

SAMPLE BUILDING

AREA CALCULATIONS - AVERAGE ADD-ON FACTOR

July 1, 1999

BASE BUILDING						COMMON AREA		FULL FLOOR TENANTS			MULTI-TENANT FLOORS				
FLOOR	GROSS AREA	GROSS RENTABLE AREA	VERTICAL PENETRATION AREA	UNALLOCATED AREA	NET RENTABLE AREA (C-D-E)	BUILDING COMMON AREA (NET)	FLOOR COMMON AREA	FULL FLOOR USABLE AREA (F-G-H)	FULL FLOOR ADD ON FACTOR ((SUM G/ (I*(J+1)))	FULL FLOOR NRA PER FLOOR (I*(J+1))	MINIMUM MULTI-TENANT CORRIDOR	MULTI-TENANT CORRIDOR BEYOND MINIMUM	MULTI-TENANT USABLE AREA (I-L-M)	MULTI-TENANT ADD ON FACTOR Formula See Definitions	MULTI-TENANT NRA PER FLOOR (N*(O+1))
-A-	-B-	-C-	-D-	-E-	-F-	-G-	-H-	-I-	-J-	-K-	-L-	-M-	-N-	-O-	-P-
1	21,470.18	21,470.18	0.00	138.00	21,332.18	3,342.45	772.74	17,216.99	6.065%	18,261.13	0.00	728.09	16,488.90	16.657%	19,235.41
2	21,429.12	21,429.12	1,542.45	0.00	19,886.67	289.50	771.48	18,825.69	6.065%	19,967.39	1,480.96	35.28	17,309.45	16.657%	20,192.64
3	21,946.04	21,946.04	1,540.07	0.00	20,405.97	176.92	771.48	19,457.57	6.065%	20,637.59	1,627.50	727.39	17,102.68	16.657%	19,951.43
4	21,946.04	21,946.04	1,540.07	0.00	20,405.97	176.92	771.48	19,457.57	6.065%	20,637.59	1,575.71	50.75	17,831.11	16.657%	20,801.19
5	21,971.21	21,971.21	1,540.07	0.00	20,431.14	0.00	771.48	19,659.66	6.065%	20,851.94	1,575.71	0.00	18,083.95	16.657%	21,096.15
6	21,971.21	21,971.21	1,540.07	0.00	20,431.14	243.86	771.48	19,415.80	6.065%	20,593.29	1,627.67	727.38	17,060.75	16.657%	19,902.51
7	21,971.21	21,971.21	1,540.07	0.00	20,431.14	0.00	771.48	19,659.66	6.065%	20,851.94	1,575.71	31.27	18,052.68	16.657%	21,059.67
8	21,971.21	21,971.21	1,540.07	0.00	20,431.14	0.00	771.48	19,659.66	6.065%	20,851.94	1,575.71	391.11	17,692.84	16.657%	20,639.89
9	21,971.21	21,971.21	1,540.07	0.00	20,431.14	0.00	771.48	19,659.66	6.065%	20,851.94	1,627.50	727.38	17,304.78	16.657%	20,187.19
10	21,971.21	21,971.21	1,540.07	0.00	20,431.14	0.00	771.48	19,659.66	6.065%	20,851.94	1,575.71	42.63	18,041.32	16.657%	21,046.42
11	21,971.21	21,971.21	1,540.07	0.00	20,431.14	0.00	771.48	19,659.66	6.065%	20,851.94	1,575.71	0.00	18,083.95	16.657%	21,096.15
PH	448.30	448.30	288.42	0.00	159.88	159.88	0.00	0.00	6.065%	0.00	0.00	0.00	0.00	16.657%	0.00
TOTAL	241,038.15	241,038.15	15,691.50	138.00	225,208.65	4,389.53	8,487.54	212,331.58	6.065%	225,208.65	15,817.89	3,461.28	193,052.41	16.657%	225,208.65