

Database: TRAINING  
 Lease Id: 634001 - 000026  
 Master Occupant Id: FIRSTRF-1

Lease Profile

Page: 1  
 Date: 02/12/02  
 Time: 12:29 PM

**N** First Rate Financial  
**A** Jordon Center One  
**M** 23945 Mercantile Road  
**E** Cleveland OH 44122

**B** First Rate Financial  
**I T** 440 Madison Avenue  
**L O** Suite 1000  
**L** New York NY 29322

Legal Name: First Rate Financial  
 Contact Name: Carol McDonald  
 Phone No: (216) 555-1234  
 Fax No: (216) 555-5678

Tenant Id: FIRST First Rate Financial  
 Tenant Type Id: X-03 FINANCE COMPANY - 6141  
 NAIC Group: 1234 SIC/NAICS Industry Code  
 Lease Stop: No

**Suite Information**

Building Id: 634001 Execution: 12/01/98  
 Suite Id: 00100 Beginning: 01/01/99  
 Lease Id: 000026 Occupancy: 01/01/99  
 Leased Sqft: 12,000 Rent Start: 01/01/99  
 Pro-Rata Share: 0.14 Expiration: 12/31/08  
 Ann. Mkt. Rent PSF: 12.50 Vacate:

Occupancy Status: Current

**Current Recurring Charges**

Cat.	Description	Sqft.	Effective Date	Monthly Amount	Annual Amount	Amount PSF
CAM	Common Area Maint	12,000	01/01/99	500.00	6,000.00	0.50
INS	Insurance	12,000	01/01/99	300.00	3,600.00	0.30
RNT	Base Rent	12,000	01/01/01	14,000.00	168,000.00	14.00
TAX	Taxes	12,000	01/01/99	250.00	3,000.00	0.25

**Rate Change Schedule**

Cat.	Description	Sqft.	Effective Date	Monthly Amount	Annual Amount	Amount PSF
RNT	Base Rent	12,000	01/01/99	12,000.00	144,000.00	12.00
RNT	Base Rent	12,000	01/01/00	13,000.00	156,000.00	13.00
RNT	Base Rent	12,000	01/01/02	15,000.00	180,000.00	15.00
RNT	Base Rent	12,000	01/01/03	16,000.00	192,000.00	16.00
RNT	Base Rent	12,000	01/01/04	17,000.00	204,000.00	17.00

**CPI**

Cat.	Index	Base Mo/Yr	Base Index	Effective Month	Comp Month	Limit %	Last Billed
CPI	CPI1	03 / 1998		6	3	25.00000	

**Lease Notes**

Effective Date	Ref 1	Ref 2	Note
01/01/99	CAM		Tenant does not participate in CAM
02/01/01	DELQ		Spoke to Carol. Check was returned to sender. She will resend under new address.

**Lease Options**

#	Effective Date	Type	Notice Date	Suite Id	Sqft	Term	Rate	Notes
1	01/01/09	REN	10/01/08	00100	12,000	12	13.00	Tenant has a one year renewal option at the end of the first term. Must give notice 2 months in advance.
2	01/01/99	RFR	01/01/99	00200	5,000		20.00	Tenant has right of first of first refusal on space 200 at a rate of 20.00 psf.

Bldg Id	Lease Id	Suite Id	Occupant Name	Annual Rent	Rent Start	Expiration	Status	Sqft	% of Bldg																																																																																																																																																	
100	MR1001	1000	MRI Radiographers, Inc.	170,196.00	07/01/1988	06/30/1999	C	15,000	4.50																																																																																																																																																	
100	MSC001	2500	BDP Jeffreys Inc.	66,960.00	12/01/1992	11/30/1999	C	12,500	3.75																																																																																																																																																	
	<b>Total for 1999</b>			<b>\$237,156.00</b>		<b>Number of Leases Expiring: 2</b>		<b>27,500</b>																																																																																																																																																		
100	DAM001	4800	Damascus Group, Inc.	17,700.00	07/17/1995	07/16/2000	C	708	0.21																																																																																																																																																	
100	CPD001	R125	Central Park Deli	0.00	01/01/1992	12/31/2000	C	5,500	1.65																																																																																																																																																	
	<b>Total for 2000</b>			<b>\$17,700.00</b>		<b>Number of Leases Expiring: 2</b>		<b>6,208</b>																																																																																																																																																		
100	HG0054	4000	Motoration, Inc.	258,000.00	08/01/1995	07/31/2002	C	12,500	3.75																																																																																																																																																	
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**Income Category: OPE - Operating Expenses**

150-00000101	American Products Company	100	13,500	EXPENSE CALCPRORATA FINAL	9,375.00 5,000.00 4,375.00 0.00 4,375.00 0.00 4,375.00	Retroactive New Est. Estimates Billed Calculated Retro Due User Adjustments Retro Adj. Billed Sales Tax Total Amt Billed	1,562.50 416.67 1,145.83 0.00 1,145.83 0.00 1,145.83
150-00000102	Owens Temporary Services	125	13,500	EXPENSE CALCPRORATA FINAL	8,437.50 0.00 8,437.50 0.00 8,437.50 0.00 8,437.50	Retroactive New Est. Estimates Billed Calculated Retro Due User Adjustments Retro Adj. Billed Sales Tax Total Amt Billed	1,406.25 0.00 1,406.25 0.00 1,406.25 0.00 1,406.25
150-00000103	United Express Service	150	13,500	EXPENSE CALCPRORATA FINAL	7,500.00 0.00 7,500.00 0.00 7,500.00 0.00 7,500.00	Retroactive New Est. Estimates Billed Calculated Retro Due User Adjustments Retro Adj. Billed Sales Tax Total Amt Billed	1,250.00 0.00 1,250.00 0.00 1,250.00 0.00 1,250.00
Totals for Arlington Tower					25,312.50 0.00 20,312.50 0.00 20,312.50 0.00 20,312.50	Retroactive New Est. Estimates Billed Calculated Retro Due User Adjustments Retro Adj. Billed Sales Tax Total Amt Billed	4,218.75 416.67 3,802.08 0.00 3,802.08 0.00 3,802.08