

**SBS CALC**

310 Orange Ave, Fort Pierce, FL

	Lease RSF	6,435	
	OpEx/RSF	\$8.36	
	OpEx/RSF (minus Electrical and Utilities)	\$4.76	\$23,167.38
	TI Allowance	\$586,111.50	

	<i>Firm Term</i>
	<b>Yrs 1-13</b>
<b>OpEx</b>	\$398,179.86
<b>TI</b>	\$586,111.50
<b>TOTAL</b>	\$984,291.36

	<i>Non-Firm Term</i>
	<b>Yrs 14-15</b>
<b>OpEx</b>	\$61,258.44
<b>TI</b>	\$-
<b>TOTAL</b>	\$61,258.44

	<i>Option Term</i>
	<b>Yrs 16-20</b>
<b>OpEx</b>	\$153,146.10
<b>TI</b>	\$-
<b>TOTAL</b>	\$153,146.10

**Subcontracting Plan**

	<i>Firm Term</i>
	<b>Yrs 1-13</b>
<b>100%</b>	\$984,291.36
65%	\$639,789.38
35%	\$344,501.98
5%	\$49,214.57
3%	\$29,528.74
4%	\$39,371.65
6%	\$59,057.48
5%	\$49,214.57

	<i>Non-Firm Term</i>
	<b>Yrs 14-15</b>
<b>100%</b>	\$61,258.44
65%	\$39,817.99

	35%	\$21,440.45
	5%	\$3,062.92
	3%	\$1,837.75
	4%	\$2,450.34
	6%	\$3,675.51
	5%	\$3,062.92

		<i>Option Term</i>
		<b>Yrs 16-20</b>
	<b>100%</b>	\$153,146.10
	65%	\$99,544.97
	35%	\$53,601.14
	5%	\$7,657.31
	3%	\$4,594.38
	4%	\$6,125.84
	6%	\$9,188.77
	5%	\$7,657.31

		<i>Firm + Non-Firm Term + Option</i>
		<b>Yrs 1-20</b>
	<b>100%</b>	\$1,198,695.90
	65%	\$779,152.34
	35%	\$419,543.57
	5%	\$59,934.80
	3%	\$35,960.88
	4%	\$47,947.84
	6%	\$71,921.75
	5%	\$59,934.80

\$3.60

**Total Lease Value**

\$4,516,319.08 Yrs 1-13

\$694,816.50 Yrs 14-15

\$1,737,041.25 Yrs 16-20 (Option)

\$6,948,176.83 Total (Firm + Non-Firm+ Option)

