

Analysis
Of
Leasing Commercial Office Space

Vs.

Building New Office Building/Space

Lease Schedule

Payment Number	Payment Date	Lease Payment	Cumulative Balance
1	7/1/2020	\$8,500.00	\$8,500.00
2	8/1/2020	\$8,500.00	\$17,000.00
3	9/1/2020	\$8,500.00	\$25,500.00
4	10/1/2020	\$8,500.00	\$34,000.00
5	11/1/2020	\$8,500.00	\$42,500.00
6	12/1/2020	\$8,500.00	\$51,000.00
7	1/1/2021	\$8,500.00	\$59,500.00
8	2/1/2021	\$8,500.00	\$68,000.00
9	3/1/2021	\$8,500.00	\$76,500.00
10	4/1/2021	\$8,500.00	\$85,000.00
11	5/1/2021	\$8,500.00	\$93,500.00
12	6/1/2021	\$8,800.00	\$102,300.00
13	7/1/2021	\$8,800.00	\$111,100.00
14	8/1/2021	\$8,800.00	\$119,900.00
15	9/1/2021	\$8,800.00	\$128,700.00
16	10/1/2021	\$8,800.00	\$137,500.00
17	11/1/2021	\$8,800.00	\$146,300.00
18	12/1/2021	\$8,800.00	\$155,100.00
19	1/1/2022	\$8,800.00	\$163,900.00
20	2/1/2022	\$8,800.00	\$172,700.00
21	3/1/2022	\$8,800.00	\$181,500.00
22	4/1/2022	\$8,800.00	\$190,300.00
23	5/1/2022	\$8,800.00	\$199,100.00
24	6/1/2022	\$9,100.00	\$208,200.00
25	7/1/2022	\$9,100.00	\$217,300.00
26	8/1/2022	\$9,100.00	\$226,400.00
27	9/1/2022	\$9,100.00	\$235,500.00
28	10/1/2022	\$9,100.00	\$244,600.00
29	11/1/2022	\$9,100.00	\$253,700.00
30	12/1/2022	\$9,100.00	\$262,800.00
31	1/1/2023	\$9,100.00	\$271,900.00
32	2/1/2023	\$9,100.00	\$281,000.00
33	3/1/2023	\$9,100.00	\$290,100.00

Payment Number	Payment Date	Lease Payment	Cumulative Balance
34	4/1/2023	\$9,100.00	\$299,200.00
35	5/1/2023	\$9,100.00	\$308,300.00
36	6/1/2023	\$9,400.00	\$317,700.00
37	7/1/2023	\$9,400.00	\$327,100.00
38	8/1/2023	\$9,400.00	\$336,500.00
39	9/1/2023	\$9,400.00	\$345,900.00
40	10/1/2023	\$9,400.00	\$355,300.00
41	11/1/2023	\$9,400.00	\$364,700.00
42	12/1/2023	\$9,400.00	\$374,100.00
43	1/1/2024	\$9,400.00	\$383,500.00
44	2/1/2024	\$9,400.00	\$392,900.00
45	3/1/2024	\$9,400.00	\$402,300.00
46	4/1/2024	\$9,400.00	\$411,700.00
47	5/1/2024	\$9,400.00	\$421,100.00
48	6/1/2024	\$9,700.00	\$430,800.00
49	7/1/2024	\$9,700.00	\$440,500.00
50	8/1/2024	\$9,700.00	\$450,200.00
51	9/1/2024	\$9,700.00	\$459,900.00
52	10/1/2024	\$9,700.00	\$469,600.00
53	11/1/2024	\$9,700.00	\$479,300.00
54	12/1/2024	\$9,700.00	\$489,000.00
55	1/1/2025	\$9,700.00	\$498,700.00
56	2/1/2025	\$9,700.00	\$508,400.00
57	3/1/2025	\$9,700.00	\$518,100.00
58	4/1/2025	\$9,700.00	\$527,800.00
59	5/1/2025	\$9,700.00	\$537,500.00
60	6/1/2025	\$10,000.00	\$547,500.00
61	7/1/2025	\$10,000.00	\$557,500.00
62	8/1/2025	\$10,000.00	\$567,500.00
63	9/1/2025	\$10,000.00	\$577,500.00
64	10/1/2025	\$10,000.00	\$587,500.00
65	11/1/2025	\$10,000.00	\$597,500.00
66	12/1/2025	\$10,000.00	\$607,500.00

Payment Number	Payment Date	Lease Payment	Cumulative Balance
67	1/1/2026	\$10,000.00	\$617,500.00
68	2/1/2026	\$10,000.00	\$627,500.00
69	3/1/2026	\$10,000.00	\$637,500.00
70	4/1/2026	\$10,000.00	\$647,500.00
71	5/1/2026	\$10,000.00	\$657,500.00
72	6/1/2026	\$10,300.00	\$667,800.00
73	7/1/2026	\$10,300.00	\$678,100.00
74	8/1/2026	\$10,300.00	\$688,400.00
75	9/1/2026	\$10,300.00	\$698,700.00
76	10/1/2026	\$10,300.00	\$709,000.00
77	11/1/2026	\$10,300.00	\$719,300.00
78	12/1/2026	\$10,300.00	\$729,600.00
79	1/1/2027	\$10,300.00	\$739,900.00
80	2/1/2027	\$10,300.00	\$750,200.00
81	3/1/2027	\$10,300.00	\$760,500.00
82	4/1/2027	\$10,300.00	\$770,800.00
83	5/1/2027	\$10,300.00	\$781,100.00
84	6/1/2027	\$10,600.00	\$791,700.00
85	7/1/2027	\$10,600.00	\$802,300.00
86	8/1/2027	\$10,600.00	\$812,900.00
87	9/1/2027	\$10,600.00	\$823,500.00
88	10/1/2027	\$10,600.00	\$834,100.00
89	11/1/2027	\$10,600.00	\$844,700.00
90	12/1/2027	\$10,600.00	\$855,300.00
91	1/1/2028	\$10,600.00	\$865,900.00
92	2/1/2028	\$10,600.00	\$876,500.00
93	3/1/2028	\$10,600.00	\$887,100.00
94	4/1/2028	\$10,600.00	\$897,700.00
95	5/1/2028	\$10,600.00	\$908,300.00
96	6/1/2028	\$10,900.00	\$919,200.00
97	7/1/2028	\$10,900.00	\$930,100.00
98	8/1/2028	\$10,900.00	\$941,000.00
99	9/1/2028	\$10,900.00	\$951,900.00

Payment Number	Payment Date	Lease Payment	Cumulative Balance
100	10/1/2028	\$10,900.00	\$962,800.00
101	11/1/2028	\$10,900.00	\$973,700.00
102	12/1/2028	\$10,900.00	\$984,600.00
103	1/1/2029	\$10,900.00	\$995,500.00
104	2/1/2029	\$10,900.00	\$1,006,400.00
105	3/1/2029	\$10,900.00	\$1,017,300.00
106	4/1/2029	\$10,900.00	\$1,028,200.00
107	5/1/2029	\$10,900.00	\$1,039,100.00
108	6/1/2029	\$11,200.00	\$1,050,300.00
109	7/1/2029	\$11,200.00	\$1,061,500.00
110	8/1/2029	\$11,200.00	\$1,072,700.00
111	9/1/2029	\$11,200.00	\$1,083,900.00
112	10/1/2029	\$11,200.00	\$1,095,100.00
113	11/1/2029	\$11,200.00	\$1,106,300.00
114	12/1/2029	\$11,200.00	\$1,117,500.00
115	1/1/2030	\$11,200.00	\$1,128,700.00
116	2/1/2030	\$11,200.00	\$1,139,900.00
117	3/1/2030	\$11,200.00	\$1,151,100.00
118	4/1/2030	\$11,200.00	\$1,162,300.00
119	5/1/2030	\$11,200.00	\$1,173,500.00
120	6/1/2030	\$11,500.00	\$1,185,000.00
121	7/1/2030	\$11,500.00	\$1,196,500.00
122	8/1/2030	\$11,500.00	\$1,208,000.00
123	9/1/2030	\$11,500.00	\$1,219,500.00
124	10/1/2030	\$11,500.00	\$1,231,000.00
125	11/1/2030	\$11,500.00	\$1,242,500.00
126	12/1/2030	\$11,500.00	\$1,254,000.00
127	1/1/2031	\$11,500.00	\$1,265,500.00
128	2/1/2031	\$11,500.00	\$1,277,000.00
129	3/1/2031	\$11,500.00	\$1,288,500.00
130	4/1/2031	\$11,500.00	\$1,300,000.00
131	5/1/2031	\$11,500.00	\$1,311,500.00
132	6/1/2031	\$11,800.00	\$1,323,300.00

Payment Number	Payment Date	Lease Payment	Cumulative Balance
133	7/1/2031	\$11,800.00	\$1,335,100.00
134	8/1/2031	\$11,800.00	\$1,346,900.00
135	9/1/2031	\$11,800.00	\$1,358,700.00
136	10/1/2031	\$11,800.00	\$1,370,500.00
137	11/1/2031	\$11,800.00	\$1,382,300.00
138	12/1/2031	\$11,800.00	\$1,394,100.00
139	1/1/2032	\$11,800.00	\$1,405,900.00
140	2/1/2032	\$11,800.00	\$1,417,700.00
141	3/1/2032	\$11,800.00	\$1,429,500.00
142	4/1/2032	\$11,800.00	\$1,441,300.00
143	5/1/2032	\$11,800.00	\$1,453,100.00
144	6/1/2032	\$12,200.00	\$1,465,300.00
145	7/1/2032	\$12,200.00	\$1,477,500.00
146	8/1/2032	\$12,200.00	\$1,489,700.00
147	9/1/2032	\$12,200.00	\$1,501,900.00
148	10/1/2032	\$12,200.00	\$1,514,100.00
149	11/1/2032	\$12,200.00	\$1,526,300.00
150	12/1/2032	\$12,200.00	\$1,538,500.00
151	1/1/2033	\$12,200.00	\$1,550,700.00
152	2/1/2033	\$12,200.00	\$1,562,900.00
153	3/1/2033	\$12,200.00	\$1,575,100.00
154	4/1/2033	\$12,200.00	\$1,587,300.00
155	5/1/2033	\$12,200.00	\$1,599,500.00
156	6/1/2033	\$12,600.00	\$1,612,100.00
157	7/1/2033	\$12,600.00	\$1,624,700.00
158	8/1/2033	\$12,600.00	\$1,637,300.00
159	9/1/2033	\$12,600.00	\$1,649,900.00
160	10/1/2033	\$12,600.00	\$1,662,500.00
161	11/1/2033	\$12,600.00	\$1,675,100.00
162	12/1/2033	\$12,600.00	\$1,687,700.00
163	1/1/2034	\$12,600.00	\$1,700,300.00
164	2/1/2034	\$12,600.00	\$1,712,900.00
165	3/1/2034	\$12,600.00	\$1,725,500.00

Payment Number	Payment Date	Lease Payment	Cumulative Balance
166	4/1/2034	\$12,600.00	\$1,738,100.00
167	5/1/2034	\$12,600.00	\$1,750,700.00
168	6/1/2034	\$13,000.00	\$1,763,700.00
169	7/1/2034	\$13,000.00	\$1,776,700.00
170	8/1/2034	\$13,000.00	\$1,789,700.00
171	9/1/2034	\$13,000.00	\$1,802,700.00
172	10/1/2034	\$13,000.00	\$1,815,700.00
173	11/1/2034	\$13,000.00	\$1,828,700.00
174	12/1/2034	\$13,000.00	\$1,841,700.00
175	1/1/2035	\$13,000.00	\$1,854,700.00
176	2/1/2035	\$13,000.00	\$1,867,700.00
177	3/1/2035	\$13,000.00	\$1,880,700.00
178	4/1/2035	\$13,000.00	\$1,893,700.00
179	5/1/2035	\$13,000.00	\$1,906,700.00
180	6/1/2035	\$13,400.00	\$1,920,100.00
181	7/1/2035	\$13,400.00	\$1,933,500.00
182	8/1/2035	\$13,400.00	\$1,946,900.00
183	9/1/2035	\$13,400.00	\$1,960,300.00
184	10/1/2035	\$13,400.00	\$1,973,700.00
185	11/1/2035	\$13,400.00	\$1,987,100.00
186	12/1/2035	\$13,400.00	\$2,000,500.00
187	1/1/2036	\$13,400.00	\$2,013,900.00
188	2/1/2036	\$13,400.00	\$2,027,300.00
189	3/1/2036	\$13,400.00	\$2,040,700.00
190	4/1/2036	\$13,400.00	\$2,054,100.00
191	5/1/2036	\$13,400.00	\$2,067,500.00
192	6/1/2036	\$13,800.00	\$2,081,300.00
193	7/1/2036	\$13,800.00	\$2,095,100.00
194	8/1/2036	\$13,800.00	\$2,108,900.00
195	9/1/2036	\$13,800.00	\$2,122,700.00
196	10/1/2036	\$13,800.00	\$2,136,500.00
197	11/1/2036	\$13,800.00	\$2,150,300.00
198	12/1/2036	\$13,800.00	\$2,164,100.00

Payment Number	Payment Date	Lease Payment	Cumulative Balance
199	1/1/2037	\$13,800.00	\$2,177,900.00
200	2/1/2037	\$13,800.00	\$2,191,700.00
201	3/1/2037	\$13,800.00	\$2,205,500.00
202	4/1/2037	\$13,800.00	\$2,219,300.00
203	5/1/2037	\$13,800.00	\$2,233,100.00
204	6/1/2037	\$14,200.00	\$2,247,300.00
205	7/1/2037	\$14,200.00	\$2,261,500.00
206	8/1/2037	\$14,200.00	\$2,275,700.00
207	9/1/2037	\$14,200.00	\$2,289,900.00
208	10/1/2037	\$14,200.00	\$2,304,100.00
209	11/1/2037	\$14,200.00	\$2,318,300.00
210	12/1/2037	\$14,200.00	\$2,332,500.00
211	1/1/2038	\$14,200.00	\$2,346,700.00
212	2/1/2038	\$14,200.00	\$2,360,900.00
213	3/1/2038	\$14,200.00	\$2,375,100.00
214	4/1/2038	\$14,200.00	\$2,389,300.00
215	5/1/2038	\$14,200.00	\$2,403,500.00
216	6/1/2038	\$14,600.00	\$2,418,100.00
217	7/1/2038	\$14,600.00	\$2,432,700.00
218	8/1/2038	\$14,600.00	\$2,447,300.00
219	9/1/2038	\$14,600.00	\$2,461,900.00
220	10/1/2038	\$14,600.00	\$2,476,500.00
221	11/1/2038	\$14,600.00	\$2,491,100.00
222	12/1/2038	\$14,600.00	\$2,505,700.00
223	1/1/2039	\$14,600.00	\$2,520,300.00
224	2/1/2039	\$14,600.00	\$2,534,900.00
225	3/1/2039	\$14,600.00	\$2,549,500.00
226	4/1/2039	\$14,600.00	\$2,564,100.00
227	5/1/2039	\$14,600.00	\$2,578,700.00
228	6/1/2039	\$15,000.00	\$2,593,700.00
229	7/1/2039	\$15,000.00	\$2,608,700.00
230	8/1/2039	\$15,000.00	\$2,623,700.00
231	9/1/2039	\$15,000.00	\$2,638,700.00

Payment Number	Payment Date	Lease Payment	Cumulative Balance
232	10/1/2039	\$15,000.00	\$2,653,700.00
233	11/1/2039	\$15,000.00	\$2,668,700.00
234	12/1/2039	\$15,000.00	\$2,683,700.00
235	1/1/2040	\$15,000.00	\$2,698,700.00
236	2/1/2040	\$15,000.00	\$2,713,700.00
237	3/1/2040	\$15,000.00	\$2,728,700.00
238	4/1/2040	\$15,000.00	\$2,743,700.00
239	5/1/2040	\$15,000.00	\$2,758,700.00
240	6/1/2040	\$15,500.00	\$2,774,200.00
241	7/1/2040	\$15,500.00	\$2,789,700.00
242	8/1/2040	\$15,500.00	\$2,805,200.00
243	9/1/2040	\$15,500.00	\$2,820,700.00
244	10/1/2040	\$15,500.00	\$2,836,200.00
245	11/1/2040	\$15,500.00	\$2,851,700.00
246	12/1/2040	\$15,500.00	\$2,867,200.00
247	1/1/2041	\$15,500.00	\$2,882,700.00
248	2/1/2041	\$15,500.00	\$2,898,200.00
249	3/1/2041	\$15,500.00	\$2,913,700.00
250	4/1/2041	\$15,500.00	\$2,929,200.00
251	5/1/2041	\$15,500.00	\$2,944,700.00
252	6/1/2041	\$16,000.00	\$2,960,700.00
253	7/1/2041	\$16,000.00	\$2,976,700.00
254	8/1/2041	\$16,000.00	\$2,992,700.00
255	9/1/2041	\$16,000.00	\$3,008,700.00
256	10/1/2041	\$16,000.00	\$3,024,700.00
257	11/1/2041	\$16,000.00	\$3,040,700.00
258	12/1/2041	\$16,000.00	\$3,056,700.00
259	1/1/2042	\$16,000.00	\$3,072,700.00
260	2/1/2042	\$16,000.00	\$3,088,700.00
261	3/1/2042	\$16,000.00	\$3,104,700.00
262	4/1/2042	\$16,000.00	\$3,120,700.00
263	5/1/2042	\$16,000.00	\$3,136,700.00
264	6/1/2042	\$16,500.00	\$3,153,200.00

Payment Number	Payment Date	Lease Payment	Cumulative Balance
265	7/1/2042	\$16,500.00	\$3,169,700.00
266	8/1/2042	\$16,500.00	\$3,186,200.00
267	9/1/2042	\$16,500.00	\$3,202,700.00
268	10/1/2042	\$16,500.00	\$3,219,200.00
269	11/1/2042	\$16,500.00	\$3,235,700.00
270	12/1/2042	\$16,500.00	\$3,252,200.00
271	1/1/2043	\$16,500.00	\$3,268,700.00
272	2/1/2043	\$16,500.00	\$3,285,200.00
273	3/1/2043	\$16,500.00	\$3,301,700.00
274	4/1/2043	\$16,500.00	\$3,318,200.00
275	5/1/2043	\$16,500.00	\$3,334,700.00
276	6/1/2043	\$17,000.00	\$3,351,700.00
277	7/1/2043	\$17,000.00	\$3,368,700.00
278	8/1/2043	\$17,000.00	\$3,385,700.00
279	9/1/2043	\$17,000.00	\$3,402,700.00
280	10/1/2043	\$17,000.00	\$3,419,700.00
281	11/1/2043	\$17,000.00	\$3,436,700.00
282	12/1/2043	\$17,000.00	\$3,453,700.00
283	1/1/2044	\$17,000.00	\$3,470,700.00
284	2/1/2044	\$17,000.00	\$3,487,700.00
285	3/1/2044	\$17,000.00	\$3,504,700.00
286	4/1/2044	\$17,000.00	\$3,521,700.00
287	5/1/2044	\$17,000.00	\$3,538,700.00
288	6/1/2044	\$17,500.00	\$3,556,200.00
289	7/1/2044	\$17,500.00	\$3,573,700.00
290	8/1/2044	\$17,500.00	\$3,591,200.00
291	9/1/2044	\$17,500.00	\$3,608,700.00
292	10/1/2044	\$17,500.00	\$3,626,200.00
293	11/1/2044	\$17,500.00	\$3,643,700.00
294	12/1/2044	\$17,500.00	\$3,661,200.00
295	1/1/2045	\$17,500.00	\$3,678,700.00
296	2/1/2045	\$17,500.00	\$3,696,200.00
297	3/1/2045	\$17,500.00	\$3,713,700.00

Payment Number	Payment Date	Lease Payment	Cumulative Balance
298	4/1/2045	\$17,500.00	\$3,731,200.00
299	5/1/2045	\$17,500.00	\$3,748,700.00
300	6/1/2045	\$18,000.00	\$3,766,700.00
301	7/1/2045	\$18,000.00	\$3,784,700.00
302	8/1/2045	\$18,000.00	\$3,802,700.00
303	9/1/2045	\$18,000.00	\$3,820,700.00
304	10/1/2045	\$18,000.00	\$3,838,700.00
305	11/1/2045	\$18,000.00	\$3,856,700.00
306	12/1/2045	\$18,000.00	\$3,874,700.00
307	1/1/2046	\$18,000.00	\$3,892,700.00
308	2/1/2046	\$18,000.00	\$3,910,700.00
309	3/1/2046	\$18,000.00	\$3,928,700.00
310	4/1/2046	\$18,000.00	\$3,946,700.00
311	5/1/2046	\$18,000.00	\$3,964,700.00
312	6/1/2046	\$18,500.00	\$3,983,200.00
313	7/1/2046	\$18,500.00	\$4,001,700.00
314	8/1/2046	\$18,500.00	\$4,020,200.00
315	9/1/2046	\$18,500.00	\$4,038,700.00
316	10/1/2046	\$18,500.00	\$4,057,200.00
317	11/1/2046	\$18,500.00	\$4,075,700.00
318	12/1/2046	\$18,500.00	\$4,094,200.00
319	1/1/2047	\$18,500.00	\$4,112,700.00
320	2/1/2047	\$18,500.00	\$4,131,200.00
321	3/1/2047	\$18,500.00	\$4,149,700.00
322	4/1/2047	\$18,500.00	\$4,168,200.00
323	5/1/2047	\$18,500.00	\$4,186,700.00
324	6/1/2047	\$19,100.00	\$4,205,800.00
325	7/1/2047	\$19,100.00	\$4,224,900.00
326	8/1/2047	\$19,100.00	\$4,244,000.00
327	9/1/2047	\$19,100.00	\$4,263,100.00
328	10/1/2047	\$19,100.00	\$4,282,200.00
329	11/1/2047	\$19,100.00	\$4,301,300.00
330	12/1/2047	\$19,100.00	\$4,320,400.00

Payment Number	Payment Date	Lease Payment	Cumulative Balance
331	1/1/2048	\$19,100.00	\$4,339,500.00
332	2/1/2048	\$19,100.00	\$4,358,600.00
333	3/1/2048	\$19,100.00	\$4,377,700.00
334	4/1/2048	\$19,100.00	\$4,396,800.00
335	5/1/2048	\$19,100.00	\$4,415,900.00
336	6/1/2048	\$19,700.00	\$4,435,600.00
337	7/1/2048	\$19,700.00	\$4,455,300.00
338	8/1/2048	\$19,700.00	\$4,475,000.00
339	9/1/2048	\$19,700.00	\$4,494,700.00
340	10/1/2048	\$19,700.00	\$4,514,400.00
341	11/1/2048	\$19,700.00	\$4,534,100.00
342	12/1/2048	\$19,700.00	\$4,553,800.00
343	1/1/2049	\$19,700.00	\$4,573,500.00
344	2/1/2049	\$19,700.00	\$4,593,200.00
345	3/1/2049	\$19,700.00	\$4,612,900.00
346	4/1/2049	\$19,700.00	\$4,632,600.00
347	5/1/2049	\$19,700.00	\$4,652,300.00
348	6/1/2049	\$20,300.00	\$4,672,600.00
349	7/1/2049	\$20,300.00	\$4,692,900.00
350	8/1/2049	\$20,300.00	\$4,713,200.00
351	9/1/2049	\$20,300.00	\$4,733,500.00
352	10/1/2049	\$20,300.00	\$4,753,800.00
353	11/1/2049	\$20,300.00	\$4,774,100.00
354	12/1/2049	\$20,300.00	\$4,794,400.00
355	1/1/2050	\$20,300.00	\$4,814,700.00
356	2/1/2050	\$20,300.00	\$4,835,000.00
357	3/1/2050	\$20,300.00	\$4,855,300.00
358	4/1/2050	\$20,300.00	\$4,875,600.00
359	5/1/2050	\$20,300.00	\$4,895,900.00
360	6/1/2050	\$20,900.00	\$4,916,800.00
Total		\$4,916,800.00	