

Space #	Tenant	Lease Sq. Ftg.	Lease Commence Date (LCD)	Lease Expiration Date (LED)	Renewal Option(s)	Lease Annual Rent (\$)	Date: Rent Increase/ Decrease (\$)	Other Income (e.g. Promo)	Percentage Rent (% over \$)	Tenant Reimbursements Detail							Co-Tenancy	T Right to Terminate	Outstanding T.I. (\$)	COMMENTS		
										R. E. Taxes	Taxes Page/ Section	Insurance	Ins. Page/ Section	CAM	Caps on CAM	CAM Mgmt/ Admin Fees					CAM Page/ Section	Pro Rata Share
12A	In-Line Retailer #1	1,604	Earlier of date T opens or 60 days after L delivery of Premises. 3/3/03 (per RR)	06/30/12	None	\$34,000 plus Annual increases of 2 times CPI capped at 3% every January 1st	Annual increases of 2 times CPI capped at 3% every January 1st (pg 4, \$5.5.1)	Marketing Fund: initially \$3,208/yr w/annual increases of 10% (pg 2, \$1.14 & 5, \$5.8)	6% over natural breakpoint	Pro Rata	pg 5, \$5.7 and Exhibit D pg 2, \$2.24 and 6, \$2.88	Pro Rata	pg 5, \$5.7 and Exhibit D pg 2, \$2.24	Pro Rata (includes depreciation on capital items and costs to comply with governmental regulations and excludes environmental remediation costs) L to credit 25% of Major Tenant's (≥ 15,000 sf) base rent and all CAM payments made by Majors and outparcels against total CAM costs prior to calculating T's share.	None	Mgmt fee: silent Admin fee: 15% of CAM costs	pg 5, \$5.7 and Exhibit D pg 2, \$2.24	Floor area of Premises / (floor area of occupied in-line space grossed to 80% + 75% of occupied floor area of space having entrances both in the Mall and outside the Mall)	Yes - If < 2 Major Occupants (≥ 39,000 sf) and < 50% of in-line space are open and T's GS have decreased by 15% or more during any 90 day period, T to pay 7% of GS in lieu of base rent while condition exists. T may terminate lease if condition continues for 12 months and notice is given within 30 days of the 12 month period ending. (pg 12, \$10.3.2)	See Co-Tenancy Yes - If T's GS for the 3rd full Lease Year (1/1/06 - 12/31/06 per RR LCD) do not exceed \$400,000, T may terminate lease with 90 days notice provided within 60 days of end of 3rd full Lease Year. (pg 7, \$7.5)	None	Cannot determine LCD. Need lease commencement letter. Cannot confirm base rent due to CPI increases. If L adds an additional tenant of ≥ 30,000 sf, T's annual base rent to be increased 5%. (pg 4, \$5.5.2)
33	In-Line Retailer #2	1,239	07/01/98	06/30/08	None	\$28,000 plus Annual increases of CPI every July 1st, but NTE \$31,000	Annual increases of CPI every July 1st capped at total annual amount of \$31,000 (pg 6, \$4.2(b))	Promo Fund: \$1,239/yr initially w/annual CPI increases (pg 2, \$1(h) & pg 60, \$21.9(b)) Media Fund: \$1,770/yr initially w/annual CPI increases (pg 2, \$1(i) & pg 61, \$21.9(c))	6% over natural breakpoint	Pro Rata	pg 41, \$16.1	Pro Rata	pg 41, \$16.1	Pro Rata (includes capital expenditures, environmental remediation costs (not to exceed \$1.00/sf/yr), and cost complying with governmental regulations)	None	Mgmt fee: silent Admin fee: 15% of CAM costs	pg 26, \$11.3	GLA of Premises / GLA of occupied in-line space grossed to 80%	Yes - If Major (≥ 40,000 sf) closest to T is not open for 180 days and T's GS decreased by 10% or more during that period, T to pay 12% of GS in lieu of all amounts due to L while condition exists. If condition exists for an additional 15 months, T may terminate lease upon 30 days notice given within 75 days of 15 month period ending. (pg 10, \$6.2(c))	See Co-Tenancy	None	Lease specifically caps base rent amount at \$31,000/yr and RR lists base rent as \$31,461. Cannot confirm base rent due to CPI increases. Cannot confirm Media Fund or Promotion Fund charges due to CPI increases. If L adds an additional Major Tenant Store (≥ 40,000 sf), T's annual base rent to be increased \$1.50/sf. This is a one time only event. (pg 7, \$4.2(c))
40	In-Line Retailer #3	1,212	Earlier of date T opens or 60 days after L delivery of Premises. 11/12/03 (per RR)	06/10/10	None	\$26,664 plus Annual increases of 2 times CPI capped at 2.5% every January 1st	Annual increases of 2 times CPI capped at 2.5% every January 1st (pg 5, \$5.5.1)	Marketing Fund: \$2,363.40/yr initially w/annual increases of 5% (pg 2, \$1.14 and pg 5, \$5.8)	6% over natural breakpoint	Pro Rata	pg 6, \$5.7 and Exhibit D pg 2, \$2.22 and pg 8, \$2.78	Pro Rata	pg 6, \$5.7 and Exhibit D pg 2, \$2.22	Pro Rata (includes depreciation on equip and costs to comply with governmental regulations / excludes capital costs associated with expansion of mall or conversion of major's space into in-line or common area, any reserves (not including taxes) and any costs associated with environmental remediation) L to credit all CAM payments made by outparcels, majors (20,000 sf or >) and MTM tenants against total CAM costs prior to calculating T's share.	7% increase per annum	Mgmt fee: silent Admin fee: 15% of CAM costs	pg 6, \$5.7 and Exhibit D pg 2, \$2.22	Floor area of Premises / (floor area of occupied in-line space grossed to 80%)	Yes - If Dillard's (or replacement) is not open for one year and T's GS decreased by 20% or more during that period, T to pay 6% of GS in lieu of all amounts (except utilities) due to L while condition exists. If condition exists for an additional 12 months, T may terminate lease upon 30 days notice given within 30 days of 12 month period ending. (pg 13, \$10.3.2)	See Co-Tenancy	None	Cannot determine LCD. Need lease commencement letter. Cannot confirm base rent due to CPI increases. RR lists rent amount as \$26,664/yr which is equal to the initial amount in the lease. The lease however provides for annual CPI increases starting each Jan 1st starting with 1/1/05. Was there no CPI increase or was base rent not adjusted?
50	In-Line Retailer #4	1,200	01/01/04	06/30/14	None	\$46,000 plus annual increases of 2x CPI starting each Jan 1st starting with 1/1/05	Annual increases of 2 times CPI capped at 3% every January 1st (pg 4, \$5.5.1)	Marketing Fund: \$3,000/yr initially w/annual CPI increases capped at 5% (pg 2, \$1.14 & pg 6, \$5.8)	8% over natural breakpoint	Pro Rata	pg 5, \$5.7.1 and Exhibit D pg 2, \$2.26 and pg 6, \$2.87	Pro Rata	pg 5, \$5.7.1 and Exhibit D pg 2, \$2.26	Pro Rata (includes depreciation on equip and costs to comply with governmental regulations / excludes capital costs associated with the expansion of the center) L to credit all CAM payments made by outparcels, Majors (20,000 sf or >) and MTM tenants against total CAM costs prior to calculating T's share.	None	Mgmt fee: silent Admin fee: 15% of CAM costs	pg 5, \$5.7.1 and Exhibit D pg 2, \$2.26	Floor area of Premises / (floor area of occupied in-line space + 75% of occupied floor area of space having entrances both in the Mall and outside the Mall)	None	None	None	Cannot confirm base rent due to CPI increases. Cannot confirm Marketing Fund charges due to CPI increases. RR lists rent amount as \$46,000/yr which is equal to the initial amount in the lease. The lease however provides for annual CPI increases starting each Jan 1st starting with 1/1/05. Was there no CPI increase or was base rent not adjusted? If L adds an additional Major Tenant Store (≥ 40,000 sf), T's annual base rent to be increased 5%. (pg 4, \$5.5.2)
C	In-Line Retailer #5	1,050	Earlier of date T opens or 90 days after L delivery of Premises. 5/17/06 (per RR)	12/31/15	Two 5-year options. Base rent continues to increase as per regular term w/annual 2 times index (capped at 3%) CPI increases (pg 4, \$4.2)	\$26,250.00	Annual increases of 2 times CPI capped at 3% every January 1st (pg 6, \$5.5.1)	None	8% over natural breakpoint	None - Gross lease	N/A	None - Gross lease	N/A	None - Gross lease	None	None	N/A	N/A	None	None	\$21,000 TI allowance which was to be distributed within 30 days of T opening or completing T's work (Exhibit C pg 4, \$6)	Cannot determine LCD. Need lease commencement letter. RR lists base rent of \$26,551 and lease lists base rent of \$26,250.