

Rent Roll

SEC Cypress and North Lark Ellen
Los Angeles County (near Covina), CA

Tenant	Sq. Ft.	Rent PSF	Annual Rent	Security Deposit	Commencement Date	Lease Type	Lease Term	Options	Increases
Chinese Restaurant	1,500	\$2.00	\$ 36,000.00	\$ 6,000.00	4-Nov-03	NNN	10 Years	One-5 year	Note 1
Auto Store	965	\$1.75	\$ 20,265.00	\$ 5,066.25	1-Nov-03	NNN	5 Years	One-5 year	Note 2
Hair Salon	965	\$1.76	\$ 20,391.00	\$ 1,699.25	1-Oct-03	NNN	5 Years	One-5 year	Note 3
Dental Clinic	965	\$1.75	\$ 20,265.00	\$ 1,688.75	23-Oct-03	NNN	5 Years	Three-5 year	Note 4
Bakery	<u>965</u>	\$1.50	\$ 17,370.00	\$ 1,447.50	1-Sep-03	NNN	5 Years	One-5 year	Note 5
Total Rent	5,360		\$ 114,291.00	\$ 15,901.75					

Note 1: Chinese Restaurant--Month 13 \$3,090 per month; Month 25 \$3,182.70 per month; Month 37 \$3,278 per month; Month 49 \$3,376.53. After the 61st month and each year thereafter, based upon the CPI of not less than 3% or greater than 7% including during the option period. Tenant to receive \$1,500 tenant improvement allowance either credited against 2nd month's rent or month's whenever tenant finishes installation of the flourescent lighting and t-bar ceiling.

Note 2: Annual CPI increases during initial lease term of a minimum of 3%. Rent adjusted to Market Rental Value during the option period and then shall have annual CPI increases of a minimum of 3%. Provided that Lessee has not been in default or paid the rent late during the first twelve months of the Lease Term, then Lessor shall give Lessee back \$1,688.75 of Lessee's security deposit during the 13th month of the Lease Term. However, Lessor can require the Security Deposit to be increased back by the \$1,688.75 it was reduced in the event that Lessee is in default of the Lease Agreement or pays the rent late after the 13th month of the Lease Term. See Paragraph 54 of Lessee's Lease Agreement.

Note 3: Annual CPI increases during initial lease term-no minium or maximum. Rent adjusted to Market Rental Value during the option period and then shall have annual CPI increases-no minimum or maximum. Lessee received a \$1,000 flooring allowance that has already been offset against their rent.

Note 4: Annual CPI increases during initial lease term- 3% minium and 7% maximum. Rent is adjusted to Market Rental Value during the 1st month of each 5 year option period. Commencing the 13th month during each option period and annually thereafter, the rent shall be increased by the CPI-3% minium and 7% maximum. Lessee to receive a \$3,377.50 tenant improvement allowance upon completion of tenant improvements and opening for business. Lessor has the option to reimburse the Lessee directly or give Lessee a rent credit.

Note 5: Annual CPI increases during initial lease term- 3% minium and 7% maximum as well as during the option period. Lessee has the right to terminate the lease agreement after the 36th month provided that Lessee gives the Lessor notice no later than the 30th month of the Lease Term and pays \$5,000. See Paragraph 58 of Lessee's Lease Agreement.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.