

09/16/1999

Leased Property Summary

Branch: Atlan		Property ID: 00001A		Status: Active	
Group	Eastern Region	Name:	The Turner Building	USF:	11,400
Division	Southeast	Address:	2143 Overflow Drive	RSF:	13,908
Branch	Atlanta		Suite 5100	Storage:	0
Address:	9999 Peachtree SE	City/St/Zip:	Atlanta, GA 31208	Add/Loss Factor:	22.00 / 18.03
	Suite 600	Country:	USA	Building RSF:	750,000
City/St/Zip:	Atlanta, GA 30000	Phone/Fax:	770.555.5555 / 770.555.5556	Pro Rata Share:	1.85%
Contact:	T. Turner	Contact:	Henry Aaron	Primary Use:	SALES OFF
Phone:	770.555.5555	Position:	Sluggar	Classification:	Leased
Fax:	770.555.5556	Phone:	770.555.5555	Legal Entity:	

Landlord / Payment Information

Landlord:	Outer Edge Partners	Mgmt Co:	Outer Edge Management Com	Legal Notice:	Dewee, Cheatham & Howe
Address:	One Suburb Drive	Address:	One Urban Center	Address:	One Legal Street
	Suite 1400		Suite 100		Suite 500
City/St/Zip:	Macon, GA 99999	City/St/Zip:	Atlanta, GA 99999	City/St/Zip:	Atlanta, GA 99999
Contact:	P.W. Herman	Contact:	Jim Kirk	Contact:	I. Will Cheatham
Phone:	516/757-2100	Phone:	516/757-2100	Phone:	555.555.5555
Fax:		Fax:		Fax:	555.555.5556
Pay To:	Yes	Pay To:	No	Pay To:	No

Critical Dates / Options

	<i>Renewal</i>	<i>Expansion</i>	<i>Cancellation</i>
Original Occupancy:	07/01/1989	Notice Date: 01/01/2009	Notice Date: 01/01/2004
Term Commencement:	07/01/1999	Effective: 07/01/2009	Effective: 07/01/2004
Rent Commencement:	07/01/1999	Term: 5 years	Penalty: \$ 40,000
Term Expiration:	06/30/2009	Note:	Note:

Financial Information

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Category	Jul 1999	Jul 2000	Jul 2001	Jul 2002	Jul 2003	Jul 2004	Jul 2005	Jul 2006
Base Rent	347,784.00	347,784.00	393,180.00	393,180.00	393,180.00	393,180.00	393,180.00	438,504.00
Electric *	11,844.00	12,579.96	12,579.96	13,209.00	13,209.00	13,869.00	14,562.96	15,291.00
Operating Exp. *	1,000.00	1,100.00	1,200.00	1,500.00	1,600.00	1,700.00	1,700.00	1,700.00
Annual Cost	360,628.00	361,463.96	406,959.96	407,889.00	407,989.00	408,749.00	409,442.96	455,495.00
Mo. Payment to LL	28,982.00	28,982.00	32,765.00	32,765.00	32,765.00	32,765.00	32,765.00	36,542.00
Avg. Monthly Cost	30,052.33	30,122.00	33,913.33	33,990.75	33,999.08	34,062.42	34,120.25	37,957.92
Base Rent \$/RSF	\$25.01	\$25.01	\$28.27	\$28.27	\$28.27	\$28.27	\$28.27	\$31.53
Other \$/RSF	\$0.92	\$0.98	\$0.99	\$1.06	\$1.06	\$1.12	\$1.17	\$1.22
Total \$/RSF	\$25.93	\$25.99	\$29.26	\$29.33	\$29.33	\$29.39	\$29.44	\$32.75

* Occupancy cost paid separately

Operating Escalations:

RE Tax Escalations:

Other Escalations: YR 6: BASE RENT INCR. TO \$16,625.00 (\$17.50/RSF).

Miscellaneous

LL Contribution:	254787.5	Right to Sublet:	Y-w/LL Consent	Airport Dist:	5.6 Miles
Free Rent:	3 Months	Right to Assign:	Y-w/LL Consent	Views:	Pond
Security Deposit:	50000	Right of 1st Refusal	Y-w/LL Consent	Satellite Dish:	Roof Access
Hold Over %:	10%	Right to Audit:	30 days notice	% Occupied:	100
Parking Spaces:	5 Reserved	Relocation Clause:	No	Phone System:	Inter-Tel
Communications:	Satellite	Restoration Req'd:	Yes	Data Center:	On Site
RE Broker:	Cushgirl & Sleepmountain	Tenant to Maintain:	No	Negotiator:	M. Albright
		LL to Maintain:	All	Prior Year Revenue:	\$6.8 Million

Comments

- Allocation Sales & R&D have agreed to split lease costs 50-50. Administration does not get charged.
- Insurance State Farm holds all insurance for LL. We are required to carry \$6 million additional liability due to R&D activity on site.
- Other Branch manager is not satisfied with response from management company and may want to select another location at expiration.

09/16/1999

Page:4

Critical Lease Date Report

Group Eastern Region
 Division Southeast
From: 10/01/99
To: 9/30/01

Location	RSF	Expiration	Status/ Type	Notice Date	Effective Date	Lease Admin	Comments
October 1999							
Nashville, TN 102 Tammy Wynette Dr. Lease ID: 001286	39,809	09/30/2004	ACTIVE				Rent change Base Rent changes to 5930
Memphis, TN One Deficit Square Lease ID: 001292	13,715	09/30/2005	ACTIVE				Rent change Base Rent changes to 20000
Miami, FL 5 South Street Lease ID: 001298	11,837	06/30/2009	ACTIVE				Rent change Base Rent changes to 10000
December 1999							
Memphis, TN One Deficit Square Lease ID: 001292	13,715	09/30/2005	ACTIVE	09/01/1999	12/01/1999		Cancellation Effective, Penalty= \$12, Cancellation Effective
July 2000							
Nashville, TN 102 Tammy Wynette Dr. Lease ID: 001286	39,809	09/30/2004	ACTIVE	07/01/2000	10/01/2000		Expansion Notice, 8900, Suite 7800 Expansion Notice recurring
October 2000							
Nashville, TN 102 Tammy Wynette Dr. Lease ID: 001286	39,809	09/30/2004	ACTIVE				Rent change Base Rent changes to 6078
Nashville, TN 102 Tammy Wynette Dr. Lease ID: 001286	39,809	09/30/2004	ACTIVE	10/31/2000	01/31/2001		Expansion Notice, 8900, Suite 7800 Expansion Notice recurring
Nashville, TN 102 Tammy Wynette Dr. Lease ID: 001286	39,809	09/30/2004	ACTIVE	07/01/2000	10/01/2000		Expansion Effective, 8900, Suite 7800 recurring
January 2001							

09/16/1999

Page:1

Action Item Report**From:** 10/01/99**To:** 9/30/01

Action Date	Location	Lease ID	Description / Comment / Action Taken	Paragraph
10/01/1999*	Nashville, TN 102 Tammy Wynette Dr.	001286	Rent change Base Rent changes to 5930	
10/01/1999*	Memphis, TN One Deficit Square	001292	Rent change Base Rent changes to 20000	
10/01/1999*	Miami, FL 5 South Street	001298	Rent change Base Rent changes to 10000	
10/31/1999*	Phoenix, AZ 123 Jackson Street	001263	Lease Expiration te comments	
10/31/1999*	New York, NY 9999 Park Avenue	001341	Expansion Notice, 17000,	
10/31/1999*	New York, NY 9999 Park Avenue	001341	Expansion Effective, 17000,	
11/01/1999	Phoenix, AZ 123 Jackson Street	001263	base rent stepup - \$10,030.46	
12/01/1999*	Memphis, TN One Deficit Square	001292	Cancellation Effective, Penalty= \$12,	5.5.4
12/01/1999	Raleigh-Durham, NC 999 Bull Durham Road	00068A	environmental study due	
12/01/1999	New York, NY 9999 Park Avenue	001341	reduce base rent & o/e to \$0/month	
12/31/1999*	Denver, CO 9000 Rocky Mountain Highway	001343	Lease Expiration	
01/14/2000*	Washington, DC 1600-A Pennsylvania Avenue	001267	Lease Expiration Unless re-elected. (See Renewal)	
01/31/2000*	New York, NY 9999 Park Avenue	001341	Expansion Effective, 17000,	
02/01/2000*	New York, NY 9999 Park Avenue	001341	Expansion Notice, 17000,	

* Data from Critical Lease Dates / Options section of Lease

Comments: {tempdate.ActionDate} >= {@from} and {tempdate.ActionDate} <= {@to}

LeaseID	ST	City	Location	From	To	Annual	Monthly	RSF	Per RSF	Commitmen Total	1	2	3	4	5	6	7	8
											01/01/99	01/01/00	01/01/01	01/01/02	01/01/03	01/01/04	01/01/05	01/01/06
001341	NY	New York	The Big Apple Building	12/01/97	11/30/02	\$70,000	\$5,833	7,276	\$9.62	\$274,167	\$70,000	\$70,000	\$70,000	\$64,167				\$0.00
										\$274,167	\$70,000	\$70,000	\$70,000	\$64,167				\$0.00
Division - Operations total								7,276	\$9.62	\$274,167	\$70,000	\$70,000	\$70,000	\$64,167	\$0	\$0	\$0	\$0.00
Group - ABC Corporate Group total								7,276	\$9.62	\$274,167	\$70,000	\$70,000	\$70,000	\$64,167	\$0	\$0	\$0	\$0.00
001290	VA	Richmond	The Lee Building	10/01/97	09/30/00	\$68,000	\$5,667	6,297	\$10.80	\$119,000	\$68,000	\$51,000						\$0.00
				10/01/00	09/30/03	\$72,000	\$6,000	6,297	\$11.43	\$216,000	\$0	\$18,000	\$72,000	\$72,000	\$54,000			\$0.00
				10/01/03	09/30/04	\$75,000	\$6,250	6,297	\$11.91	\$75,000	\$0				\$18,750	\$56,250		\$0.00
										\$410,000	\$68,000	\$69,000	\$72,000	\$72,000	\$72,750	\$56,250	\$0	\$0.00
Division - MidAtlantic total								6,297	\$34.14	\$410,000	\$68,000	\$69,000	\$72,000	\$72,000	\$72,750	\$56,250	\$0	\$0.00
001334	MA	Boston	The Bean Building	10/01/96	09/30/04	\$110,400	\$9,200	6,562	\$16.82	\$634,800	\$110,400	\$110,400	\$110,400	\$110,400	\$110,400	\$82,800		\$0.00
										\$634,800	\$110,400	\$110,400	\$110,400	\$110,400	\$110,400	\$82,800		\$0.00
00133A	PA	Philadelphia	The Liberty Building	10/01/92	07/03/01	\$131,685	\$10,974	24,625	\$5.35	\$329,212	\$131,685	\$131,685	\$65,842					\$0.00
										\$329,212	\$131,685	\$131,685	\$65,842					\$0.00
Division - Northeast total								31,187	\$7.76	\$964,012	\$242,085	\$242,085	\$176,242	\$110,400	\$110,400	\$82,800	\$0	\$0.00
00001A	GA	Atlanta	The Turner Building	07/01/94	06/30/99	\$301,608	\$25,134	13,908	\$21.69	\$150,804	\$150,804							\$0.00
				07/01/99	06/30/01	\$347,784	\$28,982	13,908	\$25.01	\$695,568	\$173,892	\$347,784	\$173,892					\$0.00
				07/01/01	06/30/06	\$393,180	\$32,765	13,908	\$28.27	\$1,965,900	\$0	\$196,590	\$393,180	\$393,180	\$393,180	\$393,180	\$393,180	\$196,590.00
				07/01/06	06/30/09	\$438,504	\$36,542	13,908	\$31.53	\$1,096,260	\$0							\$219,252.00
										\$3,908,532	\$324,696	\$347,784	\$370,482	\$393,180	\$393,180	\$393,180	\$393,180	\$415,842.00
001298	FL	Miami	Jackson Building	10/01/99	09/30/04	\$120,000	\$10,000	11,837	\$10.14	\$600,000	\$30,000	\$120,000	\$120,000	\$120,000	\$120,000	\$90,000		\$0.00
				10/01/04	06/30/09	\$130,000	\$10,833	11,837	\$10.98	\$552,500	\$0					\$32,500	\$130,000	\$129,999.96
										\$1,152,500	\$30,000	\$120,000	\$120,000	\$120,000	\$120,000	\$122,500	\$130,000	\$129,999.96
001286	TN	Nashville	The Nash Building	10/01/98	09/30/99	\$69,240	\$5,770	39,809	\$1.74	\$51,930	\$51,930							\$0.00
				10/01/99	09/30/00	\$71,160	\$5,930	39,809	\$1.79	\$71,160	\$17,790	\$53,370						\$0.00
				10/01/00	09/30/01	\$72,936	\$6,078	39,809	\$1.83	\$72,936	\$0	\$18,234	\$54,702					\$0.00
				10/01/01	09/30/02	\$76,080	\$6,340	39,809	\$1.91	\$76,080	\$0		\$19,020	\$57,060				\$0.00
				10/01/02	09/30/03	\$78,360	\$6,530	39,809	\$1.97	\$78,360	\$0		\$19,590	\$58,770				\$0.00
				10/01/03	09/30/04	\$80,640	\$6,720	39,809	\$2.03	\$80,640	\$0			\$20,160	\$60,480			\$0.00
										\$431,106	\$69,720	\$71,604	\$73,722	\$76,650	\$78,930	\$60,480		\$0.00
001292	TN	Memphis	The Presley Building	10/01/97	09/30/99	\$216,000	\$18,000	13,715	\$15.75	\$162,000	\$162,000							\$0.00
				10/01/99	09/30/05	\$240,000	\$20,000	13,715	\$17.50	\$1,440,000	\$60,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$180,000	\$0.00
										\$1,602,000	\$222,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$180,000	\$0.00
Division - Southeast total								79,269	\$33.25	\$7,094,138	\$646,416	\$779,388	\$804,204	\$829,830	\$832,110	\$816,160	\$703,180	\$545,841.96
Group - Eastern Region total								116,753	\$26.49	\$8,468,150	\$956,501	\$1,090,473	\$1,052,446	\$1,012,230	\$1,015,260	\$955,210	\$703,180	\$545,841.96
001357	TX	Dallas	The Cawley Building	10/01/94	09/30/99	\$225,000	\$18,750	15,502	\$14.51	\$168,750	\$168,750							\$0.00
										\$168,750	\$168,750							\$0.00
001343	CO	Denver	Copper Canyon Building	01/01/98	12/31/99	\$50,000	\$4,167	2,229	\$22.43	\$50,000	\$50,000							\$0.00
										\$50,000	\$50,000							\$0.00
Division - Central total								17,731	\$15.51	\$218,750	\$218,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00
001264	OR	Permission Denied	Big Building	07/01/97	06/30/04	\$24,000	\$2,000	3,210	\$7.48	\$132,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$12,000		\$0.00

Group Eastern Region
Division Southeast
As of: 10/01/1999

Lease # Branch	Property	Lease Term Commence Expiration	RSF USF	Average Monthly Cost	Annual Cost	\$/RSF	Lease Term Total Cost	Cancellation	Contingent Liability
								Notice Date Effective Date Penalty	
00001A Atlan	Atlanta, GA 2143 Overflow Drive Suite 5100	07/01/1999 06/30/2009	13,908 11,400	\$30,071.83	\$360,861.99	\$25.95	\$4,039,200	01/01/2004 07/01/2004 \$40,000.00	\$1,929,294
001286 NASH	Nashville, TN 102 Tammy Wynette Dr.	10/01/1994 09/30/2004	39,809 32,033	\$6,898.83	\$82,786.00	\$2.08	\$437,306		\$437,306
001292 NASH	Memphis, TN One Deficit Square	05/01/1995 09/30/2005	13,715 12,949	\$21,274.25	\$255,291.00	\$18.61	\$1,531,746	09/01/1999 12/01/1999 \$12.00	\$63,835
001298 Miami	Miami, FL 5 South Street	07/01/1999 06/30/2009	11,837 9,989	\$11,048.33	\$132,579.96	\$11.20	\$1,364,774		\$1,364,774
Southeast Total:			79,269 66,371	\$69,293.25	\$831,518.95	\$10.49	\$7,373,026		\$3,795,209

* Additional future options exist

09/16/1999

Page:5

Cash Flow Report

Group - Eastern Region

Division - Southeast

LeaseID	ST	City	Location	Expiration	Description	1 01/01/99	2 02/01/99	3 03/01/99	4 04/01/99	5 05/01/99	6 06/01/99	7 07/01/99	8 08/01/99	9 09/01/99	10 10/01/99	11 11/01/99	12 12/01/99
00001A	GA	Atlanta	The Turner Building	06/30/2009	Base Rent	\$25,134	\$25,134	\$25,134	\$25,134	\$25,134	\$25,134	\$28,982	\$28,982	\$28,982	\$28,982	\$28,982	\$28,982
					Electric	\$0	\$0	\$0	\$0	\$0	\$0	\$987	\$987	\$987	\$987	\$987	\$987
					Operating Exp.	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0
Lease total						\$25,134	\$25,134	\$25,134	\$25,134	\$25,134	\$25,134	\$30,469	\$29,969	\$29,969	\$29,969	\$29,969	\$29,969
Branch - Atlanta total						\$25,134	\$25,134	\$25,134	\$25,134	\$25,134	\$25,134	\$30,469	\$29,969	\$29,969	\$29,969	\$29,969	\$29,969
001298	FL	Miami	Jackson Building	06/30/2009	Base Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$10,000	\$10,000
					Electric	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,048	\$1,048	\$1,048
Lease total						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,048	\$11,048	\$11,048
Branch - Miami total						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,048	\$11,048	\$11,048
001286	TN	Nashville	The Nash Building	09/30/2004	Base Rent	\$5,770	\$5,770	\$5,770	\$5,770	\$5,770	\$5,770	\$5,770	\$5,770	\$5,770	\$5,930	\$5,930	\$5,930
					RE Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,626	\$0	\$0
Lease total						\$5,770	\$5,770	\$5,770	\$5,770	\$5,770	\$5,770	\$5,770	\$5,770	\$5,770	\$17,556	\$5,930	\$5,930
001292	TN	Memphis	The Presley Building	09/30/2005	Base Rent	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$20,000	\$20,000	\$20,000
					Electric	\$1,214	\$1,214	\$1,214	\$1,214	\$1,214	\$1,214	\$1,214	\$1,214	\$1,214	\$1,274	\$1,274	\$1,274
Lease total						\$19,214	\$19,214	\$19,214	\$19,214	\$19,214	\$19,214	\$19,214	\$19,214	\$19,214	\$21,274	\$21,274	\$21,274
Branch - Nashville total						\$24,984	\$24,984	\$24,984	\$24,984	\$24,984	\$24,984	\$24,984	\$24,984	\$24,984	\$38,830	\$27,204	\$27,204
Division - Southeast total						\$50,118	\$50,118	\$50,118	\$50,118	\$50,118	\$50,118	\$55,453	\$54,953	\$54,953	\$79,848	\$68,222	\$68,222