

Sharp's Leases

Current Lease:			Sq Ft Cost	Current Contract
6701 Hwy 10	18,360 Sq ft		1.95	35,802
6745 Hwy 10	11,060 Sq ft		1.97	<u>21,788</u>
				57,590

Sharp's Proposal	6701 Hwy 10	18,360 Sq ft	1.14	20,930
	6745 Hwy 10	11,060 Sq ft	1.97	<u>21,788</u>
				42,719

Staff Proposal:	6701 Hwy 10	18,360 Sq ft	1.21	22,216
	6745 Hwy 10	11,060 Sq ft	1.97	<u>21,788</u>
				44,004 23.6% decrease
Calculation of Proposal:				
	Actual Annual Expense Taxes & Insurance		\$ 38,085	
	10% Maintenance-Set Aside for Major Repairs		\$ 4,400	
	4.0% increase taxes & insurance		<u>\$ 1,523</u>	
			\$ 44,008	

Actual Annual Expense (Sharps share of)

	Insurance	Taxes	
<u>6701 Hwy 10</u>	\$ 2,501	\$ 17,012	\$ 19,513
6745 Hwy 10	\$ 3,728	\$ 14,844	<u>\$ 18,572</u>
			\$ 38,085