33 West First Street
Rent Roll
3/1/12

TENANT	ADDRESS	SUITE#	RENT	STORAGE	OTHER CHARGES	Rentable SQ. FT.	Vacant SQ. FT.	RATE PSF	LEASE TERM - Beginning	LEASE TERM - End	SECURITY DEPOSIT	NOTES
Valeria's	21 West First Street	-	$875.00			2,300		$4.57	4/30/2007	3/31/2012	$875.00	
			$675.00					$3.52	4/1/2011	3/31/2012		
			$875.00						4/1/2012	3/31/2013		
			$900.00						4/1/2013	3/31/2014		
mPango Development Studios LLC	33 West First Street	Basement		$375.00		500			12/21/2009	12/31/2010	$375.00	
				$395.00					1/1/2011	12/31/2011		
				$395.00					Month to	Month		
(1)Soin International	33 West First Street	200	$7,284.60	$162.67		7,465			Month to	Month	-	
			$7,465.00	$181.34					Month to	Month		
			$7,620.52	$186.67				$12.25	Month to	Month		
									Vacating:	3/31/2012		
Donet, Inc.	33 West First Street	230	$8,052.72			6,942		$15.66	9/1/2002	8/31/2009	-	
			$8,382.47					$14.49	9/1/2009	8/31/2010		
			$8,712.21		Electric			$15.06	9/1/2010	8/31/2011		
			$9,059.31					$15.66	9/1/2011	8/31/2012		
									Vacating:	8/31/2012		
Corbus	33 West First Street	320	$4,007.50	$62.52		4,809		$10.00	Month to	Month	-	5/1/2010 - 4/30/11
			$4,107.69	$68.57				$10.25	Month to	Month		5/1/2011 - 4/30/12
			$4,207.88	$70.58				$10.50	Month to	Month		5/1/2012 - 7/31/12
									Vacating:	7/31/2012		
Alan Scherr Associates	33 West First Street	440	$2,314.38	$53.05		2,645		$10.50	12/1/2009	11/30/2010	-	$25.00 M-T-M storage space
			$2,383.81					$10.82	12/1/2010	11/30/2011		eff. 7/1/11
			$2,455.33					$11.14	12/1/2011	11/30/2012		
			$2,528.99						12/1/2012	11/30/2013		
			$2,604.86						12/1/2013	11/30/2014		
United Way of Greater Dayton	33 West First Street	5th floor	$14,025.00			15,300		$11.00	5/1/2010	4/30/2011		
			$10,575.00					$8.29	5/1/2011	4/30/2012		
			$14,662.50					$11.50	5/1/2012	4/30/2013		
			$14,981.25					$11.75	5/1/2013	4/30/2014		
			$15,300.00					$12.00	5/1/2014	4/30/2015		
Coolidge Wall	33 West First Street	500, 600	$44,918.75	$493.33		20,635		$15.00	12/1/2001	4/30/2010	-	
			$33,009.13	$693.55					5/1/2010	4/30/2011		Storage rates eff.
			$32,690.38	$725.00				$19.01	5/1/2011	6/30/2012		7/1 each year
			$18,915.42	$725.00				$11.00	1/1/2012	??		
Vacant	27 West First Street						1,300					
	33 West First Street	100					11,124					
	29 West First Street	-					1,000					
	33 West First Street	310					2,300					
	33 West First Street	330					6,253					
	33 West First Street	420					2,200					
	33 West First Street	450 L					1,376					
	33 West First Street	460 R					1,690					
		TOTALS:	**$53,408.27**	**$1,428.29**	-	**60,596**	**27,243**					
(3) Parking Garage	23 West First Street											