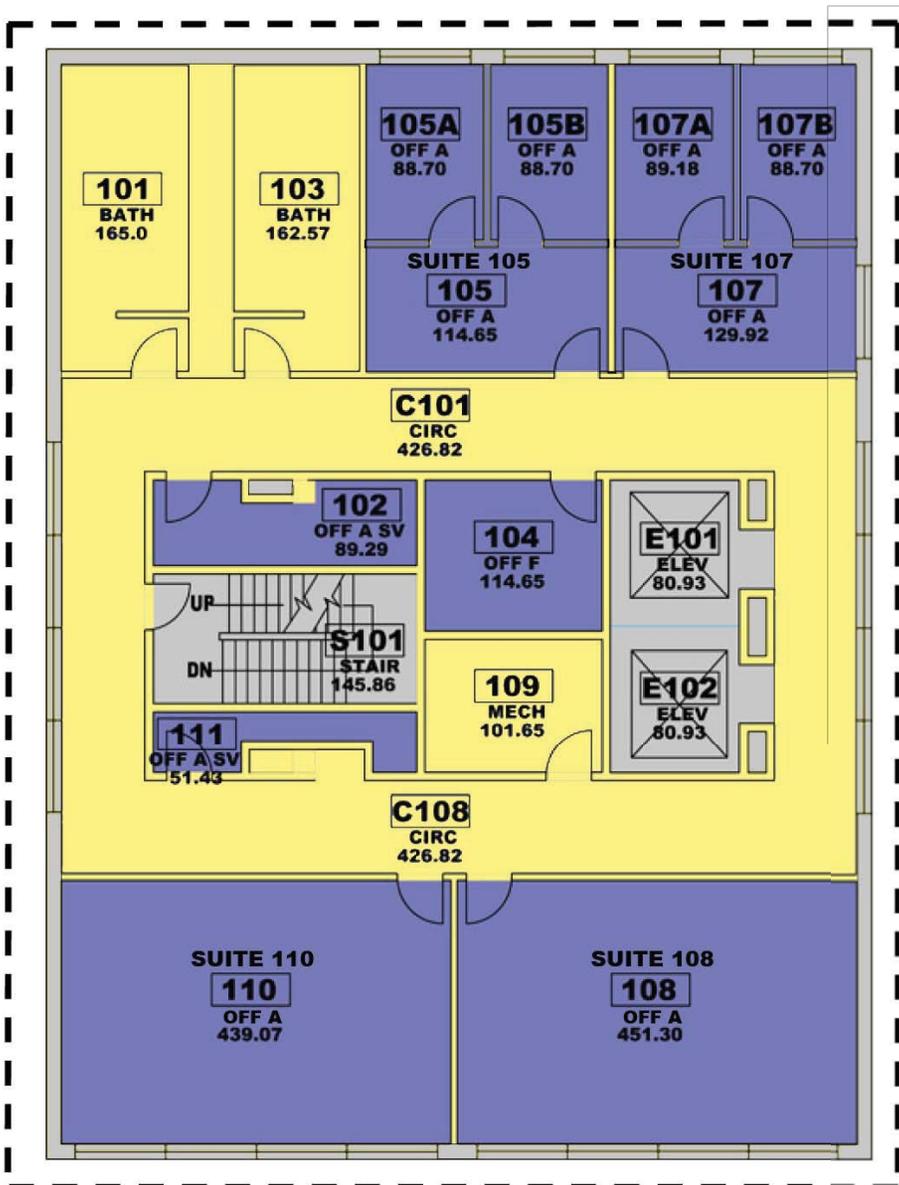


Leased Space Square Feet Definitions



Usable Area

The Usable Area of an office shall be computed by measuring to the finished surface side of the office side of corridor and other permanent walls, to the center of the partitions that separate the office from adjoining Usable Areas, and to the inside finished surface of the dominant portions of the permanent outer building walls. No deduction shall be made for columns and projections necessary to the building.



Rentable Area

This measures the tenant's pro-rata portion of the floor, excluding elements of the building that penetrate through the floor to areas above or below. The Rentable Area of floor area shall be computed by measuring to the inside finished surface of the dominant portions of the permanent outer building walls, excluding any major vertical penetrations of the floor. No deduction shall be made for columns and projections necessary to the building.

Additional Definitions

Loss Factor - The Loss Factor is the percentage of space on a floor that is not usable, expressed as a percent of Usable Area. It is also known as the Common Area Factor or the Load Factor

Finished Surface - A wall, ceiling, or floor surface, including glass, as prepared for tenant use, excluding the thickness of any special surfacing materials such as paneling, furring strips and carpet.

Major Vertical Penetrations - Stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls, which serve more than one floor of the building, but shall not include stairs, dumb-waiters, lifts, and the like, exclusively serving a tenant occupying offices on more than one floor.

Conversion Formulas

Rentable Area / Usable Area = R/U Ratio

(Rentable Area - Usable Area) / Rentable Area = Loss Factor