

ADDITIONAL RENT: Tenant shall pay landlord an additional rent its share of actual annual real estate

taxes, common area maintenance and insurance expenses. For the first year of the term the additional rent is estimated to be \$16.40 per square foot. The estimated additional rent for the initial 10-year term is \$3,605,370.00 and shall be payable in equal monthly installments.

OPERATING, MAINTENANCE EXPENSES AND UTILITIES: CPS will pay for its own utilities from lease execution date. Tenant will maintain in good repair, at Tenant's sole expense the interior and non-structural

Approved for Consideration:

Approved: