

ATTACHMENT "A"

Location: Suite 1 2nd floor Tannery Mall 465 Davis Drive

Landlord: Anthony Lang

Square Feet: 2,879

	Year 1		Year 2		Total Cost
Rent Type	Cost per sq. ft.	Ann Cost	Cost per sq. ft.	Ann Cost	
Base Rent	16.00	11,861	16.00	47,446	
O&M	0.75	556	0.75	2,224	
Realty Taxes	0.00	0	0.00	0	
Leaseholds	0.00	0	0.00	0	
Total	16.75	12,417	16.75	49,670	62,087

Notes

- 1) Assumes October 1/03 occupancy
- 2) No leasehold improvements needed to new leased space
- 3) Leaseholds at existing space estimated at \$40,000 to \$50,000
- 4) Lease to terminate Dec 31/04 as per master lease agreement
- 5) O&M based on shared utility costs @ .75 cents per sq. ft.