Rent Comparison Grid

### Comparable 1
- **Property Name**: SERCO
- **Street Address**: 405 Keystone Dr
- **City, State, Zip Code**: Cranberry Township, PA 15066
- **Space Classification**: B
- **Occupancy Type**: Warehouse/Office
- **Typical Rental Area**: 148,000
- **Paid by Tenant**: NNN
- **Lease Effective Rate**: $7.50
- **Lease Date**: 01/01/2010
- **Comment**: The subject contains 43,510 s.f. of warehouse space with 15% finished offices. It is currently designed to accommodate a single tenant. Comparable 1 is a large warehouse building that is occupied by a single tenant.

### Comparable 2
- **Property Name**: Cargo Corporate Center
- **Street Address**: 1120 Stevenson Mill Rd
- **City, State, Zip Code**: Moon Township, PA 15108
- **Space Classification**: B
- **Occupancy Type**: Triple Net
- **Typical Rental Area**: 806-H-00390
- **Paid by Tenant**: Triple Net
- **Lease Effective Rate**: $8.00
- **Lease Date**: 09/22/2009
- **Comment**: When a comment is entered on an adjustment line that has a zero adjustment, the comment prints on the grid. This enables you to alert the reader that you have considered the item, but that no adjustment is warranted.

### Comparable 3
- **Property Name**: Imperial Business Park
- **Street Address**: 301-308 High Tech Dr
- **City, State, Zip Code**: Oakdale, PA 15071
- **Space Classification**: C
- **Occupancy Type**: Full Service Gross
- **Typical Rental Area**: 20.00%
- **Paid by Tenant**: Full Service Gross
- **Lease Effective Rate**: $7.50
- **Lease Date**: 09/22/2009
- **Comment**: Up to 12 line item adjustments can be made and quantitative adjustments can be made by percentage or dollar amount. Adjustments can be displayed in color or black and white.

<table>
<thead>
<tr>
<th>Adjustments</th>
<th>Similar</th>
<th>Similar</th>
<th>Similar</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Age:</strong></td>
<td>20.00%</td>
<td>0.00%</td>
<td>0.00%</td>
</tr>
<tr>
<td><strong>Other:</strong></td>
<td>Similar</td>
<td>Similar</td>
<td>Similar</td>
</tr>
<tr>
<td><strong>Condition:</strong></td>
<td>Similar</td>
<td>Similar</td>
<td>Similar</td>
</tr>
<tr>
<td><strong>Topography/Utility:</strong></td>
<td>Equal</td>
<td>Equal</td>
<td>Equal</td>
</tr>
<tr>
<td><strong>Utilities:</strong></td>
<td>Paid by Tenant</td>
<td>Paid by Tenant</td>
<td>Paid by Tenant</td>
</tr>
<tr>
<td><strong>Real Estate Taxes:</strong></td>
<td>Paid by Tenant</td>
<td>Paid by Tenant</td>
<td>Paid by Tenant</td>
</tr>
<tr>
<td><strong>Operating Expenses:</strong></td>
<td>Paid by Tenant</td>
<td>Paid by Tenant</td>
<td>Paid by Tenant</td>
</tr>
<tr>
<td><strong>Adj. Lease Effective Rate</strong></td>
<td><strong>$8.25</strong></td>
<td><strong>$8.00</strong></td>
<td><strong>$7.50</strong></td>
</tr>
<tr>
<td><strong>Total Gross Adjustments</strong></td>
<td>30.00%</td>
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<tr>
<td><strong>Total Net Adjustments</strong></td>
<td>10.00%</td>
<td>0.00%</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

Above Percentages are provided as a guide and include a Time Adjustment, if applied. Percentages may not add up due to rounding and compounding.

Mean of Indicated Rentals $7.92