

A. Base Term

Lessee agrees to pay Lessor rent according to the following schedule:

Start (MM/DD/YYYY)	Term		Floor of Building	Square Footage Per Floor	Rate Per Square Foot	Monthly Rent	Annual Rent
	-	End (MM/DD/YYYY)					
04/01/2023	-	03/31/2024	1	4,798	\$9.27	\$3,706.46	\$44,477.46
04/01/2024	-	03/31/2025	1	4,798	\$9.55	\$3,818.41	\$45,820.90

B. Option Term

For the renewal options as specified in article 2, the rental rate shall be:

Start (MM/DD/YYYY)	Term		Floor of Building	Square Footage Per Floor	Rate Per Square Foot	Monthly Rent	Annual Rent
	-	End (MM/DD/YYYY)					
04/01/2025	-	03/31/2026	1	4,798	\$9.84	\$3,934.36	\$47,212.32
04/01/2026	-	03/31/2027	1	4,798	\$10.14	\$4,054.31	\$48,651.72
04/01/2027	-	03/31/2028	1	4,798	\$10.44	\$4,174.26	\$50,091.12
04/01/2028	-	03/31/2029	1	4,798	\$10.75	\$4,298.21	\$51,578.50
04/01/2029	-	03/31/2030	1	4,798	\$11.07	\$4,426.16	\$53,113.86