5. Austin Lease (Amber Oaks Office Lease). This is a standard triple net (NNN) lease and the following terms are noted:
 - 5.1. Premises Address: Amber Oaks Building G, 9601 Amberglen Boulevard, Austin, Texas.
 - 5.2. Unit Number/Identifier: Suite 119.
 - 5.3. Facility Type: commercial office building and use is restricted to office uses only.
 - 5.4. Lessor: HCC Amber Oaks V, LLC.
 - 5.5. Lessee: HID Global Corporation.
 - 5.6. Security Deposit: \$10,630.54. Landlord may commingle funds.
 - 5.7. Base Rent. Due on first day of each month.

Rental Period	Rent/NRSF	Total Annual	Total Monthly
Month 1	\$0.00 NRSF	\$0.00	\$0.00
Month 2 to 13	\$17.00 NRSF	\$25,891.00	\$2,157.58
Month 14 to 25	\$17.50 NRSF	\$26,652.50	\$2,221.04
Month 26 to 37	\$18.00 NRSF	\$27,414.00	\$2,284.50

- 5.8. Additional Rent. Pro-rata on all costs of building.
- 5.9. Term/Payment Commencement Date: 14MAR08.
- 5.10. Term Ending Date/Lease Termination Date: Adjusted for delay in TI. Early termination discounts future rent by 10% discounted cash flow approach.

- 5.11. Term: 37 months.
 - 5.12. Option Periods: none.
 - 5.13. Option Period Rent: none.
 - 5.14. NRSF of Unit/Percentile of Total Building NRSF: 1,523 S.F. (math checks)/1.505% (slight discrepancy in favor of Tenant as charges for Additional Rent based upon 1.50% assumption).
 - 5.15. Tenant Improvement (TI) Allowance: \$9.50 per S.F./\$14,468.50 Total. Amortization period defined as 5-years.
 - 5.16. Signage: at Tenant's cost, with Landlord and preapproval in Landlord's sole judgment and at Tenant's sole risk and expense.
 - 5.17. Landlord Review of Tenant Improvements: all improvements may in fact require Landlord oversight and payment of a 5.00% administrative fee or construction supervision fee.
 - 5.18. Utilities: provided by building. Extra charge for off-hours HVAC (\$25.00/hour).
 - 5.19. Late Fee: 5.00% on shortfalls of Base & Additional Rent. NYSE Prime plus 600 basis points on all balances outstanding (Default Rate).
 - 5.20. Grace Period: 5 days. Only twice per annum may rent be late without Default.
 - 5.21. Default Trigger Period: 30 days. 60 days to cure.
 - 5.22. Holdover: month-to-month with rent set at 150% of Base Rent in effect at that time.
 - 5.23. Sub-Lease: with approval.
 - 5.24. Parking: 7 unassigned spaces.
 - 5.25. Property Insurance: replacement value of all TI, fixtures and furnishings.
 - 5.26. General Liability Insurance/Umbrella: \$1,000,000/\$2,000,000.
 - 5.27. Estoppel: 10 day response required; applies to SNDA as well.
 - 5.28. Casualty/Condemnation: All losses that are the fault of Landlord require no payment to Tenant for any resulting losses suffered by Tenant. 120 days for Landlord to cure damage after which Tenant may terminate.
6. HID CT Lease. The HID Triple Net (NNN) Lease (commercial office lease) consists of 21 pages and includes a separate First Amendment to said lease. The copy provided is not an execution copy of the lease, therefore; the actual terms and conditions may in fact be different from those terms and conditions contained in this document. The HID Lease references four (4) exhibits to the agreement, none of which were provided for review and may in fact have and/or contain materially-significant representations of fact and/or financial condition, but appear (by virtue of their name to be innocuous). The following key points are noted:
- 6.1. Premises Address: 1320 Centre Street, Newton Center, Middlesex County, Massachusetts.
 - 6.2. Unit Number/Identifier: #201-A.
 - 6.3. Facility Type: commercial office building.

- 6.4. Lessor: 1330 Centre Street Trust.
- 6.5. Lessee: HID Global Corporation.
- 6.6. Security Deposit: none.
- 6.7. Base Rent. Per the following schedule:
 - 6.7.1. Year 1: \$44,088 per annum/\$3,674.00 per month.
 - 6.7.2. Year 2: \$45,925 per annum/\$3,827.08 per month.
- 6.8. Additional Rent. CAM (Operating Expense) charges apply to this lease computed on the 3.19% pro-rata share of area represented by Lessee's estate in the building. Additional rent includes all taxes.
- 6.9. Term/Payment Commencement Date: 01NOV07 – subject to adjustment for completion of Tenant Improvements. The First Amendment suggests 13NOV07 as being the Term/Payment Commencement Date and affirmatively states 22OCT07 as the Effective Date of the Lease.
- 6.10. Term Ending Date/Lease Termination Date: 12NOV09.
- 6.11. Term: 24 months.
- 6.12. Option Period: one (1) 24-month term.
- 6.13. Option Period Rent: \$44,088 per annum/\$3,674.00 per month for both years of the Option Period. This rent schedule appears to have been renegotiated.
- 6.14. NRSF of Unit/Percentile of Total Building NRSF: 1,837 S.F./3.47%. This is a material issue as the lease states the Tenant's share being computed on the basis of 3.19% of the total area and that appears (for the moment) to be the governing factor.
- 6.15. Tenant Improvement (TI) Allowance: none.
- 6.16. Signage: allowed with prior Landlord approval.
- 6.17. Landlord Review of Tenant Improvements: required, no period for review specified. Code compliance burden is Tenant's responsibility.
- 6.18. Utilities: Tenant's sole responsibility and not including in payment calculations (NNN).
- 6.19. Late Fee: 3% of any outstanding balance on Base Rent and Additional Rent.
- 6.20. Grace Period: the lease has a conflict. The payment provisions provide no grace period while the default provisions provide a 5 day grace period.
- 6.21. Default Trigger Period: 15th day on all matters.
- 6.22. Holdover: month-to-month with rent set at 150% of Base Rent in effect at that time.
- 6.23. Sub-Lease: sub-let with prior approval of Landlord, subject to retaking of space by Landlord, in whole or in part.
- 6.24. Parking: three (3) unassigned spaces/three (3) smartcards.
- 6.25. Property Insurance: \$500,000.
- 6.26. General Liability Insurance/Umbrella: \$1,000,000.
- 6.27. Estoppel: no response requirements cited for estoppels certificates or SNDA certificates.

- 6.28. Casualty: sharing with Tenant only when and where Tenant's use is impaired with the sharing being in the form of rent abatement provided by Landlord. No Tenant reductions in rent allowed.
7. Cardiff Office Lease. The Cardiff Office Lease (some 39 pages) is a foreign transaction that was reviewed in terms of the apparent financial terms and applying meanings to the terms of the lease that are consistently used in the United States. The following terms and conditions are noted:
- 7.1. Premises Address: Greenmeadow Springs Business Park Coryton, Unit 3 Caer Gwyrdd, Tongwynlais Cardiff, Suffolk, Great Britain.
- 7.2. Unit Number/Identifier: Unit 3.
- 7.3. Facility Type: commercial office.
- 7.4. Lessor: Greenmeadow Springs 2 Limited.
- 7.5. Lessee: HID Corporation Limited.
- 7.6. Security Deposit: guarantors in lieu of security deposit. Guarantors replaced with notice and acceptance by Landlord. Guarantor has maximum liability of three (3) months rent payment or until Tenant is replaced (whichever occurs first).
- 7.7. Base Rent: £111,660 (this amount represents a hand correction that is not initialed) per annum. Subject to review at end of fist five (5) year period.
- 7.8. Additional Rent. 66.66% of CAM charges, due upon demand. 11% of estate management services fees as computed by Landlord. In addition, there is the annual charge of £387.49 for Estate Services and an annual charge of £2,324.97 for Block Services (split into two (2) payments due every six (6) months). Estate and Block Services are recomputed July 1 of each year. These items are intended to be pro-rata based upon Tenant space.
- 7.9. Term/Payment Commencement Date: 17OCT08.
- 7.10. Term Ending Date/Lease Termination Date: 16OCT18.
- 7.11. Term: 120 months.
- 7.12. Option Periods: none. Tenant may break lease after five (5) years by paying a fee of £55,830 and providing six (6) months prior notice to Expiry Date.
- 7.13. Option Period Rent: none.
- 7.14. NRSF of Unit/Percentile of Total Building NRSF: not stated.
- 7.15. Tenant Improvement (TI) Allowance: none. Tenant required to repaint and redecorate in 2012 and in the last year of the lease term.
- 7.16. Signage: with Landlord preapproval.
- 7.17. Landlord Review of Tenant Improvements: required in all cases.
- 7.18. Utilities: paid by Landlord and reimbursed by Tenant.
- 7.19. Late Fee: Barclay's Bank Rate plus 300 basis points.
- 7.20. Grace Period: 14 days for utilities and rent increase. 20 days for increases in Estate Services and Block Services fees.
- 7.21. Default Trigger Period: 28 days for default on finance.

- 7.22. Holdover: none.
 - 7.23. Sub-Lease: in the entirety with Landlord approval.
 - 7.24. Parking: 30 space provided.
 - 7.25. Property Insurance: Landlord provides and reimbursed by Tenant in advance of renewal (no more than 14 days). Landlord has up to three (3) years to require Tenant to remain in lease while Landlord restores property. If after 30 months the demised premises is still not ready for reuse, Tenant may provide six (6) months notice of termination.
 - 7.26. General Liability Insurance/Umbrella: provided by Landlord and reimbursed by Tenant.
 - 7.27. Estoppel: not addressed.
 - 7.28. Casualty: Tenant has right to cease rent on any casualty event until area (in whole or in part) is restored.
8. CT Lease. This is an industrial park lease that includes 43 pages of documentation that include two (2) amendments. The review and terms are in accordance with the current provisions, to wit:
- 8.1. Premises Address: 333 State Street, North Haven, CT.
 - 8.2. Unit Number/Identifier: none.
 - 8.3. Facility Type: flexspace.
 - 8.4. Lessor: Mersick Industrial Park.
 - 8.5. Lessee: HID CT Corporation.
 - 8.6. Security Deposit: \$20,000. This deposit earns interest at rate of 5.5% per annum and this may no longer be the supported rate in the market.
 - 8.7. Base Rent. Annual rent of \$248,232.72/monthly rent of \$20,686.06.
 - 8.8. Additional Rent. Included in the total base rent for snow plowing, landscaping, taxes and related services.
 - 8.9. Term/Payment Commencement Date: 01FEB07.
 - 8.10. Term Ending Date/Lease Termination Date: 31JAN12.
 - 8.11. Term: 60 months.
 - 8.12. Option Periods: one (1) 5-year option.
 - 8.13. Option Period Rent: base rent adjusted for inflation using CPI.
 - 8.14. NRSF of Unit/Percentile of Total Building NRSF: 49,260.
 - 8.15. Tenant Improvement (TI) Allowance: none.
 - 8.16. Signage: no Landlord approval required.
 - 8.17. Landlord Review of Tenant Improvements: approval of Landlord required.
 - 8.18. Utilities: paid by Tenant.
 - 8.19. Late Fee: none.
 - 8.20. Grace Period: 10 days on payments.
 - 8.21. Default Trigger Period: 10 days on payments, then Landlord may terminate. 30 days for other default events.

- 8.22. Holdover: none.
 - 8.23. Sub-Lease: allowed with Landlord option to re-let at Landlord's option.
 - 8.24. Parking: 125 spaces (open).
 - 8.25. Property Insurance: replacement value.
 - 8.26. General Liability Insurance/Umbrella: \$2,000,000 umbrella.
 - 8.27. Estoppel: none specified.
 - 8.28. Casualty: Landlord must repair with rent abatement applying. Complete casualty loss termination right provided.
9. Aontec Teoranta Lease. The Aontec Teoranta Lease (four (4) separate leases totaling some 105 pages) is a foreign transaction (County Galway, Ireland) that was reviewed in terms of the apparent financial terms and applying meanings to the terms of the lease that are consistently used in the United States. The following terms and conditions are noted:
- 9.1. Warehouse Lease.
 - 9.1.1. Premises Address: Industrial Estate situate at Casla, County of Galway, Ireland.
 - 9.1.2. Unit Number/Identifier: none.
 - 9.1.3. Facility Type: warehouse and manufacturing facility.
 - 9.1.4. Lessor: Udaras NA Gaeltachta.
 - 9.1.5. Lessee: Aontec Teoranta.
 - 9.1.6. Security Deposit: none – all sums guaranteed by a Banker's Acceptance (Banker's Standing Order).
 - 9.1.7. Base Rent. €13,258.00/Annum (first 5 years), €25,890.98/Annum (years 6-8) and reset/review for final 21 months. Rent paid in quarterly installments.
 - 9.1.8. Additional Rent. Additional rent will be in the form of all taxes, utility charges and pro-rata share of any improvements to demisted estate as a whole.
 - 9.1.9. Term/Payment Commencement Date: 05JAN08.
 - 9.1.10. Term Ending Date/Lease Termination Date: 04SEP17. Lease may be terminated by either party on the last day of the 5th year.
 - 9.1.11. Term: 117 months.
 - 9.1.12. Option Periods: none.
 - 9.1.13. Option Period Rent: none – holdover contemplated only.
 - 9.1.14. NRSF of Unit/Percentile of Total Building NRSF: not stated.
 - 9.1.15. Tenant Improvement (TI) Allowance: none.
 - 9.1.16. Signage: per approval of Landlord and at Tenant's sole cost.
 - 9.1.17. Landlord Review of Tenant Improvements: Tenant required to paint and redecorate inside of building and outside of building in the fifth year and the last year of the lease.
 - 9.1.18. Utilities: lease is moot on this issue unless "rates" refers to all "utility rates".
 - 9.1.19. Late Fee: current bank rate (bank not defined) plus 200 basis points on "make-whole/look-back" provision for recalculating rents at beginning of year 9 of the lease.

- 9.1.20. Grace Period: 21 days.
- 9.1.21. Default Trigger Period: 21 days.
- 9.1.22. Holdover: month-to-month, no lease rate stated.
- 9.1.23. Sub-Lease: none.
- 9.1.24. Parking: open.
- 9.1.25. Property Insurance: full reinstatement value plus two (2) years rent (payment due from Tenant on seven (7) days notice from Landlord).
- 9.1.26. General Liability Insurance/Umbrella: €1.3 million.
- 9.1.27. Estoppel: not addressed.
- 9.1.28. Casualty: not addressed.
- 9.2. Building 1 Lease.
 - 9.2.1. Premises Address: Industrial Estate situate at Casla, County of Galway, Ireland.
 - 9.2.2. Unit Number/Identifier: Building 1.
 - 9.2.3. Facility Type: flexspace.
 - 9.2.4. Lessor: Udaras NA Gaeltachta.
 - 9.2.5. Lessee: Aontec Teoranta.
 - 9.2.6. Security Deposit: none stated.
 - 9.2.7. Base Rent: €34,476 for the first five (5) years, then adjusted for market thereafter. Reset years are the sixth and ninth years. All payments on quarterly basis.
 - 9.2.8. Additional Rent. Additional rent will be in the form of utility charges, taxes and pro-rata share of any improvements to demisted estate as a whole.
 - 9.2.9. Term/Payment Commencement Date: 01JUN03.
 - 9.2.10. Term Ending Date/Lease Termination Date: 31MAY13.
 - 9.2.11. Term: 119 months.
 - 9.2.12. Option Periods: none.
 - 9.2.13. Option Period Rent: none – holdover contemplated only.
 - 9.2.14. NRSF of Unit/Percentile of Total Building NRSF: not stated.
 - 9.2.15. Tenant Improvement (TI) Allowance: none.
 - 9.2.16. Signage: per approval of Landlord and at Tenant's sole cost.
 - 9.2.17. Landlord Review of Tenant Improvements: Tenant required to paint and redecorate inside of building and outside of building in the fifth year and the last year of the lease.
 - 9.2.18. Utilities: lease is moot on this issue unless "rates" refers to all "utility rates".
 - 9.2.19. Late Fee: current bank rate (bank not defined) plus 200 basis points on "make-whole/look-back" provision for recalculating rents at beginning of year 9 of the lease.
 - 9.2.20. Grace Period: 21 days.
 - 9.2.21. Default Trigger Period: 21 days.
 - 9.2.22. Holdover: month-to-month, no lease rate stated.
 - 9.2.23. Sub-Lease: none.

- 9.2.24. Parking: open.
- 9.2.25. Property Insurance: full reinstatement value plus two (2) years rent (payment due from Tenant on seven (7) days notice from Landlord).
- 9.2.26. General Liability Insurance/Umbrella: €1.3 million.
- 9.2.27. Estoppel: not addressed.
- 9.2.28. Casualty: not addressed.
- 9.3. Building 2 Lease.
 - 9.3.1. Premises Address: Industrial Estate situate at Casla, County of Galway, Ireland.
 - 9.3.2. Unit Number/Identifier: Building 2.
 - 9.3.3. Facility Type: flexspace.
 - 9.3.4. Lessor: Udaras NA Gaeltachta.
 - 9.3.5. Lessee: Aontec Teoranta.
 - 9.3.6. Security Deposit: none stated.
 - 9.3.7. Base Rent: €8,940 (plus amortized TI) for the first five (5) years, then adjusted for market thereafter. Reset years are the sixth and ninth years.
 - 9.3.8. Additional Rent. Additional rent will be in the form of utility charges, taxes and pro-rata share of any improvements to demisted estate as a whole.
 - 9.3.9. Term/Payment Commencement Date: 09SEP05.
 - 9.3.10. Term Ending Date/Lease Termination Date: 30JUN15. Lease may be terminated by either party on the last day of the 5th year and the 8th year (Break Option).
 - 9.3.11. Term: 117 months.
 - 9.3.12. Option Periods: none.
 - 9.3.13. Option Period Rent: none – holdover contemplated only.
 - 9.3.14. NRSF of Unit/Percentile of Total Building NRSF: not stated/ 3,519.73 S.F. computed based upon rent.
 - 9.3.15. Tenant Improvement (TI) Allowance: €100,000 to be amortized at the annual rate of €5,980 for five (5) years and then renegotiated/renewed.
 - 9.3.16. Signage: per approval of Landlord and at Tenant's sole cost.
 - 9.3.17. Landlord Review of Tenant Improvements: preapproval required for actions undertaken by Tenant and prior notice (except emergencies and retaking) for Landlord improvements.
 - 9.3.18. Utilities: lease is moot on this issue unless "rates" refers to all "utility rates".
 - 9.3.19. Late Fee: current bank rate (bank not defined) plus 200 basis points on "make-whole/look-back" provision for recalculating rents at beginning of year 9 of the lease.
 - 9.3.20. Grace Period: 21 days.
 - 9.3.21. Default Trigger Period: 21 days.
 - 9.3.22. Holdover: month-to-month, no lease rate stated.
 - 9.3.23. Sub-Lease: none.
 - 9.3.24. Parking: open.

- 9.3.25. Property Insurance: full reinstatement value plus two (2) years rents (payment due from Tenant on seven (7) days notice from Landlord).
- 9.3.26. General Liability Insurance/Umbrella: €1.3 million.
- 9.3.27. Estoppel: not addressed.
- 9.3.28. Casualty: not addressed.
- 9.4. Building 3 Lease.
 - 9.4.1. Premises Address: Industrial Estate situate at Casla, County of Galway, Ireland.
 - 9.4.2. Unit Number/Identifier: Building 3.
 - 9.4.3. Facility Type: flexspace.
 - 9.4.4. Lessor: Udaras NA Gaeltachta.
 - 9.4.5. Lessee: Aontec Teoranta.
 - 9.4.6. Security Deposit: none.
 - 9.4.7. Base Rent: €8,940 (plus amortized TI) for the first five (5) years, then adjusted for market thereafter. Reset years are the sixth and ninth years.
 - 9.4.8. Additional Rent. Additional rent will be in the form of utility charges, taxes and pro-rata share of any improvements to demised estate as a whole.
 - 9.4.9. Term/Payment Commencement Date: 13JUL09.
 - 9.4.10. Term Ending Date/Lease Termination Date: 12APR19.
 - 9.4.11. Term: 117 months.
 - 9.4.12. Option Periods: none.
 - 9.4.13. Option Period Rent: none – holdover contemplated only.
 - 9.4.14. NRSF of Unit/Percentile of Total Building NRSF: not stated.
 - 9.4.15. Tenant Improvement (TI) Allowance: €100,000 to be amortized at the annual rate of €25,928.87 for five (5) years and then renegotiated/renewed. All payments on quarterly basis.
 - 9.4.16. Signage: with Landlord approval.
 - 9.4.17. Landlord Review of Tenant Improvements: preapproval required for actions undertaken by Tenant and prior notice (except emergencies and retaking) for Landlord improvements.
 - 9.4.18. Utilities: lease is moot on this issue unless “rates” refers to all “utility rates”.
 - 9.4.19. Late Fee: current bank rate (bank not defined) plus 200 basis points on “make-whole/look-back” provision for recalculating rents at beginning of year 9 of the lease.
 - 9.4.20. Grace Period: 21 days.
 - 9.4.21. Default Trigger Period: 21 days.
 - 9.4.22. Holdover: month-to-month, no lease rate stated.
 - 9.4.23. Sub-Lease: none.
 - 9.4.24. Parking: open.
 - 9.4.25. Property Insurance: full reinstatement value plus two (2) years rent (payment due from Tenant on seven (7) days notice from Landlord).

- 9.4.26. General Liability Insurance/Umbrella: €6.5 million.
 - 9.4.27. Estoppel: not addressed.
 - 9.4.28. Casualty: not addressed.
10. Fargo Electronics Lease. This document is 73 pages and constitutes the Fourth Amendment to a Lease originally entered into on June 10, 1996 for an office/warehouse (flexspace) facility and the following notes and terms are cited:
- 10.1. Premises Address: 6601 Flying Cloud Drive, Eden Prairie, Minnesota.
 - 10.2. Unit Number/Identifier: "Office/Warehouse Complex".
 - 10.3. Facility Type: flexspace.
 - 10.4. Lessor: Flying Cloud Business Centre Investors, LLC.
 - 10.5. Lessee: Fargo Electronics, Inc.
 - 10.6. Security Deposit: \$50,000 if Tenant's net worth is less than \$10 million.
 - 10.7. Base Rent. Subject to the following schedule:

Rental Period	Rent/S.F.	Monthly Base Rent
1/1/07 -12/31/11	\$5.00	\$40,100.00 (math checks)
1/1/12 -12/31/16	\$5.75	\$46,115.00 (math checks)
 - 10.8. Additional Rent: \$2.80/S.F. CAM Charge (\$22,456 per month – math checks) that includes taxes, insurance and operation expenses.
 - 10.9. Term/Payment Commencement Date: 01JAN07.
 - 10.10. Term Ending Date/Lease Termination Date: 31DEC16.
 - 10.11. Term: 120 months.
 - 10.12. Option Periods: one (1) period of 2 years or one (1) period of five (5) years. Notification deadline is 30JUN16, with fair market rent.
 - 10.13. Option Period Rent: fair market rent calculated and effective as of 01JUL16 – no less than \$5.75/S.F. to no more than \$6.90/S.F.
 - 10.14. NRSF of Unit/Percentile of Total Building NRSF: 96,240 S.F.
 - 10.15. Tenant Improvement (TI) Allowance: \$36,451.80 (per Fourth Amendment).
 - 10.16. Signage: per sign amendment schedule and with Landlord's prior approval.
 - 10.17. Landlord Review of Tenant Improvements: Landlord review and approval for all improvements that cost more than \$25,000 to install.
 - 10.18. Utilities: separately metered and paid by Tenant in addition to CAM charges.
 - 10.19. Late Fee: 12% per annum on all outstanding balances.
 - 10.20. Grace Period: 10 days on payments.
 - 10.21. Default Trigger Period: 30 days to cure non-monetary events and 10 days to cure payment default after 10-day grace period.
 - 10.22. Holdover: month-to-month basis at 200% of base rent.
 - 10.23. Sub-Lease: allowed with Landlord's prior approval. Furthermore, there is codified an agreement for a certain 6,500 S.F. sub-lease to Alternative Business Furniture for \$3,000/month (\$5.54/S.F. – and this number includes utilities and a

\$9,000 termination fee is required of Sub-Tenant if Sub-Tenant terminates lease before term ends).

- 10.24. Parking: 472 assigned spaces for Tenant’s exclusive use.
- 10.25. Property Insurance: full replacement value. Tenant enjoys rent abatement in event of a claim or event of destruction on the demised premises that requires no more than 120 days to complete (subject to reasonable delays). If damage exceeds 120 day window or 50% of total demised premises Tenant may terminate with notice.
- 10.26. General Liability Insurance/Umbrella: \$3,000,000.
- 10.27. Estoppel: ten (10) day response required for estoppel and SNDA certificate demands.
- 10.28. Casualty: termination on notification of more than 50% casualty.
- 11. Westmoor LP Lease. The Westmoor LP Lease consists of a 63 page primary document that includes multiple riders and exhibits. This lease is for a commercial office building and the following issues are noted:
 - 11.1. Premises Address: 10385 Westmoor Drive, Westminster, Colorado 80021.
 - 11.2. Unit Number/Identifier: none.
 - 11.3. Facility Type: commercial office building.
 - 11.4. Lessor: SP4 Westmoor, L.P.
 - 11.5. Lessee: HID Global Corporation.
 - 11.6. Security Deposit: \$107,716.25.
 - 11.7. Base Rent. Paid in accordance with the following schedule:

Rental Period	Rent/NRSF	Monthly Rent
07/01/07 -06/30/08	\$11.00	\$0.00*
07/01/08 -06/30/09	\$11.00	\$29,997.00
07/01/09 -06/30/10	\$11.50	\$31,360.50
07/01/10 -06/30/11	\$12.00	\$32,724.00
07/01/11 -06/30/12	\$12.50	\$34,087.50
07/01/12 -06/30/13	\$13.00	\$35,451.00
07/01/13 -06/30/14	\$13.50	\$36,814.50
07/01/14 -06/30/15	\$14.00	\$38,199.00
07/01/15 -06/30/16	\$14.50	\$39,541.50
07/01/16 -06/30/17	\$15.00	\$40,905.00
 - 11.8. Additional Rent: 26.12% - CAM Base \$8.75/s.f. with adjustments provided in lease. Base amount of operating expenses (CAM) is \$23,861.50 (pro-rated on monthly amortization schedule – math checked).
 - 11.9. Term/Payment Commencement Date: 31MAR07/01JUL07.
 - 11.10. Term Ending Date/Lease Termination Date: 30JUN18.
 - 11.11. Term: 132 months from Effective Date. This lease may be terminated at the end of the 82nd month with 8 months prior notice and payment of stipulated costs per the schedule.

- 11.12. Option Periods: none.
- 11.13. Option Period Rent: none.
- 11.14. NRSF of Unit/Percentile of Total Building NRSF: 32,724.
- 11.15. Tenant Improvement (TI) Allowance: \$35.00/S.F. (primary) - \$15.00/S.F. (additional) 82-month amortization in rent with 8% interest rate (math checks).
- 11.16. Signage: with Landlord preapproval.
- 11.17. Landlord Review of Tenant Improvements: All Tenant Improvements (construction) requires a 1.5% surcharge be paid to Lessor if Tenant manages program and all work ordered by Lessor requires a 5.00% construction management fee surcharge. All improvements subject to Landlord's
- 11.18. Utilities: Landlord provides and assessed as part of CAM.
- 11.19. Late Fee: 5% after grace period.
- 11.20. Grace Period: 5-days on all payments due Landlord.
- 11.21. Default Trigger Period: 5% after 5-day grace period and has an additional \$40 "accounting charge" tacked on to the outstanding balance. 12% per annum interest rate on outstanding balances (compounding on late charges included as eligible basis). Only three (3) late payments are allowed in any 12-month period, after which Lessee is in default.
- 11.22. Holdover: allowed on a month-to-month basis and at the rate of 150% of the base rent at the time (this works out to \$22.50/S.F. at that point in time).
- 11.23. Sub-Lease: with Landlord approval.
- 11.24. Parking: Lessee can use outdoor areas for four (4) outdoor events per year. Lessee must pay Lessor a fee equal to 10% of the cost of each event. This is a bit excessive and the cost computation basis appears to be deliberately vague.
- 11.25. Property Insurance: replacement value.
- 11.26. General Liability Insurance/Umbrella: \$2,000,000.
- 11.27. Estoppel: seven (7) day response required for both estoppels and SNDA certificates.
- 11.28. Casualty: Landlord can waive repairs and parties can exit lease if the repairs require more than 180 days.

The following matters were not undertaken, but remain outstanding issues Client may be required (pursuant to commercial due diligence standards) to undertake:

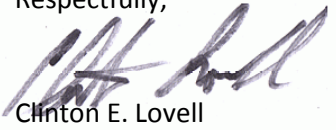
- Forensic Accounting Review.
- Local Market Area Review.
- Property Inspection.
- Deferred Maintenance Report.
- Estoppel & SNDA Certificates.

As a courtesy, all documents will be retained for a period of thirty (30) days, after which all copies of the leases will be deleted from our system.

Should there be any additional issues or requests, please contact me at your earliest convenience. Thank you for this assignment. Rainmaker Marketing Corporation provides a host of commercial income-producing property analysis services to support your acquisition activities and goals.

As your consultant, I have the pleasure to remain

Respectfully,



Clinton E. Lovell

Principal

Lease Abstract Matrix																
The Global Investor, LLC Multiple Leases - Foreign & Domestic																
Line Number:	Report Description/Nomenclature	Homefield Road Lease	Haverhill Lease	Irvine 53 Lease	Irvine 15370 Lease	Austin Lease	HID CT Lease	Cardiff Office Lease	CT Lease	Aontec Warehouse Lease	Aontec Building 1 Lease	Aontec Building 2 Lease	Aontec Building 3 Lease	Fargo Electronics Lease	Westmoor LP Lease	
Line 1	Premises Address	Homefield Road, Haverhill, Suffolk, Great Britain	Haverhill Business Park, Haverhill, Great Britain	53 Discovery, Irvine, CA	15370 Barranca Parkway, Irvine, CA	9601 Amberglen Boulevard, Austin, TX	1320 Centre Street, Newton Center, MA	Caer Gwyrdd, Tongwynlais Cardiff, Suffolk, Great Britain	333 State Street, North Haven, CT	Casla, County of Galway, Ireland	Casla, County of Galway, Ireland	Casla, County of Galway, Ireland	Casla, County of Galway, Ireland	6601 Flying Cloud Drive, Eden Prairie, MN	10385 Westmoor Drive, Westminster, CO	
Line 2	Unit Number	Unit A	Plot 2000	Not Specified	Not Specified	Suite 119	201-A	Unit 3	Not Specified	Warehouse	Building 1	Building 2	Building 3	Not Specified	Not Specified	
Line 3	Facility Type	Flexspace	Flexspace	Office	Office	Office	Office	Office	Flexspace	Flexspace	Flexspace	Flexspace	Flexspace	Flexspace	Office	
Line 4	Lessor/Landlord	L.E.A. Investments	Precis Limited	Irvine Company	Irvine Company	HCC Amber Oaks V, LLC	1330 Centre St. Trust	Green Meadow Springs	Mersick Industrial	Udaras NA Gaeltachta	Udaras NA Gaeltachta	Udaras NA Gaeltachta	Udaras NA Gaeltachta	Flying Cloud Business Centre	SP4 Westmoor	
Line 5	Lessee/Tenant	HID Corporation, Ltd	HID Corporation, Ltd	HID Global Corporation	HID Global Corporation	HID Global Corporation	HID Global Corporation	HID Corporation, Ltd	HID CT Corporation	Aontec Teoranta	Aontec Teoranta	Aontec Teoranta	Aontec Teoranta	Fargo Electronics	HID Global Corp	
Line 6	Security Deposit Requirements	None - Guarantor	None - Guarantor	\$91,715	\$95,724	\$10,630.54	None	None - Guarantor	\$20,000	None - Guarantor	None - Guarantor	None - Guarantor	None - Guarantor	\$ 50,000	\$ 107,716.25	
Line 7	Base Rent	12,475 (Euro)/ Month Annual Review	26,527 (Euro) Per Month Annual Review	\$64,849 Per Month Stair-Stepped	\$72,910 Per Month Stair-Stepped	\$2,221.04/ Month	\$3,674 Per Month	9,305(Euro)/ Month	\$20,686 Per Month	1,104(Euro)/ Month Base	(Euro)/Month Base	(Euro)/Month Base	(Euro)/Month Base	\$40,100/Month Base	Stair-Stepped/\$31,360.50 Month Current	
Line 8	Additional Rent	CAM Pro-Rata w/Interest	CAM Pro-Rata	CAM Pro-Rata	CAM Pro-Rata	CAM Pro-Rata	CAM Pro-Rata	Included in Base Rent	CAM Pro-Rata	CAM Pro-Rata	CAM Pro-Rata	CAM Pro-Rata	CAM Pro-Rata	\$2.80/Annum CAM	\$8.75/Annum CAM	
Line 9	Term/Payment Commencement Dates	29-Sep-04	2-Apr-08	7-Nov-08	8-Oct-08	14-Mar-08	1-Nov-07	17-Oct-08	1-Feb-07	5-Jan-08	1-Jun-03	9-Sep-05	13-Jul-09	1-Jun-07	1-Jul-07	
Line 10	Term End/Termination Dates	28-Sep-14	1-Apr-23	6-Nov-14	7-Oct-15	13-Apr-11	12-Nov-09	16-Oct-18	31-Jan-12	4-Sep-17	31-May-13	30-Jun-15	12-Apr-19	13-Dec-16	30-Jun-18	
Line 11	Lease Term (in months)	120	180	84	84	37	24	120	60	117	119	117	117	120	132	
Line 12	Option Periods	None	None	(1) 60-Month	(1) 60-Month	None	(1) 24-Month	None	(1) 60-Month	None	None	None	None	24/60-Month	None	
Line 13	Option Period Rent	Not Specified	Not Specified	Set to Market	Set to Market	Not Specified	\$3,674 Per Month	Not Specified	Base Adjusted for CPI	Not Specified	Not Specified	Not Specified	Not Specified	<\$5.75 - >\$6.95/S.F.	Not Specified	
Line 14	NRSF of Unit	16,244	Not Specified	521,374	47,039	1,523	1,837	Not Specified	49,260	Not Specified	Not Specified	3,520	Not Specified	96,240	32,724	
Line 15	Tenant Improvement Allowance	None	None	\$ 941,855	\$1,223,014	\$ 14,468.50	None	None	None	None	None	€100,000	€100,000	\$36,451.8 (4th Amend.)	\$35 (P)/\$15 (S)	
Line 16	Signage Requirements	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	None	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	
Line 17	Landlord Approval Requirements of Tenant Improvements	Landlord Pre-Approval	Notice on Completion	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	
Line 18	Utilities Payor/Metering	Assessed by Landlord	Assessed by Landlord	Separate by Tenant	Separate by Tenant	Provided by Building	Separate by Tenant	Assessed by Landlord	Separate by Tenant	Not Specified	Not Specified	Not Specified	Not Specified	Separate by Tenant	Assessed by Landlord	
Line 19	Late Fees	Lloyds TSB + 400 bps.	Lloyds TSB + 400 bps.	5% LF - Max. Int. Rate on OutBal	5% LF - Max. Int. Rate on OutBal	5% LF - NYSE Prime + 600 bps. OutBal	3% on OutBal.	Barclays+ 300 bps.	None	Current Bank Rate +200bps.	Current Bank Rate +200bps.	Current Bank Rate +200bps.	Current Bank Rate +200bps.	12%/Annum on OutBal.	5% LF/12%/Annum OutBal	
Line 20	Grace Period	14 Days	14 Days	5 Days	5 Days	5 Days	5 Days	14 Days (Utilities) 20 Days Services	10 Days	21 Days	21 Days	21 Days	21 Days	10 Days	5 Days	
Line 21	Default Trigger Period	30 Days	21 Days	30 Days	30 Days	30 Days - 60 Days to Cure	14 Days	28 Days	30 Days	21 Days	21 Days	21 Days	21 Days	30 Days to Cure	5 Days	
Line 22	Holdover Provisions	None	None	Landlord Approve 150% Over Base	Landlord Approve 150% Over Base	MTM - 150% Over Base	MTM - 150% Over Base	None	None	MTM - No Lease Rate Stated	MTM - No Lease Rate Stated	MTM - No Lease Rate Stated	MTM - No Lease Rate Stated	MTM - 200% Over Base	MTM - 150% Over Base	
Line 23	Sub-Lease Rights	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Landlord Pre-Approval	Entirety w/ Landlord Pre-Approval	Landlord Pre-Approval	None	None	None	None	Landlord Pre-Approval	Landlord Pre-Approval	
Line 24	Parking	Open	Open	185	5	7	3	30	125	Open	Open	Open	Open	472	168	
Line 25	Property Insurance	Landlord Provides	Landlord Provides	Landlord Provides	Landlord Provides	Replace-ment Value	\$500,000	Landlord Provides	Replace-ment Value	Replace-ment + 2 Yrs. Rent	Replace-ment + 2 Yrs. Rent	Replace-ment + 2 Yrs. Rent	Replace-ment + 2 Yrs. Rent	Replace-ment Value	Replace-ment Value	
Line 26	Liability Insurance	Landlord Provides	Landlord Provides	\$2,000,000	\$2,000,000	\$2,000,000.00	\$ 1,000,000	Landlord Provides	\$2,000,000	€ 1,300,000	€ 1,300,000	€ 1,300,000	€ 6,500,000	\$ 3,000,000	\$ 2,000,000.00	
Line 27	Estoppel/SNDA Response Requirements	Not Specified	Not Specified	10 Days	10 Days	10 Days	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified	Not Specified	10 Days	7 Days	
Line 28	Casualty Events	Rent Suspends During Repairs	Rent Suspends for up to 3 years	270 Day Cure for Landlord	270 Day Cure for Landlord	120 Day Cure for Landlord	Rent Abatement In Arrears	Tenant Ceases Rent Until Restored	100% Loss Termination	Not Specified	Not Specified	Not Specified	Not Specified	50% Casualty Termination	180 Day Cure for Landlord	

End of report...