

Lease Abstract

AGENCY: Mayor's Office of Emergency Management

LOCATION: 7 World Trade Center Block & Lot:84/36
Manhattan

SPACE: 50,182 square feet
Entire 23rd floor, Part 7th floor and roof antenna space

TERM: March 25, 1998 to January 31, 2018.

Rent Commencement: January 1, 1999 (If Landlord delays Substantial Completion of work, Tenant gets rent credits)

Termination of Lease: City has the right to cancel after ten (10) years upon nineteen (18) months' notice.

Expected Occupancy: December 28, 1998

ANNUAL

BASE RENT:

1/1/1999-12/31/2003	\$1,401,820.00	(\$28.00 prsf)
1/1/2004-12/31/2008	\$1,752,275.00	(\$35.00 prsf)
1/1/2009-12/31/2013	\$1,852,405.00	(\$37.00 prsf)
1/1/2014- 1/31/2018	\$2,102,730.00	(\$42.00 prsf)

Additional Annual Rent for Antenna space: \$ 42,000.000

Alterations and Improvements:

	<u>Total</u>	<u>P.R.S.F.</u>
Total Cost:	\$13,727,986.00	\$273.56
Landlord contribution:	<u>\$ 1,661,843.00</u>	<u>\$ 33.19</u>
Tenant Cost:	\$12,066,143.00	\$240.37

Landlord also contributes architectural and consulting fees which are valued at \$591,082 (\$11.81 prsf)

Additional Costs:

Furniture	\$ 560,000.00
Lan Network/Computers:	\$ 1,900,000.00
Telephone/Data:	\$ 500,000.00
Motorola/Antenna	<u>\$ 1,700,000.00</u>
Sub-total:	\$ 4,660,000.00

LANDLORD: 7 World Trade Company L.P.
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