

1) Calculation of the Base rent increases using CPI - and the amount for

Lease commenced 7/1/14. Annual CPI increases based on month prior as published - therefore **June** of each year.  
 Increase to take place on effective date **7/1** of each year (Adjustment Date).  
 Annual Rent is multiplied by the increased rate to calculate the following year's rent ( use the annual #)

June CPI	Incr Factor	Adjustment date	Annual	Month	PSF	deficit
238.343		7/1/2014	\$ 63,750.00	\$ 5,312.50	\$ 25.50	
238.638	1.001237712	7/1/2015	\$ 63,828.90	\$ 5,319.08	\$ 25.53	
241.018	1.009973265	7/1/2016	\$ 64,465.49	\$ 5,372.12	\$ 25.79	
244.955	1.01633488	7/1/2017	\$ 65,518.52	\$ 5,459.88	\$ 26.21	Rent was not adjusted by LabCorp since 7/1/17.
251.989	1.028715478	7/1/2018	\$ 67,399.92	\$ 5,616.66	\$ 26.96	\$ 1,881.40 7/1/18 - 6/30/19 12 MTHS
256.143	1.016484847	7/1/2019	\$ 68,511.00	\$ 5,709.25	\$ 27.40	\$ 1,994.98 7/1/19 - 2/29/20 8 MTHS

We owe for increases from 7/1/18 to 6/30/19 and 7/1/19 thru 11/30/19 \$ 3,876.38 Settlement for unpaid Base Rent Increases

2) 7/01/14 - 6/30/15  
 Recon done for Taxes, Condo Fees and Insurance & Utilities.  
 Labcorp paid an amount due of \$5,555.47

The Fire Monitoring/Repair fee is a retroactive charge from the Landlord that is unpaid \$176.40 ( Per Landlord - No backup)

3) 7/1/15 - 6/30/16  
 Recon done for Taxes, Condo Fees & Insurance.  
 Labcorp paid \$4,298.83

The Fire Monitoring/Repair fee is a retroactive charge from the Landlord that is unpaid \$176.40 ( Per Landlord - No backup)

3) 7/1/16 - 6/30/17  
 Recon done for Taxes, Condo Fees & Insurance.  
 LabCorp paid \$4,570.50

The Fire Monitoring/Repair fee is a retroactive charge from the Landlord that is unpaid \$176.40 ( Per Landlord - No backup)

4) 7/1/17 - 6/30/18	Total	Labcorp pro rata 49%
Condo Fees	13018.68	\$ 6,379.15
No Recon Done Sch Tax	11870.49	\$ 5,816.54
RE Tax	3366.42	\$ 1,649.55
Insurance	4954	\$ 2,427.46
		\$ 16,272.70
CAM Paid 962.5 mth		\$ 11,550.00
Recon Due		\$ 4,722.70

The Fire Monitoring/Repair fee is a retroactive charge from the Landlord that is unpaid \$4,722.60 ( Recon- No backup)

\$176.40 ( Per Landlord - No backup)

5) 7/1/18 - 6/30/19	Total	Labcorp pro rata 49%
Condo Fees	13018.68	\$ 6,379.15
No Recon Done Sch Tax	12403.05	\$ 6,077.49
RE Tax	3400.37	\$ 1,666.18
Insurance	4954	\$ 2,427.46
		\$ 16,550.29
CAM Paid 962.5 mth		\$ 11,550.00
Recon Due		\$ 5,000.29

The Fire Monitoring/Repair fee is a retroactive charge from the Landlord that is unpaid \$5,000.29 ( Recon- No backup)

\$176.40 ( Per Landlord - No backup)

Total Potential settlement.	<b>\$14,481.27</b>	I need to get the commencement date to finalize how many months of increase we need to pay
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