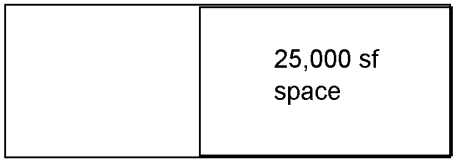
Costs for renting space

	Larger Building		Smaller Building	
Building costs	$ 25.00 per square foot		$ 30.00 per square foot	
Occupancy costs				
	Annual	**Monthly**	**Annual**	**Monthly**
Return	$ 2.50	$ 0.21	$ 3.00	$ 0.25
Expenses	$ 0.71	$ 0.06	$ 0.90	$ 0.08
Total costs	$ 3.21	$ 0.27	$ 3.90	$ 0.33
	Sq Ft.	**Cost**	**Sq Ft.**	**Cost**
Comparable space	25,000	$ 6,683	25,000	$ 8,125

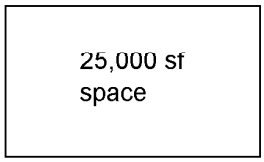
Larger Building

50,000 sf building



Smaller Building

25,000 sf building



Demonstrating the economies of scale achieved when leasing a portion of a larger building versus leasing 100% of a smaller building where occupancy costs are higher