

BROACH SCHOOL LEASE

Year	rate	sq ft 10,044	monthly rent	monthly rent per exhibit c	monthly difference
1	9.00	90,396.00	7,533.00	7,533.00	-
2	9.27	93,107.88	7,758.99	7,758.99	-
3	9.55	95,920.20	7,993.35	7,991.76	1.59
4	9.83	98,732.52	8,227.71	8,231.51	(3.80)
5	10.13	101,745.72	8,478.81	8,478.46	0.35
6	10.43	104,758.92	8,729.91	8,732.81	(2.90)
7	10.75	107,973.00	8,997.75	8,994.80	2.95
8	11.07	111,187.08	9,265.59	9,264.64	0.95
9	11.40	114,501.60	9,541.80	9,542.58	(0.78)
10	11.74	117,916.56	9,826.38	9,828.86	(2.48)
11	12.10	121,532.40	10,127.70	10,123.72	3.98
12	12.46	125,148.24	10,429.02	10,427.43	1.59

Broach per Legistar

Exhibit "C"

Rent Schedule

Lease Term	Rate / RSF	Annual Base Rent for 10,044 RSF	Monthly Base Rent Due
Year 1	\$9.00	\$90,396.00	\$7,533.00
Year 2	\$9.27	\$93,107.88	\$7,758.99
Year 3	\$9.55	\$95,901.12	\$7,991.76
Option Term 1			
Year 4	\$9.83	\$98,778.15	\$8,231.51
Year 5	\$10.13	\$101,741.49	\$8,478.46
Year 6	\$10.43	\$104,793.74	\$8,732.81
Option Term 2			

Option Term 2

Year 7	\$10.75	\$107,937.55	\$8,994.80
Year 8	\$11.07	\$111,175.68	\$9,264.64
Year 9	\$11.40	\$114,510.95	\$9,542.58

Option Term 3

Year 10	\$11.74	\$117,946.28	\$9,828.86
Year 11	\$12.10	\$121,484.67	\$10,123.72
Year 12	\$12.46	\$125,129.20	\$10,427.43

annual rent per exhibit c	annual difference
90,396.00	-
93,107.88	-
95,901.12	19.08
98,778.15	(45.63)
101,741.49	4.23
104,793.74	(34.82)
107,937.55	35.45
111,175.68	11.40
114,510.95	(9.35)
-	-
117,946.28	(29.72)
121,484.67	47.73
125,129.20	19.04

EXCELLERATED TEACHING CENTER

Year	rate	sq ft 5,229	monthly rent	monthly rent per exhibit c	monthly difference
1	9.00	47,061.00	3,921.75	3,921.75	-
2	9.27	48,472.83	4,039.40	4,039.40	0.00
3	9.55	49,936.95	4,161.41	4,160.58	0.83
4	9.83	51,401.07	4,283.42	4,285.40	(1.98)
5	10.13	52,969.77	4,414.15	4,413.96	0.19
6	10.43	54,538.47	4,544.87	4,546.38	(1.51)
7	10.75	56,211.75	4,684.31	4,682.77	1.54
8	11.07	57,885.03	4,823.75	4,823.26	0.49
9	11.40	59,610.60	4,967.55	4,967.96	(0.41)
10	11.74	61,388.46	5,115.71	5,116.99	(1.28)
11	12.10	63,270.90	5,272.58	5,270.50	2.07

Excellerated per Legistar

Exhibit “C”

Rent Schedule

Lease Term	Rate / RSF	Annual Base Rent for 5,229 RSF	Monthly Bas Rent Due
Year 1	\$9.00	\$47,061.00	\$3,921.75
Option Terms	Rate / RSF	Annual Base Rent for 5,229 RSF	Monthly Bas Rent Due
Year 2	\$9.27	\$48,472.83	\$4,039.40
Year 3	\$9.55	\$49,927.01	\$4,160.58
Year 4	\$9.83	\$51,424.83	\$4,285.40
Year 5	\$10.13	\$52,967.57	\$4,413.96
Year 6	\$10.43	\$54,556.60	\$4,546.38
Year 7	\$10.75	\$56,193.30	\$4,682.77
Year 8	\$11.07	\$57,879.09	\$4,823.26

Year 9	\$11.40	\$59,615.47	\$4,967.96
Year 10	\$11.74	\$61,403.93	\$5,116.99
Year 11	\$12.10	\$63,246.05	\$5,270.50

annual rent per exhibit c	annual difference
47,061.00	-
48,472.83	-
49,927.01	9.94
51,424.83	(23.76)
52,967.57	2.20
54,556.60	(18.13)
56,193.30	18.45
57,879.09	5.94
59,615.47	(4.87)
61,403.93	(15.47)
63,246.05	24.85

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