Attachment 1

Tavern Square Lease New Lease Term Summary

Tavern Square 56,221 square feet

New Terms

Term: Seven (7) Year Extension Expiration 2033 (Current lease expires 2026)

Lease Rate: \$29.50/sq foot (Current Lease \$31.33/sq ft)

Escalation: 3% annually (same as current lease)

Rent Abatement: Three (3) months – Year 1 Five (5) months – Year 2 Four (4) months – Year 3

Rent Savings/1: \$593,000 - Year 1 \$895,000 - Year 2 \$775,000 - Year 3 \$194,000 - Year 4 \$200,000 - Year 5

Total Rent Savings/2: \$2.7 million over first five years of the lease term

Tenant Improvement Allowance: \$15/sq. foot (\$843,000 over term of lease)

Notes:

- /1 Compared to current lease which expires in 2026. No rent abatement in Years 4 and 5 but lower lease rates
- /2 Compared to current lease