



**1400 KEY BOULEVARD**  
**Financial Report**  
**January 31, 2015**



**Rosslyn Portfolio**  
**Building**      1400 Key Boulevard  
**Financial Report**  
**Month Ended January 31, 2015**



**SECTION 1**

Executive Summary

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**SECTION 2**

Balance Sheet  
Trial Balance  
Income Statement Detail with Cash Flow  
Variance Report

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**SECTION 3**

Aged Delinquency Report  
Open Status Report  
Check Register  
Capital Expenditure Analysis

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**SECTION 4**

Leasing Report  
Rent Roll  
Stacking Plan

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# **SECTION 1**

## Executive Summary



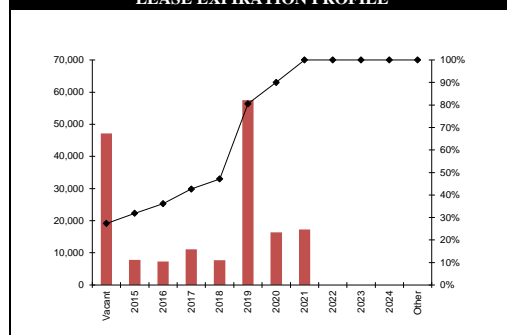
## PROPERTY INFORMATION

Property Name	1400 Key
Submarket	Rosslyn
Year Built/Renovated	1965/1994
Year Acquired	2007
No. of Stories	12
Asset Quality	B+
Total SF	172,972
Leased	70%
Ownership	USREO (89%) / Monday (11%)

## MAJOR TENANTS

Tenant Name	SF	LXP
GSA-Air Force	25,976	Jul-19
Gold's Gym	17,225	Sep-21
GSA-DoD	10,606	Jul-19

## LEASE EXPIRATION PROFILE



## STRATEGY

Substantial additional value can be achieved through site redevelopment, more than doubling the existing density in a supply-constrained market. Management will continue to operate the asset as a low-cost alternative in a highly desirable market to maintain high occupancy and stable cash flow in advance of a potential redevelopment. All existing and new office leases at the project contain landlord termination rights, which enables the Venture to maximize its optionality as it relates to the timing of a future redevelopment.

## CRITICAL ISSUES

- \* Implement cost efficient releasing strategy for GSA's vacated premises.
- \* Monitor and aggressively pursue renewals for all existing tenants, and relets requiring marginal improvement dollars.

## ASSET-LEVEL DEBT

Appraised Value	\$ 37,000,000	as of	Dec-14
Senior Debt	\$ 20,000,000	54% LTV	LIBOR + 500 May-17

## CASH FLOW PERFORMANCE

Period	Jan-15 YTD	Actual	Budget	PSF
Projected Occupancy		70.0%	72.9%	
Effective Gross Revenue		\$ 419,562	\$ 415,324	\$ 2
Real Estate Taxes		(52,224)	(52,224)	(0)
Operating Expenses		(171,661)	(160,649)	(1)
Net Operating Income		195,677	202,451	1
Tenant Improvements		-	-	-
Leasing Commissions		-	-	-
Capital Improvements		-	-	-
Total Leasing and Capital		-	-	-
CF before Senior Debt Service		195,677	202,451	1
Senior Debt Service		(81,806)	(93,000)	
DSCR on NOI		2.39x	2.18x	
DSCR on CF before Senior Debt Service		2.39x	2.18x	
CF after Senior Debt Service		\$ 113,871	\$ 109,451	

## DISTRIBUTIONS (PLANNED VS ACTUAL)

\* None planned

## LEASING

The property is 70% leased with 7,000 square feet expiring through 2015. Several ground floor tenants have expressed interest in expansion opportunities as outside tenants continue expressing interest in the ground floor.

## RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Jun-15 / Oct 14	Gold's Gym	C Level	17,225	Renewal	\$15.00	2.00%	0 mos.	\$5.80	7 yrs.	\$14.74
Jul - 14 / Jul -14	Alqimi	A Level	1,621	New	\$30.00	5.00%	3 mos.	\$0.00	3 yrs.	\$28.51

## LEASE PROPOSALS

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
Jul-15	STS	P8	4,344	New	No	\$30.00	2.75%	6 mos.	\$16.00	5 yrs.	\$23.52
May-15	LiveSafe	8th	4,657	Renewal	No	\$28.65	4.50%	2 mos.	\$5.00	3 yrs.	\$26.34

## MAJOR CAPITAL PROJECTS

2015 Budget



## **SECTION 2**

Balance Sheet

Trial Balance

Income Statement Detail with Cash Flow

Variance Report

Database: MONDAYPROD  
ENTITY: 3450

Trial Balance  
**Monday Production DB**  
**1400 Key Boulevard**

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Accrual Year to Date Balances for period 01/15  
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
0112-0000	Land	13,200,021.19	
0132-0000	Building	41,800,293.76	
0142-0002	Bldg Impr-Non Escalatable	2,000,136.76	
0142-0020	Bldg Impr-CM Fee	59,942.30	
0145-0001	Bldg Impr-Redvpmt Sft Co	388,140.92	
0162-0001	TI-Construction	1,097,346.34	
0162-0002	TI-Space Planning	9,216.39	
0162-0004	TI-Landlord Work	2,570,309.18	
0162-0020	TI-CM Fee	125,834.45	
0202-0001	Def Leasing-Brokerage	800,440.04	
0202-0002	Def Leasing-Legal	169,925.51	
0202-0006	Deferred Leas-Monday	895,076.91	
0222-0000	Deferred Financing	305,613.77	
0229-0000	Acc Amort-Def Financing		72,905.97
0250-0000	Def Selling Costs	0.00	
0311-3450	BA9515551347 1400 Key	642,024.37	
0321-3450	BA9515551312 1400Key Rent	59,168.25	
0412-0101	Tax and Insurance Reserve	272,370.69	
0412-0102	Required Repairs	128,832.78	
0412-0103	Replacement Reserve	28,836.21	
0412-0104	Leasing Reserve	259,525.82	
0491-0010	Due To/From Managing Agen		6,867.97
0491-0025	Due to/from Monday	14,517.18	
0491-3430	I/E-1000 Wilson Boulevard		19,009.60
0491-3455	I/E-1401 Wilson Boulevard		27,120.48
0491-3465	I/E-1515 Wilson Boulevard		44,887.62
0491-3470	I/E-1701 N.Ft. MyerDrive	72,531.95	
0511-0000	Tenant A/R	273,216.17	
0512-0000	Accr Tenant A/R	4,428.86	
0513-0000	Accr Tenant Recovery A/R	7,248.32	
0532-0000	Parking Operator A/R	64,152.89	
0581-0000	Res for Bad Debts-Billed		152,692.15
0611-1600	Transfer		115.00
0632-0000	Prepaid Insurance	26,776.21	
0711-0001	Due To/From Partner	20,304.44	
2110-0000	Mortgage Notes Payable		15,000,000.00
2122-0000	Sr Mezzanine Mtge Pay		5,000,000.00
2511-0000	Accounts Payable Trade		38,847.93
2514-0000	A/P-Seller Obligations		13,661.28
2552-0000	Accr Miscellaneous		60,361.15
2553-0000	Accr Taxes		52,224.17
2556-0000	Accr Interest/Financing		44,861.11
2562-0000	Deferred Liability		1,218.94
2571-0000	Security Deposits		308,543.75
2572-0001	Tenant LOC		96,582.32
2572-0002	Tenant LOC Offset	96,582.32	
2591-0000	Prepaid Rents		87,850.06
3311-0001	Retained Earnings		11,219,398.52
3341-0001	Distribution	32,620,263.93	
3421-9999	Mbr Contrib-Misc		65,660,496.53
4111-0000	Office Income		307,753.43
4111-0001	Office Income Concession	1,628.06	
4121-0000	Retail Income		21,531.25
4151-0000	Storage Income		1,935.04
4171-0000	Gar/Prkg Income		78,030.00
4311-0000	Oper Exp Rec-Billed		230.73

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Trial Balance  
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Accrual  
Year to Date Balances for period 01/15  
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Account	Description	Debit	Credit
4331-0000	R/E Tax Rec-Billed		868.58
4332-0000	R/E Tax Rec-Accrual		4,155.00
4371-0000	Utility Reimb Billed		2,672.92
4521-0000	Int Inc-Bank		28.31
4862-1400	Other Income		1,118.00
4862-1700	Card/Access Card Income		592.90
4863-1600	Rubbish Removal		75.00
4891-1000	Antenna Income		1,444.16
4891-2400	Late Chg Income		755.12
5120-0000	Clean-Contract Interior	16,382.24	
5121-0000	Clean- Vacancy Credit		3,691.12
5152-0000	Clean-Trash Rem/Recyl-O/S	613.16	
5210-0000	Util-Elec-Public Area	21,119.36	
5220-0000	Util-Gas	14,241.67	
5250-0000	Util-Water/Sewer-Water	1,033.43	
5310-0000	R&M-Payroll-Gen'l	17,003.49	
5310-1000	R & M Payroll-OT	1,849.86	
5310-2000	R & M Payroll-Taxes	2,243.58	
5310-4000	R & M -Benefits	3,285.84	
5320-0000	R&M-Elev-Maint Contract	2,350.00	
5322-0000	R&M-Elev-Outside Svs	203.25	
5330-0000	R&M-HVAC-Contract Svs	1,163.42	
5332-0000	R&M-HVAC-Water Treatment	2,704.96	
5336-0000	R&M-HVAC-Outside Svs	2,107.28	
5340-0000	R&M-Electrical-Supplies	820.12	
5360-0000	R&M-Plumbing-Supplies	20.51	
5372-0000	R&M-Fire/Life Safety-O/S	2,652.19	
5380-0000	R&M-GB Interior-Supplies	124.79	
5381-0000	R&M-GB Interior-O/S	2,772.82	
5384-0000	R&M-GB Interior-Pest Cont	585.24	
5385-0000	R&M-GB Interior-Plant Mnt	394.86	
5388-0000	R&M-GB Exterior	1,476.00	
5390-0000	R&M-Other	1,269.33	
5412-0000	Grounds-Landscape-O/S	135.25	
5430-0000	Grounds-Snow Rem-Supplies	1,142.68	
5520-0000	Security-Contract	5,137.99	
5540-0000	Security-Other	535.34	
5610-0000	Mgmt Fee-Current Yr	7,323.15	
5710-0000	Adm-Payroll	9,177.98	
5710-1000	Admi-Payroll taxes	780.43	
5710-5000	Admin-Other Payroll Exp	2,095.81	
5730-0000	Adm-Office Exp-Mgmt Rent	4,644.33	
5732-0000	Adm-Office Exp-Mgmt Exps	314.10	
5734-0000	Adm-Office Exp-Phone	519.61	
5740-0000	Adm-Office Exp-Equip Leas	352.55	
5756-0000	Adm-Mgmt Exp-Dues & Subs	165.61	
5758-0001	Office/Lunchroom Supplies	51.01	
5758-0002	Internet/IT Contracts	278.08	
5758-0003	Computer Hardware/Software	26.29	
5758-0004	Copiers/Office Equipment	67.23	
5758-0005	Phone - Corporate/Teleconferencing	75.96	
5758-0006	Phone - Wireless/Cellular	154.66	
5758-0007	Postage/Delivery	35.74	
5758-0008	Car Service	57.47	
5758-0010	Corporate Events/Gifts	56.21	
5758-0011	Temporary Staffing	296.30	

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Trial Balance  
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Accrual

Year to Date Balances for period 01/15  
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Account	Description	Debit	Credit
5758-0012	Other Corp Admin Exp	5.27	
5758-0013	Meals	37.54	
5758-0014	Travel	204.58	
5772-0000	Adm-Other-Tenant Relation	240.26	
5810-0000	Insurance-Policies	3,239.38	
5810-1000	Insurance-Workers Comp	590.33	
6110-0000	Electric - Sep Tenant Chg	1,793.71	
6111-0000	Water/Sewer - Sep Tenant Chg	879.21	
6212-0000	Svs Costs-Misc Bldg	200.00	
6214-0000	Svs Costs-Cleaning	201.56	
6310-0000	Parking Exp-Operator	20,685.76	
6318-0000	Parking Exp - Mgmt Fee	7,466.97	
6320-0000	Parking Exp-Misc	2,278.95	
6410-0000	Promotion and Advertising	1,361.29	
6411-0000	Leasing Meals & Entertainment	287.60	
6630-0000	Legal	3,131.29	
6632-0000	Misc Professional Serv	697.73	
6633-0000	Bank & Credit Card Fees	1,573.48	
6645-0000	Sales & Use Taxes	636.31	
6710-0000	RE Taxes-General	50,490.17	
6740-0000	Other Taxes	1,734.00	
8201-0000	Mortgage Interest Expense	81,805.56	
8302-0000	Amort-Def Financing	8,438.01	
Total:		98,332,526.12	98,332,526.12



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**Balance Sheet**  
**Monday Production DB**  
**1400 Key Boulevard**

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Accrual Report includes an open period. Entries are not final.

Jan 2015

**ASSETS**

Investments in Real Property

Direct Investments in Real Property

Land	13,200,021.19
Building	41,800,293.76
BLDG IMPROVEMENTS	2,060,079.06
Bldg Impr-Redevelopment	388,140.92
TENANT IMPROVEMENTS	3,802,706.36
DEFERRED LEASING	1,865,442.46

Total Direct Investments in Real Property	63,116,683.75
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Indirect Investments in Real Property

Mortgage Note Rec	20,304.44
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Total Indirect Investments in Real Property	20,304.44
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Total Investments in Real Property	63,136,988.19
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Cash and Cash Equivalents

OPERATING CASH	642,024.37
RENT CASH	59,168.25

Total Cash and Cash Equivalents	701,192.62
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Restricted Cash

MORTGAGE ESCROWS	689,565.50
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Total Restricted Cash	689,565.50
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Accounts and Notes Receivable, net

I/E-Unallocated	7,649.21
Tenant A/R	273,216.17
Accr Tenant A/R	4,428.86
Accr Tenant Recovery A/R	7,248.32
Parking Operator A/R	64,152.89
Res for Bad Debts-Billed	(152,692.15)

Total Accounts and Notes Receivable, net	204,003.30
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Deferred Financing & Other Assets

Deferred Financing	
Deferred Financing	305,613.77
Acc Amort-Def Financing	(72,905.97)

Total Deferred Financing	232,707.80
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Other Assets

Deposits	(115.00)
Prepaid Insurance	26,776.21
Prepaid Taxes	0.00

Total Other Assets	26,661.21
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Total Def Financing & Other Assets	259,369.01
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**Balance Sheet**  
**Monday Production DB**  
**1400 Key Boulevard**

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Accrual Report includes an open period. Entries are not final.

Jan 2015

TOTAL ASSETS

64,991,118.62

LIABILITIES AND EQUITY

LIABILITIES

Mortgage Notes Payable

Mortgage Notes Payable

15,000,000.00

Sr Mezzanine Mtge Pay

5,000,000.00

Jr Mezzanine Mtge Pay

0.00

Total Mortgage Notes Payable

20,000,000.00

Accounts Payable, Accrued Exp & Other

Accounts Payable Trade

38,847.93

A/P-Seller Obligations

13,661.28

A/P-Tenant

0.00

Accr Miscellaneous

60,361.15

Accr Taxes

52,224.17

Accr Interest/Financing

44,861.11

Accrued Sales Tax

0.00

Deferred Liability

1,218.94

Security Deposits

308,543.75

Prepaid Rents

87,850.06

Total Accounts Payable, Accrued Exp & Other

607,568.39

TOTAL LIABILITIES

20,607,568.39

EQUITY

Partners'/Members' Equity

PARTNERS CAPITAL

11,219,398.52

Total Partners'/Members' Equity

11,219,398.52

Partners'/Members' Contributions

MEMBERS CONTRIB

65,660,496.53

Total Partners'/Members' Contributions

65,660,496.53

Partners'/Members' Distributions

PARTNERS DISTRIB

(32,620,263.93)

Total Partners'/Members' Distributions

(32,620,263.93)

I/E Adjustments

I/E-RosslynOfficeProp LLC

18,485.75

Total I/E Adjustments

18,485.75

Current Year Profit (Loss)

105,433.36

Total Current & Prior Profit (Loss)

105,433.36

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**Balance Sheet**  
**Monday Production DB**  
**1400 Key Boulevard**

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Accrual

Report includes an open period. Entries are not final.

Jan 2015

TOTAL EQUITY ACCOUNTS

44,383,550.23

TOTAL LIABILITY AND EQUITY

64,991,118.62

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 Report: MP\_CMPINC

**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
**1400 Key Boulevard**

Page: 1  
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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
<b>Revenues</b>								
Rental Income								
Office Income	307,753.43	318,164.26	(10,410.83)	-3.27%	307,753.43	318,164.26	(10,410.83)	-3.27%
Office Income Concession	(1,628.06)	(11,882.50)	10,254.44	86.30%	(1,628.06)	(11,882.50)	10,254.44	86.30%
Total Office Income	306,125.37	306,281.76	(156.39)	-0.05%	306,125.37	306,281.76	(156.39)	-0.05%
Retail Income								
Retail Income	21,531.25	21,531.25	0.00	0.00%	21,531.25	21,531.25	0.00	0.00%
Total Retail Income	21,531.25	21,531.25	0.00		21,531.25	21,531.25	0.00	
Storage Income								
Storage Income	1,935.04	1,935.04	0.00	0.00%	1,935.04	1,935.04	0.00	0.00%
Storage Income	1,935.04	1,935.04	0.00		1,935.04	1,935.04	0.00	
Total Rental Income	329,591.66	329,748.05	(156.39)	-0.05%	329,591.66	329,748.05	(156.39)	-0.05%
<b>Recoveries</b>								
Operating Expense Reimb								
Oper Exp Rec-Billed	230.73	136.41	94.32	69.14%	230.73	136.41	94.32	69.14%
Total Operating Expense Reimb	230.73	136.41	94.32	69.14%	230.73	136.41	94.32	69.14%
Real Estate Tax Reimb								
R/E Tax Rec-Billed	868.58	5,020.00	(4,151.42)	-82.70%	868.58	5,020.00	(4,151.42)	-82.70%
R/E Tax Rec-Accrual	4,155.00	0.00	4,155.00	0.00%	4,155.00	0.00	4,155.00	0.00%
Total Real Estate Tax Reimb	5,023.58	5,020.00	3.58	0.07%	5,023.58	5,020.00	3.58	0.07%
Total Recoveries	5,254.31	5,156.41	97.90	1.90%	5,254.31	5,156.41	97.90	1.90%
Garage/Parking Income								
Gar/Prkg Income	78,030.00	73,561.00	4,469.00	6.08%	78,030.00	73,561.00	4,469.00	6.08%

Database: MONDAYPROD	Comparative Income Statement						Page: 2
ENTITY: 3450	SOP Detail - W/Cash Flow Format						Date: 2/26/2015
Report: MP_CMPINC	Monday Production DB						Time: 03:33 PM
1400 Key Boulevard							
Accrual	Report includes an open period. Entries are not final.						
	Current Period				Year-To-Date		
Thru:	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance
Total Garage/Parking Income	78,030.00	73,561.00	4,469.00	6.08%	78,030.00	73,561.00	4,469.00 6.08%
Interest and Other Income							
Interest and Dividend Income							
Int Inc-Bank	28.31	83.33	(55.02)	-66.03%	28.31	83.33	(55.02) -66.03%
Total Interest and Dividend Income	28.31	83.33	(55.02)	-66.03%	28.31	83.33	(55.02) -66.03%
Utility Reimbursement							
Utility Reimb Billed	2,672.92	3,451.00	(778.08)	-22.55%	2,672.92	3,451.00	(778.08) -22.55%
Total Utility Reimbursement	2,672.92	3,451.00	(778.08)	-22.55%	2,672.92	3,451.00	(778.08) -22.55%
Service Income							
Misc Bldg Service Income	0.00	484.00	(484.00)	-100.00%	0.00	484.00	(484.00) -100.00%
Other Income	1,118.00	1,118.00	0.00	0.00%	1,118.00	1,118.00	0.00 0.00%
Card/Access Card Income	592.90	0.00	592.90	0.00%	592.90	0.00	592.90 0.00%
Rubbish Removal	75.00	75.00	0.00	0.00%	75.00	75.00	0.00 0.00%
Cleaning	0.00	203.00	(203.00)	-100.00%	0.00	203.00	(203.00) -100.00%
Total Service Income	1,785.90	1,880.00	(94.10)	-5.01%	1,785.90	1,880.00	(94.10) -5.01%
Miscellaneous Income							
Antenna Income	1,444.16	1,444.16	0.00	0.00%	1,444.16	1,444.16	0.00 0.00%
Late Chg Income	755.12	0.00	755.12	0.00%	755.12	0.00	755.12 0.00%
Total Miscellaneous Income	2,199.28	1,444.16	755.12	52.29%	2,199.28	1,444.16	755.12 52.29%
Total Interest and Other Income	6,686.41	6,858.49	(172.08)	-2.51%	6,686.41	6,858.49	(172.08) -2.51%
Total Revenue	419,562.38	415,323.95	4,238.43	1.02%	419,562.38	415,323.95	4,238.43 1.02%
Operating Expenses							
Escalatable Expenses							
Property Exp-Escalatable							

Database: MONDAYPROD  
 ENTITY: 3450  
 Report: MP\_CMPINC

**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
**1400 Key Boulevard**

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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	
Cleaning								
Clean-Contract Interior	(16,382.24)	(16,383.00)	0.76	0.00%	(16,382.24)	(16,383.00)	0.76	0.00%
Clean- Vacancy Credit	3,691.12	2,408.00	1,283.12	53.29%	3,691.12	2,408.00	1,283.12	53.29%
Clean-Trash Rem/Recyl-O/S	(613.16)	(612.00)	(1.16)	-0.19%	(613.16)	(612.00)	(1.16)	-0.19%
Total Cleaning	(13,304.28)	(14,587.00)	1,282.72	8.79%	(13,304.28)	(14,587.00)	1,282.72	8.79%
Utilities								
Util-Elec-Public Area	(21,119.36)	(15,569.00)	(5,550.36)	-35.65%	(21,119.36)	(15,569.00)	(5,550.36)	-35.65%
Util-Gas	(14,241.67)	(9,928.00)	(4,313.67)	-43.45%	(14,241.67)	(9,928.00)	(4,313.67)	-43.45%
Util-Water/Sewer-Water	(1,033.43)	(706.00)	(327.43)	-46.38%	(1,033.43)	(706.00)	(327.43)	-46.38%
Total Utilities	(36,394.46)	(26,203.00)	(10,191.46)	-38.89%	(36,394.46)	(26,203.00)	(10,191.46)	-38.89%
Repair & Maintenance								
R&M-Payroll-Gen'l	(17,003.49)	(14,639.00)	(2,364.49)	-16.15%	(17,003.49)	(14,639.00)	(2,364.49)	-16.15%
R & M Payroll-OT	(1,849.86)	(582.00)	(1,267.86)	-217.85%	(1,849.86)	(582.00)	(1,267.86)	-217.85%
R & M Payroll-Taxes	(2,243.58)	(1,857.00)	(386.58)	-20.82%	(2,243.58)	(1,857.00)	(386.58)	-20.82%
R & M -Benefits	(3,285.84)	(2,328.81)	(957.03)	-41.10%	(3,285.84)	(2,328.81)	(957.03)	-41.10%
R&M-Elev-Maint Contract	(2,350.00)	(2,350.00)	0.00	0.00%	(2,350.00)	(2,350.00)	0.00	0.00%
R&M-Elev-Outside Svs	(203.25)	(350.00)	146.75	41.93%	(203.25)	(350.00)	146.75	41.93%
R&M-HVAC-Contract Svs	(1,163.42)	(2,258.00)	1,094.58	48.48%	(1,163.42)	(2,258.00)	1,094.58	48.48%
R&M-HVAC-Water Treatment	(2,704.96)	(365.00)	(2,339.96)	-641.08%	(2,704.96)	(365.00)	(2,339.96)	-641.08%
R&M-HVAC-Supplies	0.00	(700.00)	700.00	100.00%	0.00	(700.00)	700.00	100.00%
R&M-HVAC-Outside Svs	(2,107.28)	(400.00)	(1,707.28)	-426.82%	(2,107.28)	(400.00)	(1,707.28)	-426.82%
R&M-Electrical-Supplies	(820.12)	(250.00)	(570.12)	-228.05%	(820.12)	(250.00)	(570.12)	-228.05%
R&M-Electrical-Outside Svs	0.00	(150.00)	150.00	100.00%	0.00	(150.00)	150.00	100.00%
R&M-Plumbing-Supplies	(20.51)	(250.00)	229.49	91.80%	(20.51)	(250.00)	229.49	91.80%
R&M-Fire/Life Safety-Supp	0.00	(250.00)	250.00	100.00%	0.00	(250.00)	250.00	100.00%
R&M-Fire/Life Safety-O/S	(2,652.19)	(1,071.00)	(1,581.19)	-147.64%	(2,652.19)	(1,071.00)	(1,581.19)	-147.64%
R&M-GB Interior-Supplies	(124.79)	(400.00)	275.21	68.80%	(124.79)	(400.00)	275.21	68.80%
R&M-GB Interior-O/S	(2,772.82)	(500.00)	(2,272.82)	-454.56%	(2,772.82)	(500.00)	(2,272.82)	-454.56%
R&M-GB Interior-Pest Cont	(585.24)	(759.00)	173.76	22.89%	(585.24)	(759.00)	173.76	22.89%
R&M-GB Interior-Plant Mnt	(394.86)	(265.00)	(129.86)	-49.00%	(394.86)	(265.00)	(129.86)	-49.00%
R&M-GB Exterior	(1,476.00)	0.00	(1,476.00)	0.00%	(1,476.00)	0.00	(1,476.00)	0.00%

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1400 Key Boulevard									
Accrual	Report includes an open period. Entries are not final.								
		Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget			
Thru:	Jan 2015	Jan 2015	Variance		Jan 2015	Jan 2015	Variance		
R&M-Other	(1,269.33)	(7,424.00)	6,154.67	82.90%	(1,269.33)	(7,424.00)	6,154.67	82.90%	
Total Repair & Maintenance	(43,027.54)	(37,148.81)	(5,878.73)	-15.82%	(43,027.54)	(37,148.81)	(5,878.73)	-15.82%	
Roads & Grounds									
Grounds-Landscape-O/S	(135.25)	(135.00)	(0.25)	-0.19%	(135.25)	(135.00)	(0.25)	-0.19%	
Grounds-Snow Rem-Supplies	(1,142.68)	(2,000.00)	857.32	42.87%	(1,142.68)	(2,000.00)	857.32	42.87%	
Total Roads & Grounds	(1,277.93)	(2,135.00)	857.07	40.14%	(1,277.93)	(2,135.00)	857.07	40.14%	
Security									
Security-Contract	(5,137.99)	(4,895.00)	(242.99)	-4.96%	(5,137.99)	(4,895.00)	(242.99)	-4.96%	
Security-Other	(535.34)	0.00	(535.34)	0.00%	(535.34)	0.00	(535.34)	0.00%	
Total Security	(5,673.33)	(4,895.00)	(778.33)	-15.90%	(5,673.33)	(4,895.00)	(778.33)	-15.90%	
Management Fees									
	(7,323.15)	(8,304.81)	981.66	11.82%	(7,323.15)	(8,304.81)	981.66	11.82%	
Total Management Fees	(7,323.15)	(8,304.81)	981.66	11.82%	(7,323.15)	(8,304.81)	981.66	11.82%	
Administrative									
Adm-Payroll	(9,177.98)	(9,864.00)	686.02	6.95%	(9,177.98)	(9,864.00)	686.02	6.95%	
Admi-Payroll taxes	(780.43)	(1,150.00)	369.57	32.14%	(780.43)	(1,150.00)	369.57	32.14%	
Admin-Other Payroll Exp	(2,095.81)	(622.42)	(1,473.39)	-236.72%	(2,095.81)	(622.42)	(1,473.39)	-236.72%	
Adm-Office Exp-Mgmt Rent	(4,644.33)	(4,252.75)	(391.58)	-9.21%	(4,644.33)	(4,252.75)	(391.58)	-9.21%	
Adm-Office Exp-Mgmt Exps	(314.10)	(328.00)	13.90	4.24%	(314.10)	(328.00)	13.90	4.24%	
Adm-Office Exp-Phone	(519.61)	(240.00)	(279.61)	-116.50%	(519.61)	(240.00)	(279.61)	-116.50%	
Adm-Office Exp-Equip Leas	(352.55)	(180.00)	(172.55)	-95.86%	(352.55)	(180.00)	(172.55)	-95.86%	
Adm-Mgmt Exp-Tuition,Educ	0.00	(752.00)	752.00	100.00%	0.00	(752.00)	752.00	100.00%	
Adm-Mgmt Exp-Dues & Subs	(165.61)	(1,380.00)	1,214.39	88.00%	(165.61)	(1,380.00)	1,214.39	88.00%	
Adm-Other-Community Relat	0.00	(141.00)	141.00	100.00%	0.00	(141.00)	141.00	100.00%	
Adm-Other-Tenant Relation	(240.26)	(350.00)	109.74	31.35%	(240.26)	(350.00)	109.74	31.35%	
Adm - Other - Misc	(1,346.34)	(4,042.15)	2,695.81	66.69%	(1,346.34)	(4,042.15)	2,695.81	66.69%	
Total Administrative	(19,637.02)	(23,302.32)	3,665.30	15.73%	(19,637.02)	(23,302.32)	3,665.30	15.73%	

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**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
**1400 Key Boulevard**

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Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Jan 2015	Jan 2015	Variance		Jan 2015	Jan 2015	Variance	
Insurance								
Insurance-Policies	(3,239.38)	(3,169.84)	(69.54)	-2.19%	(3,239.38)	(3,169.84)	(69.54)	-2.19%
Insurance-Workers Comp	(590.33)	(617.91)	27.58	4.46%	(590.33)	(617.91)	27.58	4.46%
Total Insurance	(3,829.71)	(3,787.75)	(41.96)	-1.11%	(3,829.71)	(3,787.75)	(41.96)	-1.11%
Total Property Exp-Escalatable	(130,467.42)	(120,363.69)	(10,103.73)	-8.39%	(130,467.42)	(120,363.69)	(10,103.73)	-8.39%
Real Estate Taxes								
RE Taxes-General	(50,490.17)	(50,490.16)	(0.01)	0.00%	(50,490.17)	(50,490.16)	(0.01)	0.00%
Other Taxes	(1,734.00)	(1,734.04)	0.04	0.00%	(1,734.00)	(1,734.04)	0.04	0.00%
Total Real Estate Taxes	(52,224.17)	(52,224.20)	0.03	0.00%	(52,224.17)	(52,224.20)	0.03	0.00%
Total Escalatable Expenses	(182,691.59)	(172,587.89)	(10,103.70)	-5.85%	(182,691.59)	(172,587.89)	(10,103.70)	-5.85%
Property Exp-Non Escalatable								
Non Esc Utilities								
Electric - Sep Tenant Chg	(1,793.71)	(2,826.00)	1,032.29	36.53%	(1,793.71)	(2,826.00)	1,032.29	36.53%
Water/Sewer - Sep Tenant Chg	(879.21)	(625.00)	(254.21)	-40.67%	(879.21)	(625.00)	(254.21)	-40.67%
Total Non Esc Utilities	(2,672.92)	(3,451.00)	778.08	22.55%	(2,672.92)	(3,451.00)	778.08	22.55%
Service Costs								
Svs Costs-Misc Bldg	(200.00)	(400.00)	200.00	50.00%	(200.00)	(400.00)	200.00	50.00%
Svs Costs-Cleaning	(201.56)	(203.00)	1.44	0.71%	(201.56)	(203.00)	1.44	0.71%
Total Service Costs	(401.56)	(603.00)	201.44	33.41%	(401.56)	(603.00)	201.44	33.41%
Parking Expenses								
Parking Exp-Operator	(20,685.76)	(18,975.00)	(1,710.76)	-9.02%	(20,685.76)	(18,975.00)	(1,710.76)	-9.02%
Parking Exp - Mgmt Fee	(7,466.97)	(6,374.30)	(1,092.67)	-17.14%	(7,466.97)	(6,374.30)	(1,092.67)	-17.14%



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Accrual	Report includes an open period. Entries are not final.							
Thru:	Actual Jan 2015	Current Period Budget Jan 2015	Variance		Actual Jan 2015	Year-To-Date Budget Jan 2015	Variance	
Parking Exp-Misc	(2,278.95)	(3,066.41)	787.46	25.68%	(2,278.95)	(3,066.41)	787.46	25.68%
Total Parking Expenses	(30,431.68)	(28,415.71)	(2,015.97)	-7.09%	(30,431.68)	(28,415.71)	(2,015.97)	-7.09%
Leasing Costs								
Promotion and Advertising	(1,361.29)	(3,950.00)	2,588.71	65.54%	(1,361.29)	(3,950.00)	2,588.71	65.54%
Leasing Meals & Entertainment	(287.60)	0.00	(287.60)	0.00%	(287.60)	0.00	(287.60)	0.00%
Lease Obligations	0.00	(450.00)	450.00	100.00%	0.00	(450.00)	450.00	100.00%
Total Leasing Costs	(1,648.89)	(4,400.00)	2,751.11	62.53%	(1,648.89)	(4,400.00)	2,751.11	62.53%
Owner Costs								
Legal	(3,131.29)	(1,500.00)	(1,631.29)	-108.75%	(3,131.29)	(1,500.00)	(1,631.29)	-108.75%
Misc Professional Serv	(697.73)	0.00	(697.73)	0.00%	(697.73)	0.00	(697.73)	0.00%
Bank & Credit Card Fees	(1,573.48)	(1,600.00)	26.52	1.66%	(1,573.48)	(1,600.00)	26.52	1.66%
Sales & Use Taxes	(636.31)	(315.00)	(321.31)	-102.00%	(636.31)	(315.00)	(321.31)	-102.00%
Total Owner Costs	(6,038.81)	(3,415.00)	(2,623.81)	-76.83%	(6,038.81)	(3,415.00)	(2,623.81)	-76.83%
Total Property Exp-Non Escalatable	(41,193.86)	(40,284.71)	(909.15)	-2.26%	(41,193.86)	(40,284.71)	(909.15)	-2.26%
Total Operating Expenses	(223,885.45)	(212,872.60)	(11,012.85)	-5.17%	(223,885.45)	(212,872.60)	(11,012.85)	-5.17%
Net Operating Income (Loss)	195,676.93	202,451.35	(6,774.42)	-3.35%	195,676.93	202,451.35	(6,774.42)	-3.35%
Interest Expense								
Mortgage Interest Expense	(81,805.56)	(93,000.00)	11,194.44	12.04%	(81,805.56)	(93,000.00)	11,194.44	12.04%
Total Interest Expense	(81,805.56)	(93,000.00)	11,194.44	12.04%	(81,805.56)	(93,000.00)	11,194.44	12.04%
Amort of Financing Costs								
Amort-Def Financing	(8,438.01)	(8,426.00)	(12.01)	-0.14%	(8,438.01)	(8,426.00)	(12.01)	-0.14%
Total Amort of Financing Costs	(8,438.01)	(8,426.00)	(12.01)	-0.14%	(8,438.01)	(8,426.00)	(12.01)	-0.14%

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**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
**1400 Key Boulevard**

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Accrual

Report includes an open period. Entries are not final.

Thru:	Current Period				Year-To-Date			
	Actual Jan 2015	Budget Jan 2015	Variance		Actual Jan 2015	Budget Jan 2015	Variance	

Net Income(Loss)	105,433.36	101,025.35	4,408.01	4.36%	105,433.36	101,025.35	4,408.01	4.36%
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CASH FLOW ADJUSTMENTS:

Non-Cash Expenses:

Depreciation/Amortization	8,438.01	0.00	8,438.01		8,438.01	0.00	8,438.01	
Real Estate Tax Accrual	52,224.17	0.00	52,224.17		52,224.17	0.00	52,224.17	
Insurance Prepayment	3,829.71	0.00	3,829.71		3,829.71	0.00	3,829.71	

Change in Capital Assets:

Other Balance Sheet Adjustments:

Change in A/R	(301.02)	0.00	(301.02)		(301.02)	0.00	(301.02)	
Change in A/P	9,155.76	0.00	9,155.76		9,155.76	0.00	9,155.76	
Change in Other Liabilities	(39,165.28)	0.00	(39,165.28)		(39,165.28)	0.00	(39,165.28)	
Change in I/C Balances	(14,808.57)	0.00	(14,808.57)		(14,808.57)	0.00	(14,808.57)	

Total Cash Flow Adjustments	19,372.78	0.00	19,372.78		19,372.78	0.00	19,372.78	
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Cash Balances:

Cash Balance - Beginning of Period	1,265,951.98	0.00	1,265,951.98	0.00%	1,265,951.98	0.00	1,265,951.98	0.00%
Net Income/(Loss)	105,433.36	0.00	4,408.01		105,433.36	0.00	4,408.01	
+/- Cash Flow Adjustments	19,372.78	0.00	19,372.78		19,372.78	0.00	19,372.78	
Cash Balance - End of Period	1,390,758.12	0.00	1,289,732.78		1,390,758.12	0.00	1,289,732.78	

Cash Balance Composition:

Operating Cash	701,192.62	0.00	701,192.62		701,192.62	0.00	701,192.62	
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**Comparative Income Statement**  
**SOP Detail - W/Cash Flow Format**  
**Monday Production DB**  
**1400 Key Boulevard**

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Accrual  
Report includes an open period. Entries are not final.

	Current Period			Year-To-Date		
	Actual	Budget		Actual	Budget	
Thru:	Jan 2015	Jan 2015	Variance	Jan 2015	Jan 2015	Variance
Escrow Cash	689,565.50	0.00	689,565.50	689,565.50	0.00	689,565.50
Total Cash	1,390,758.12	0.00	1,390,758.12	1,390,758.12	0.00	1,390,758.12

1400 Key Boulevard  
**BUDGET COMPARISON REPORT**  
Period Ended January 31, 2015 (Unaudited)  
Accrual Basis  
(Variations Greater than \$10K AND 5% Must Be Explained)

	Year to Date				
	<u>Actual</u>	<u>Budget</u>	<u>\$ variance</u>	<u>% variance</u>	
<b>Rental Income:</b>					
Rental Income	\$329,592	\$329,748	(\$156)	-0.05%	
Recoveries	\$5,254	5,156	98	1.90%	
Parking Income	78,030	73,561	4,469	6.08%	
Interest and Other Income	6,686	6,858	(172)	-2.51%	
<b>Total Rental Income</b>	<b>419,562</b>	<b>415,324</b>	<b>4,238</b>	<b>1.02%</b>	
<b>Operating Expenses:</b>					
Cleaning	(13,304)	(14,587)	1,283	8.79%	
Utilities	(36,394)	(26,203)	(10,191)	-38.89%	<b>A</b>
Repairs and Maintenance	(43,028)	(37,149)	(5,879)	-15.82%	
Roads and Grounds	(1,278)	(2,135)	857	40.14%	
Security	(5,673)	(4,895)	(778)	-15.90%	
Management Fees	(7,323)	(8,305)	982	11.82%	
Administrative	(19,637)	(23,302)	3,665	15.73%	
Insurance	(3,830)	(3,788)	(42)	-1.11%	
Real Estate Taxes	(52,224)	(52,224)	0	0.00%	
Non- Escalatable Expenses	(41,194)	(40,285)	(909)	-2.26%	
Professional Services/ Other	-	-	-	0.00%	
<b>Total Expenses</b>	<b>(223,885)</b>	<b>(212,873)</b>	<b>(11,013)</b>	<b>-5.17%</b>	
<b>Net Operating Income (Loss)</b>	<b>\$195,677</b>	<b>\$202,451</b>	<b>(\$6,774)</b>	<b>-3.35%</b>	
<b>Other Income and Expenses:</b>					
Interest Expense	(81,806)	(93,000)	11,194	12.04%	<b>B</b>
Amortization - Financing Costs	(8,438)	(8,426)	(12)	0.00%	
Organization Costs	-	-	-	0.00%	
Depreciation	-	-	-	0.00%	
<b>Total Other Income (Expenses)</b>	<b>(90,244)</b>	<b>(101,426)</b>	<b>11,182</b>	<b>11.03%</b>	
<b>Net Income (Loss)</b>	<b>\$105,433</b>	<b>\$101,025</b>	<b>\$4,408</b>	<b>4.36%</b>	
<b>CASH BASIS</b>					
<b>Property Activity</b>					
Net Income (Loss)	105,433	101,025	4,408	4.36%	
Non-Cash Adjustments to Net Income/(Loss):					
Depreciation/Amortization	(8,438)	(8,426)	(12)	-0.14%	
Capital Expenditures	-	-	-	100.00%	
Bldg Impr - Redevelopment Soft Costs	-	-	-	0.00%	
Tenant Improvements	-	-	-	100.00%	
Leasing Costs	-	-	-	100.00%	
Deferred Financing Costs	-	-	-	-100.00%	
(Distributions)/Contributions	-	-	-	-100.00%	
Other Changes in Assets/Liabilities, Net	27,811	-	27,811	100.00%	
<b>Total Property Activity</b>	<b>\$124,806</b>	<b>\$92,599</b>	<b>\$32,207</b>	<b>34.78%</b>	
<b>Operating Cash Activity</b>					
Plus: Beginning of Year Cash Balance	\$ 1,265,952				(Note A) - Ending Cash consists of:
Less: Ending Cash Balance (Note A)	<u>1,390,758</u>				Operating & lockbox 701,193
<b>Total Property Activity</b>	<b>\$ 124,806</b>				Money Market -
					Sweep Investment -
					Escrows 689,566
<b>(Distributions)/Contributions</b>	<b>\$ -</b>				<b>Total \$ 1,390,758</b>

1400 Key Boulevard  
BUDGET COMPARISON REPORT  
Period Ended January 31, 2015 (Unaudited)  
Accrual Basis

(Variances Greater than \$10K AND 5% Must Be Explained)

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**Notes:**

A	\$	(10,191)	The negative variance in Utilities is primarily due to:
			<i>Electric expenses</i>
		(5,550)	Budgeted electricity consumption is lower than actual due to extreme cold weather (Permanent Variance)
			<i>Gas expenses</i>
		(4,314)	Budgeted natural gas consumption is lower than actual due to extreme cold weather (Permanent Variance)
		(327)	Miscellaneous variance
		<u>\$</u>	<u>(10,191)</u>
B	\$	11,194	The positive variance in Interest Expense is primarily due to:
		11,194	Budgeted interest expense is higher than actual due to interest rate reduction on the senior mezz loan from 14.1% to 11.5% (Permanent Variance)
		<u>\$</u>	<u>11,194</u>

## **SECTION 3**

Aged Delinquency Report

Open Status Report

Check Register

Capital Expenditure Analysis

Database: MONDAYPROD	Aged Delinquencies	Page: 1
BLDG: 3450	Monday Production DB	Date: 2/26/2015
	1400 Key Boulevard	Time: 03:39 PM
	Period: 01/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
3450-010458	<b>U.S. CREST</b> Karl Johnson 703-243-6908		Master Occupant Id: 00002839-2 04402 Current Security Deposit: 0.00	Exp. Date: 6/30/2016 Day Due: 1 Delq Day: 6 Last Payment: 1/28/2015	SQFT: 0 5,798.52			
1/28/2015	PPR Prepaid Rent	CR	-5,798.52	-5,798.52	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-5,798.52	-5,798.52	0.00	0.00	0.00	0.00
	<b>U.S. CREST Total:</b>		-5,798.52	-5,798.52	0.00	0.00	0.00	0.00
3450-010550	<b>Crown Consulting, Inc.</b> David Carmichael 703-650-0663		Master Occupant Id: 00002941-2 11001 Current Security Deposit: 14,363.06	Exp. Date: 6/30/2019 Day Due: 1 Delq Day: 6 Last Payment: 2/23/2015	SQFT: 0 27,741.68			
5/21/2014	PPR Prepaid Rent	CR	-4,121.53	0.00	0.00	0.00	0.00	-4,121.53
6/11/2014	PPR Prepaid Rent	CR	-437.96	0.00	0.00	0.00	0.00	-437.96
	PPR Prepaid Rent		-4,559.49	0.00	0.00	0.00	0.00	-4,559.49
	<b>Crown Consulting, Inc. Total:</b>		-4,559.49	0.00	0.00	0.00	0.00	-4,559.49
3450-010292	<b>Clark Construction Group</b> Matt Villa 202-207-4350		Master Occupant Id: 00003059-1 STR03 Inactive Security Deposit: 0.00	Exp. Date: 6/30/2012 Day Due: 1 Delq Day: 6 Last Payment: 2/24/2015	SQFT: 0 1,118.00			
1/26/2015	PPR Prepaid Rent	CR	-1,118.00	-1,118.00	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-1,118.00	-1,118.00	0.00	0.00	0.00	0.00
	<b>Clark Construction Group Total:</b>		-1,118.00	-1,118.00	0.00	0.00	0.00	0.00
3450-010411	<b>Starfish Retention Solutions</b> John Plunkett 703-260-1185		Master Occupant Id: 00003130-1 10001 Inactive Security Deposit: 41,058.00	Exp. Date: 4/7/2014 Day Due: 1 Delq Day: 6 Last Payment: 10/20/2014	SQFT: 0 8,317.97			
5/1/2014	RTT RET True-up	NC	-574.63	0.00	0.00	0.00	0.00	-574.63
	RTT RET True-up		-574.63	0.00	0.00	0.00	0.00	-574.63
	<b>Starfish Retention Solutions Total:</b>		-574.63	0.00	0.00	0.00	0.00	-574.63
3450-010547	<b>Starfish Retention Solutions</b> John Plunkett 703-260-1185		Master Occupant Id: 00003130-2 10001 Current Security Deposit: 0.00	Exp. Date: 12/31/2017 Day Due: 1 Delq Day: 6 Last Payment: 2/23/2015	SQFT: 0 1,500.00			
3450-010547	<b>Starfish Retention Solutions</b> John Plunkett 703-260-1185		Master Occupant Id: 00003130-2 10002 Current Security Deposit: 0.00	Exp. Date: 12/31/2017 Day Due: 1 Delq Day: 6 Last Payment: 2/23/2015	SQFT: 0 1,500.00			
1/1/2015	ACC Access Cards	CH	60.50	60.50	0.00	0.00	0.00	0.00
1/28/2015	PPR Prepaid Rent	CR	-14,480.50	-14,480.50	0.00	0.00	0.00	0.00
1/28/2015	PPR Prepaid Rent	CR	-13,305.83	-13,305.83	0.00	0.00	0.00	0.00
	ACC Access Cards		60.50	60.50	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-27,786.33	-27,786.33	0.00	0.00	0.00	0.00
	<b>Starfish Retention Solutions Total:</b>		-27,725.83	-27,725.83	0.00	0.00	0.00	0.00
3450-010445	<b>Caitland Construction Company</b> Alvin Hailey 540-349-9291		Master Occupant Id: 00003151-1 STR02 Current Security Deposit: 0.00	Exp. Date: 7/31/2016 Day Due: 1 Delq Day: 6 Last Payment: 2/10/2015	SQFT: 0 541.50			
12/1/2014	LPC Late Pay Charge	CH	54.15	0.00	54.15	0.00	0.00	0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 2
BLDG: 3450	Monday Production DB	Date: 2/26/2015
	1400 Key Boulevard	Time: 03:39 PM
	Period: 01/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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LPC	Late Pay Charge		54.15	0.00	54.15	0.00	0.00	0.00
<b>Caitland Construction Company Total:</b>			54.15	0.00	54.15	0.00	0.00	0.00

3450-010456	<b>Uber Offices Arlington, LLC</b>		Master Occupant Id: 00003154-1		Exp. Date: 9/30/2020		SQFT: 0	
			01101	Current	Day Due: 1	Delq Day: 5		
			Security Deposit:	0.00	Last Payment:	2/3/2015	48,621.59	
10/1/2013	RNT	Commercial Rent	CH	769.57	0.00	0.00	0.00	769.57
8/1/2014	BCI	Back Charge Inc	CH	169.40	0.00	0.00	0.00	169.40
9/1/2014	RET	Real Estate Tax	CH	23.78	0.00	0.00	0.00	23.78
9/1/2014	RNT	Commercial Rent	CH	22,066.83	0.00	0.00	0.00	22,066.83
10/1/2014	RNT	Commercial Rent	CH	662.01	0.00	0.00	662.01	0.00
11/1/2014	RET	Real Estate Tax	CH	23.78	0.00	23.78	0.00	0.00
11/1/2014	RNT	Commercial Rent	CH	638.23	0.00	638.23	0.00	0.00
12/1/2014	RET	Real Estate Tax	CH	23.78	0.00	23.78	0.00	0.00
12/1/2014	RNT	Commercial Rent	CH	638.23	0.00	638.23	0.00	0.00
1/1/2015	ACC	Access Cards	CH	302.50	302.50	0.00	0.00	0.00
1/1/2015	RNT	Commercial Rent	CH	638.23	638.23	0.00	0.00	0.00

ACC	Access Cards			302.50	302.50	0.00	0.00	0.00
BCI	Back Charge Inc			169.40	0.00	0.00	0.00	169.40
RET	Real Estate Tax			71.34	0.00	23.78	23.78	0.00
RNT	Commercial Rent			25,413.10	638.23	638.23	638.23	662.01
<b>Uber Offices Arlington, LLC Total:</b>				25,956.34	940.73	662.01	662.01	662.01

3450-010461	<b>Digital Barriers Services Ltd.</b>		Master Occupant Id: 00003155-1		Exp. Date: 2/28/2016		SQFT: 0	
			07702	Current	Day Due: 1	Delq Day: 5		
			Security Deposit:	5,443.75	Last Payment:	2/19/2015	5,707.29	
10/1/2014	LPC	Late Pay Charge	CH	280.35	0.00	0.00	280.35	0.00
10/1/2014	OPT	Operating True-up	NC	-357.00	0.00	0.00	-357.00	0.00
1/1/2015	LPC	Late Pay Charge	CH	288.41	288.41	0.00	0.00	0.00

LPC	Late Pay Charge			568.76	288.41	0.00	0.00	280.35
OPT	Operating True-up			-357.00	0.00	0.00	0.00	-357.00
<b>Digital Barriers Services Ltd. Total:</b>				211.76	288.41	0.00	0.00	-76.65

3450-010514	<b>EHR TOTAL SOLUTIONS, LLC</b>		Master Occupant Id: 00003167-2		Exp. Date: 8/31/2018		SQFT: 0	
			00A03	Current	Day Due: 1	Delq Day: 6		
			Security Deposit:	0.00	Last Payment:	2/17/2015	135.20	
10/1/2014	RET	Real Estate Tax	CH	6.07	0.00	0.00	6.07	0.00
11/1/2014	RET	Real Estate Tax	CH	6.07	0.00	6.07	0.00	0.00
12/1/2014	RET	Real Estate Tax	CH	6.07	0.00	6.07	0.00	0.00
12/1/2014	RNT	Commercial Rent	CH	116.99	0.00	116.99	0.00	0.00

RET	Real Estate Tax			18.21	0.00	6.07	6.07	6.07
RNT	Commercial Rent			116.99	0.00	116.99	0.00	0.00
<b>EHR TOTAL SOLUTIONS, LLC Total:</b>				135.20	0.00	123.06	6.07	6.07

3450-010489	<b>Global Voice Hall, Inc.</b>		Master Occupant Id: 00003168-1		Exp. Date: 9/30/2018		SQFT: 0	
			00A08	Current	Day Due: 1	Delq Day: 6		
			Security Deposit:	16,728.00	Last Payment:	2/13/2015	6,734.79	
11/1/2014	RET	Real Estate Tax	CH	6.07	0.00	0.00	6.07	0.00
12/1/2014	LPC	Late Pay Charge	CH	303.30	0.00	303.30	0.00	0.00
12/1/2014	RET	Real Estate Tax	CH	6.07	0.00	6.07	0.00	0.00



Database: MONDAYPROD	Aged Delinquencies	Page: 3
BLDG: 3450	Monday Production DB	Date: 2/26/2015
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	Period: 01/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
12/15/2014	PPR Prepaid Rent	CR	-1.36	0.00	-1.36	0.00	0.00	0.00
1/1/2015	ACC Access Cards	CH	48.40	48.40	0.00	0.00	0.00	0.00
1/1/2015	LPC Late Pay Charge	CH	312.32	312.32	0.00	0.00	0.00	0.00
	ACC Access Cards		48.40	48.40	0.00	0.00	0.00	0.00
	LPC Late Pay Charge		615.62	312.32	303.30	0.00	0.00	0.00
	PPR Prepaid Rent		-1.36	0.00	-1.36	0.00	0.00	0.00
	RET Real Estate Tax		12.14	0.00	6.07	6.07	0.00	0.00
<b>Global Voice Hall, Inc. Total:</b>			674.80	360.72	308.01	6.07	0.00	0.00
3450-010502	<b>LIVESAFE, INC.</b> Tim Gillons 202-569-8687	Master Occupant Id: 00003177-1 00A04 Current Security Deposit: 9,999.00			Exp. Date: 4/30/2015 SQFT: 0 Day Due: 1 Delq Day: 6 Last Payment: 2/3/2015 5,149.49			
3/17/2014	PPR Prepaid Rent	CR	-5.05	0.00	0.00	0.00	0.00	-5.05
1/16/2015	PPR Prepaid Rent	CR	-257.73	-257.73	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-262.78	-257.73	0.00	0.00	0.00	-5.05
<b>LIVESAFE, INC. Total:</b>			-262.78	-257.73	0.00	0.00	0.00	-5.05
3450-010503	<b>CURIOSITY MEDIA, INC.</b> Chris Cummings 703-597-3034	Master Occupant Id: 00003178-1 00A06 Current Security Deposit: 16,208.01			Exp. Date: 2/28/2015 SQFT: 0 Day Due: 1 Delq Day: 6 Last Payment: 2/2/2015 11,243.18			
1/9/2015	PPR Prepaid Rent	CR	-281.78	-281.78	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-281.78	-281.78	0.00	0.00	0.00	0.00
<b>CURIOSITY MEDIA, INC. Total:</b>			-281.78	-281.78	0.00	0.00	0.00	0.00
3450-010526	<b>LCG, Inc.</b> Mr. Jammeh Pa-Hali	Master Occupant Id: 00003187-1 09901 Current Security Deposit: 0.00			Exp. Date: 8/15/2019 SQFT: 0 Day Due: 1 Delq Day: Last Payment: 1/30/2015 27,329.75			
1/30/2015	PPR Prepaid Rent	CR	-27,329.75	-27,329.75	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-27,329.75	-27,329.75	0.00	0.00	0.00	0.00
<b>LCG, Inc. Total:</b>			-27,329.75	-27,329.75	0.00	0.00	0.00	0.00
3450-010542	<b>Oblong Industries Inc</b>	Master Occupant Id: 00003205-1 00A07 Current Security Deposit: 9,902.34			Exp. Date: 4/30/2019 SQFT: 0 Day Due: 1 Delq Day: 6 Last Payment: 2/2/2015 5,031.17			
2/13/2014	PPR Prepaid Rent	CR	-4,951.17	0.00	0.00	0.00	0.00	-4,951.17
	PPR Prepaid Rent		-4,951.17	0.00	0.00	0.00	0.00	-4,951.17
<b>Oblong Industries Inc Total:</b>			-4,951.17	0.00	0.00	0.00	0.00	-4,951.17
3450-010565	<b>Alqimi Analytics &amp; Intelligenc</b>	Master Occupant Id: 00003221-1 00A09 Current Security Deposit: 12,157.50			Exp. Date: 9/30/2017 SQFT: 0 Day Due: 1 Delq Day: Last Payment: 1/30/2015 4,052.50			
8/12/2014	PPR Prepaid Rent	CR	-4,052.50	0.00	0.00	0.00	0.00	-4,052.50
1/30/2015	PPR Prepaid Rent	CR	-4,052.50	-4,052.50	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-8,105.00	-4,052.50	0.00	0.00	0.00	-4,052.50
<b>Alqimi Analytics &amp; Intelligenc Total:</b>			-8,105.00	-4,052.50	0.00	0.00	0.00	-4,052.50

Database: MONDAYPROD	Aged Delinquencies	Page: 4
BLDG: 3450	Monday Production DB	Date: 2/26/2015
	1400 Key Boulevard	Time: 03:39 PM
	Period: 01/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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3450-010567	<b>Gold's Gym, Inc. #46004</b>		Master Occupant Id: GOL001-2		Exp. Date: 9/30/2021		SQFT: 0	
	Brandy Dollenger		00C01 Current		Day Due: 1 Delq Day: 6			
	972-759-7845		Security Deposit: 0.00		Last Payment: 2/2/2015		23,215.91	
5/1/2014	PPR	Prepaid Rent	CR	-314.94	-314.94	0.00	0.00	0.00
11/1/2014	ELS	Electric Submeter	CH	1,539.58	0.00	0.00	1,539.58	0.00
11/1/2014	ELS	Electric Submeter	CH	359.29	0.00	0.00	359.29	0.00
11/1/2014	ELS	Electric Submeter	CH	1,188.83	0.00	0.00	1,188.83	0.00
1/1/2015	ELS	Electric Submeter	CH	1,263.81	1,263.81	0.00	0.00	0.00
1/1/2015	ELS	Electric Submeter	CH	187.46	187.46	0.00	0.00	0.00
1/1/2015	ELS	Electric Submeter	CH	8.74	8.74	0.00	0.00	0.00
1/1/2015	LPC	Late Pay Charge	CH	154.39	154.39	0.00	0.00	0.00
1/1/2015	WSR	Water & Sewer	CH	149.65	149.65	0.00	0.00	0.00

ELS	Electric Submeter			4,547.71	1,460.01	0.00	3,087.70	0.00
LPC	Late Pay Charge			154.39	154.39	0.00	0.00	0.00
PPR	Prepaid Rent			-314.94	-314.94	0.00	0.00	0.00
WSR	Water & Sewer			149.65	149.65	0.00	0.00	0.00

**Gold's Gym, Inc. #46004 Total:** 4,536.81 1,449.11 0.00 3,087.70 0.00 0.00

3450-010154				GSA GS 11B-01727		Master Occupant Id: GSA GS 1-2		Exp. Date: 7/31/2014		SQFT: 0	
				Anita Gay-Craig		02201 Inactive		Day Due: 1		Delq Day:	
				(202) 260-0475		Security Deposit: 0.00		Last Payment: 12/18/2014		3,799.31	
Additional space Occupant:				GSA GS 11B-01727		Contact: Natalie Moneyhun					
12/1/2012	RET	Real Estate Tax	CH	24,254.34	0.00	0.00	0.00	0.00	0.00	24,254.34	
12/1/2012	RET	Real Estate Tax	CH	14,822.59	0.00	0.00	0.00	0.00	0.00	14,822.59	
12/1/2012	RET	Real Estate Tax	CH	24,106.02	0.00	0.00	0.00	0.00	0.00	24,106.02	
12/1/2013	RET	Real Estate Tax	CH	85.00	0.00	0.00	0.00	0.00	0.00	85.00	
4/2/2014	PPR	Prepaid Rent	CR	-62.83	0.00	0.00	0.00	0.00	0.00	-62.83	
12/18/2014	PPR	Prepaid Rent	CR	-3,799.31	0.00	-3,799.31	0.00	0.00	0.00	0.00	

PPR	Prepaid Rent			-3,862.14	0.00	-3,799.31	0.00	-62.83
RET	Real Estate Tax			63,267.95	0.00	0.00	0.00	63,267.95

**GSA GS 11B-01727 Total:** 59,405.81 0.00 -3,799.31 0.00 0.00 63,205.12

3450-010519		GSA GS 11B-01727		Master Occupant Id: GSA GS 1-3			Exp. Date: 7/31/2019		SQFT: 0	
		Anita Gay-Craig		02201 Current			Day Due: 1		Delq Day:	
		(202) 260-0475		Security Deposit: 0.00			Last Payment: 2/2/2015		85,049.12	
Additional space		Occupant: GSA GS 11B-01727		Contact: Natalie		Moneyhun				
11/1/2014	RNT	Commercial Rent	CH	71.68	0.00	0.00	71.68	0.00	0.00	
11/1/2014	RNT	Commercial Rent	CH	89.08	0.00	0.00	89.08	0.00	0.00	
11/1/2014	RNT	Commercial Rent	CH	89.08	0.00	0.00	89.08	0.00	0.00	
12/1/2014	PPR	Prepaid Rent	CR	-249.86	0.00	-249.86	0.00	0.00	0.00	
1/1/2015	RNT	Commercial Rent	CH	24,398.90	24,398.90	0.00	0.00	0.00	0.00	
1/1/2015	RNT	Commercial Rent	CH	30,325.11	30,325.11	0.00	0.00	0.00	0.00	
1/1/2015	RNT	Commercial Rent	CH	30,325.11	30,325.11	0.00	0.00	0.00	0.00	

PPR	Prepaid Rent			-249.86	0.00	-249.86	0.00	0.00
RNT	Commercial Rent			85,298.96	85,049.12	0.00	249.84	0.00

**GSA GS 11B-01727 Total:** 85,049.10 85,049.12 -249.86 249.84 0.00 0.00

3450-010150	<b>GSA 11B-01862</b>		Master Occupant Id: GSA GS11-3		Exp. Date: 7/9/2015		SQFT: 0	
	Anita Gay-Craig		00C02 Current		Day Due: 1 Delq Day:			
	(202) 260-0475		Security Deposit: 0.00		Last Payment: 2/2/2015		34,606.90	
12/1/2012	RET	Real Estate Tax	CH	2,617.10	0.00	0.00	0.00	2,617.10

Database:	MONDAYPROD	Aged Delinquencies	Page:	5
BLDG:	3450	Monday Production DB	Date:	2/26/2015
		1400 Key Boulevard	Time:	03:39 PM
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Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
12/1/2012	RET	Real Estate Tax	CH	18,614.21	0.00	0.00	0.00	18,614.21
2/28/2014	PPR	Prepaid Rent	CR	-245.82	0.00	0.00	0.00	-245.82
8/1/2014	ELS	Electric Submeter	CH	15.33	0.00	0.00	0.00	15.33
9/1/2014	ELS	Electric Submeter	CH	8.54	0.00	0.00	0.00	8.54
10/1/2014	ELS	Electric Submeter	CH	4.84	0.00	0.00	4.84	0.00
12/18/2014	PPR	Prepaid Rent	CR	-1,538.96	0.00	-1,538.96	0.00	0.00
1/1/2015	ELS	Electric Submeter	CH	93.00	93.00	0.00	0.00	0.00
1/1/2015	RNT	Commercial Rent	CH	34,606.90	34,606.90	0.00	0.00	0.00

ELS	Electric Submeter		121.71	93.00	0.00	0.00	4.84	23.87
PPR	Prepaid Rent		-1,784.78	0.00	-1,538.96	0.00	0.00	-245.82
RET	Real Estate Tax		21,231.31	0.00	0.00	0.00	0.00	21,231.31
RNT	Commercial Rent		34,606.90	34,606.90	0.00	0.00	0.00	0.00

**GSA 11B-01862 Total:** 54,175.14 34,699.90 -1,538.96 0.00 4.84 21,009.36

3450-010156				GS11B-00191 Dept of Def		Master Occupant Id: GSA00191-2		Exp. Date: 9/30/2012		SQFT: 0	
				Anita Gay-Craig		00A10 Inactive		Day Due: 1		Delq Day:	
				(202) 260-0475		Security Deposit: 0.00		Last Payment: 8/28/2013		27,201.87	
Additional space Occupant:				GS11B-00191 Dept of Def		Contact: Natalie Moneyhun					
4/1/2012	RET	Real Estate Tax	CH	19,214.86		0.00		0.00	0.00		19,214.86
12/1/2012	RET	Real Estate Tax	CH	24,461.36		0.00	0.00	0.00	0.00		24,461.36

RET	Real Estate Tax		43,676.22	0.00	0.00	0.00	0.00	43,676.22
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**GS11B-00191 Dept of Def Total:** 43,676.22 0.00 0.00 0.00 0.00 43,676.22

3450-003659		<b>MCI Telecommunications Lease</b>		Master Occupant Id: MCI001-1		Exp. Date: 12/31/2007		SQFT: 0	
		Stacey Tedrow		LICS Current		Day Due: 1		Delq Day:	
		(813) 246-4128		Security Deposit: 0.00		Last Payment: 2/11/2015		347.98	
9/1/2014	ELS	Electric Submeter	CH	474.19	0.00	0.00	0.00	0.00	474.19
1/1/2015	ELS	Electric Submeter	CH	340.70	340.70	0.00	0.00	0.00	0.00
1/28/2015	PPR	Prepaid Rent	CR	-1,444.16	-1,444.16	0.00	0.00	0.00	0.00

ELS	Electric Submeter		814.89	340.70	0.00	0.00	0.00	474.19
PPR	Prepaid Rent		-1,444.16	-1,444.16	0.00	0.00	0.00	0.00

**MCI Telecommunications Lease Total:** -629.27 -1,103.46 0.00 0.00 0.00 474.19

3450-005777		<b>Riverside Research Institute</b> Cheryl Wesley 703-908-2102		Master Occupant Id: Riversid-1 12001 Inactive Security Deposit: 0.00 <b>Letter of Credit Info:</b>			Exp. Date: 3/31/2014 SQFT: 0 Day Due: 1 Delq Day: 6 Last Payment: 3/26/2014 90.16		
10/1/2014	OPT	Operating True-up	NC	-7,173.00	0.00	0.00	0.00	-7,173.00	0.00

OPT	Operating True-up		-7,173.00	0.00	0.00	0.00	-7,173.00	0.00
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**Riverside Research Institute Total:** -7,173.00 0.00 0.00 0.00 -7,173.00 0.00

ACC	Access Cards		411.40	411.40	0.00	0.00	0.00	0.00
BCI	Back Charge Inc		169.40	0.00	0.00	0.00	0.00	169.40
ELS	Electric Submeter		5,484.31	1,893.71	0.00	3,087.70	4.84	498.06
LPC	Late Pay Charge		1,392.92	755.12	357.45	0.00	280.35	0.00
OPT	Operating True-up		-7,530.00	0.00	0.00	0.00	-7,530.00	0.00
PPR	Prepaid Rent		-87,850.06	-68,383.71	-5,589.49	0.00	0.00	-13,876.86
RET	Real Estate Tax		128,277.17	0.00	35.92	35.92	6.07	128,199.26
RNT	Commercial Rent		145,435.95	120,294.25	755.22	888.07	662.01	22,836.40
RTT	RET True-up		-574.63	0.00	0.00	0.00	0.00	-574.63

Database:	MONDAYPROD	Aged Delinquencies	Page:	6
BLDG:	3450	Monday Production DB	Date:	2/26/2015
		1400 Key Boulevard	Time:	03:39 PM
		Period: 01/15		

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
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WSR	Water & Sewer		149.65	149.65	0.00	0.00	0.00	0.00
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<b>BLDG 3450 Total:</b>			185,366.11	55,120.42	-4,440.90	4,011.69	-6,576.73	137,251.63
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ACC	Access Cards		411.40	411.40	0.00	0.00	0.00	0.00
BCI	Back Charge Inc		169.40	0.00	0.00	0.00	0.00	169.40
ELS	Electric Submeter		5,484.31	1,893.71	0.00	3,087.70	4.84	498.06
LPC	Late Pay Charge		1,392.92	755.12	357.45	0.00	280.35	0.00
OPT	Operating True-up		-7,530.00	0.00	0.00	0.00	-7,530.00	0.00
PPR	Prepaid Rent		-87,850.06	-68,383.71	-5,589.49	0.00	0.00	-13,876.86
RET	Real Estate Tax		128,277.17	0.00	35.92	35.92	6.07	128,199.26
RNT	Commercial Rent		145,435.95	120,294.25	755.22	888.07	662.01	22,836.40
RTT	RET True-up		-574.63	0.00	0.00	0.00	0.00	-574.63
WSR	Water & Sewer		149.65	149.65	0.00	0.00	0.00	0.00

<b>Grand Total:</b>			185,366.11	55,120.42	-4,440.90	4,011.69	-6,576.73	137,251.63
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Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	1	
			<b>Monday Production DB</b>					Date:	2/26/2015	
ENTITY:	3450		<b>1400 Key Boulevard</b>					Time:	03:36 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

Expense Period: 01/15

**Vendor: ALL019 Allied Telecom Group LLC**

AL1027949	1/5/2015		208 INTRNT ACCESS	5758-0002	16.85	0.00	16.85	2/3/2015	12786	02/15
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**Vendor: BIS001 Bisnow Media**

AL-SI-01124	1/1/2015		Quarterly Inv 1 Bism	6410-0000	918.01	0.00	918.01	2/3/2015	12792	02/15
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**Vendor: CDW001 CDW DIRECT LLC**

ALRZ03105	1/20/2015		319 TS3 ZENTA	5758-0003	10.13	0.00	10.13	2/3/2015	12796	02/15
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**Vendor: CLA007 Classic Concierge**

121478	11/18/2014		Tenant Holiday Gifts	5772-0000	2,682.50	0.00	2,682.50	2/18/2015	6640	02/15
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**Vendor: CLE005 Clean & Polish-Mid-Atlantic LLC**

30397	1/15/2015		Flag Hanging & Remov	5388-0000	1,476.00	0.00	1,476.00			
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**Vendor: COM032 COMCAST**

1/21 96942301	1/21/2015		1/21 969423018	5732-0000	88.87	0.00	88.87	2/18/2015	6641	02/15
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**Vendor: COS004 COSTAR REALTY INFORMATION INC**

AL191721PSI	12/31/2014		CoStar31 Day Sub 942	6410-0000	191.81	0.00	191.81	2/3/2015	12804	02/15
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**Vendor: DAT003 Datawatch Systems Inc.**

674140	1/23/2015		Mar2015FireMonitorin	5372-0000	40.00	0.00	40.00	2/18/2015	6642	02/15
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**Vendor: ELE012 Elevator Control Service**

0179486-IN	1/10/2015		Jan2015 Elev Maint	5320-0000	2,350.00	0.00	2,350.00	2/18/2015	6644	02/15
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Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	2	
			<b>Monday Production DB</b>					Date:	2/26/2015	
ENTITY:	3450		<b>1400 Key Boulevard</b>					Time:	03:36 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: EME003 Emergency Communications Network**

ALECN018671	1/7/2015		326 CODE RED	5758-0003	52.01	0.00	52.01	2/3/2015	12807	02/15
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**Vendor: FED007 FEDERAL LOCK & SAFE, INC**

0108607-IN	1/5/2015		RekeyOblong	5381-0000	178.16	0.00	178.16	2/18/2015	6646	02/15
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0109068-IN	1/26/2015		ALevelWomensRR	5381-0000	344.66	0.00	344.66	2/18/2015	6646	02/15
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**Vendor: FIR010 FIRST CORPORATE SEDANS CORP**

AL785979	1/23/2015		NY #393411 CAR SERVI	5758-0008	2.61	0.00	2.61	2/3/2015	12810	02/15
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**Vendor: GOT005 Gotham Technologies**

6779	2/1/2015		Feb2015HVACWtrTreatm	5332-0000	397.48	0.00	397.48	2/18/2015	6647	02/15
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**Vendor: GRNSTN GREENSTEIN DELORME & LUCHS PC**

175546	1/9/2015		TheBoeingCompany	6630-0000	1,501.00	0.00	1,501.00	2/18/2015	6648	02/15
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175710	1/14/2015		UberOffices	6630-0000	1,616.40	0.00	1,616.40	2/18/2015	6648	02/15
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**Vendor: HEM003 HEM IT, INC**

AL1171	1/7/2015		212 HEM IT Q1 2015	5758-0002	108.02	0.00	108.02	2/3/2015	12812	02/15
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**Vendor: ICO002 iContact LLC**

AL5505597	1/9/2015		Icontact Feb Subscri	6410-0000	8.82	0.00	8.82	2/3/2015	12813	02/15
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**Vendor: INT023 Interior Foliage Design Inc**

AL185490	1/12/2015		NY #3890 MNTHLY MAIN	5758-0012	0.41	0.00	0.41	2/3/2015	12815	02/15
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Database:	MONDAYPROD	<b>Open Status Report</b>							Page:	3
		<b>Monday Production DB</b>							Date:	2/26/2015
ENTITY:	3450	<b>1400 Key Boulevard</b>							Time:	03:36 PM
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: IRI001 IRIDES, LLC**

ALPOL-158 CM	1/21/2015		203-2/1-2/13/15A592	5758-0002	5.89	0.00	5.89	2/3/2015	12817	02/15
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\*\*\* Check #12817 was VOIDED in Check Period 02/15 \*\*\*

**Vendor: ITC I.T.C. INC**

42597	1/26/2015		KitchenFaucet	5360-0000	20.51	0.00	20.51	2/18/2015	6649	02/15
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**Vendor: ITS001 It's My Cooler,LLC**

AL9973	1/20/2015		Service agreement	5758-0004	5.47	0.00	5.47	2/3/2015	12819	02/15
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**Vendor: JBUR01 Jennifer Burns**

JBurns01212015	1/21/2015		IREM	5772-0000	4.23	0.00	4.23	2/3/2015	12820	02/15
JBurns01212015	1/21/2015		EngineerBrkfst/Lunch	5732-0000	11.35	0.00	11.35	2/3/2015	12820	02/15

**Vendor: KAS001 KASTLE SYSTEMS**

545723	1/1/2015		Jan2015 Operations	5520-0000	578.35	0.00	578.35	2/18/2015	6651	02/15
545723	1/1/2015		Jan2015 Maintenance	5520-0000	89.36	0.00	89.36	2/18/2015	6651	02/15

**Vendor: LOC016 Local News Now LLC**

AL1623	1/16/2015		12 Weekly Spons. Art	6410-0000	242.65	0.00	242.65	2/3/2015	12821	02/15
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**Vendor: MAN027 Managed Services 360 LLC**

AL3711	1/5/2015		200 PRGRM SUPT IT DE	5758-0002	61.42	0.00	61.42	2/3/2015	12823	02/15
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**Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC**

2014MGMTFEETI	1/26/2015		TRUE UP '14 MGT FEE	5610-0000	4,838.63	0.00	4,838.63	2/18/2015	6655	02/15
DTF1214ROSS	1/26/2015		DUE TO MGT AGNT 12'1	0491-0010	12,455.73	0.00	12,455.73	2/18/2015	6655	02/15

Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	4	
			<b>Monday Production DB</b>					Date:	2/26/2015	
ENTITY:	3450		<b>1400 Key Boulevard</b>					Time:	03:36 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC**

3450_0000000001	9/30/2014		Management Fee	5610-0000	5,762.55	0.00	5,762.55	2/18/2015	6657	02/15
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**Vendor: PEA004 Peapod, LLC**

ALk58682636	1/12/2015		Customer ID ox82558	5758-0001	1.95	0.00	1.95	2/3/2015	12826	02/15
ALk58889981	1/20/2015		Customer ID ox82558	5758-0001	1.96	0.00	1.96	2/3/2015	12828	02/15
ALk59058727	1/26/2015		Customer ID ox82558	5758-0001	1.96	0.00	1.96	2/3/2015	12830	02/15

**Vendor: RED005 Red Top Cab of Arlington**

AL018843	1/15/2015		Account# 2840200	5758-0008	1.36	0.00	1.36	2/3/2015	12837	02/15
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**Vendor: RED007 Redirect, Inc.**

AL14869	1/15/2015		250 SCORE CARD	5758-0002	34.39	0.00	34.39	2/3/2015	12839	02/15
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**Vendor: SAG002 SAGE SOFTWARE, INC.**

AL4002630465	12/12/2014		309 FAS #2001231694	5758-0003	88.22	0.00	88.22	2/3/2015	12840	02/15
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**Vendor: SCH016 Schneider Electric Building**

009029	1/9/2015		Jan2015 BAS	5342-0000	759.42	0.00	759.42	2/9/2015	12901	02/15
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**Vendor: SOL007 The Solutions Group**

AL24919	11/1/2014		200 TSG 10/14	5758-0003	104.42	0.00	104.42	2/3/2015	12844	02/15
AL25120	12/1/2014		200 TSG 11/14	5758-0002	46.27	0.00	46.27	2/3/2015	12846	02/15

**Vendor: STR009 STRATEGIC PRODUCTS AND SERVICES**

ALSI640144	1/15/2015		VA-Customer# MONPROV	5758-0005	22.12	0.00	22.12	2/3/2015	12849	02/15
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Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	5	
			<b>Monday Production DB</b>					Date:	2/26/2015	
ENTITY:	3450		<b>1400 Key Boulevard</b>					Time:	03:36 PM	
All Invoices open at End of Month thru Fiscal Period 01/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: TIM005 TIME WARNER CABLE OF NYC**

AL24716488	1/22/2015		NY #8150200070312472	5758-0001	1.83	0.00	1.83	2/3/2015	12852	02/15
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**Vendor: TIM009 Time Warner Cable**

AL01012015	1/1/2015		210 #030065301 1/15	5758-0002	5.24	0.00	5.24	2/3/2015	12854	02/15
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**Vendor: UNI047 United States Green Parking Council**

081814F	9/5/2014		PlatinumLvlPartnersh	6320-0000	1,498.00	0.00	1,498.00	2/9/2015	12912	02/15
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**Vendor: VED001 Vedder Price PC**

AL523219	1/13/2015		ARL RE TAXES PD 12'1	6630-0000	13.89	0.00	13.89	2/3/2015	12860	02/15
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**Vendor: WBM001 W.B. MASON**

ALIS0315229	12/31/2015		VA-Office supplies	5758-0001	23.49	0.00	23.49	2/3/2015	12866	02/15
ALIS0315229	12/31/2015		VA-Item for K. Recto	5758-0001	1.04	0.00	1.04	2/3/2015	12866	02/15
ALIS0315229	12/31/2015		VA-Rental fee-brewer	5758-0004	1.98	0.00	1.98	2/3/2015	12866	02/15

**Vendor: XER005 Xerox Financial Services LLC**

264173	1/27/2015		Feb2015CopierLease	5740-0000	172.86	0.00	172.86	2/18/2015	6666	02/15
AL260147	1/13/2015		NY 010-0007854-002	5758-0004	7.65	0.00	7.65	2/3/2015	12868	02/15
Expense Period 01/15 Total:					38,847.93	0.00	38,847.93			

**1400 Key Boulevard Total: 38,847.93 0.00 38,847.93**

**Grand Total: 38,847.93 0.00 38,847.93**

Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name		Invoice		Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

6598	1/13/2015	01/15	CHE010	Chesapeake Systems,LLC						
3450	Condenser	PumpVFD	345012147	5336-0000	20329231	12/31/2014	1/30/2015	2,556.11	0.00	2,556.11
							Check Total:	2,556.11	0.00	2,556.11
6599	1/13/2015	01/15	CIN001	CINTAS CORPORATION #145						
3450	Uniforms			5390-0000	145172555	1/17/2014	2/16/2014	31.29	0.00	31.29
3450	Uniforms			5390-0000	145175929	12/24/2014	1/23/2015	40.15	0.00	40.15
3450	Uniforms			5390-0000	145175930	12/24/2014	1/23/2015	12.95	0.00	12.95
3450	Uniforms			5390-0000	145175931	12/24/2014	1/23/2015	36.54	0.00	36.54
3450	Uniforms			5390-0000	145175932	12/24/2014	1/23/2015	58.89	0.00	58.89
3450	Uniforms			5390-0000	145179291	12/31/2014	1/30/2015	31.29	0.00	31.29
3450	Uniforms			5390-0000	145182679	1/7/2015	2/6/2015	40.15	0.00	40.15
							Check Total:	251.26	0.00	251.26
6600	1/13/2015	01/15	COM032	COMCAST						
3450	12/21	969423018		5732-0000	12/21 96942301	12/21/2014	1/20/2015	180.38	0.00	180.38
							Check Total:	180.38	0.00	180.38
6601	1/13/2015	01/15	ENE003	Energy Watch, Inc.						
3450	Qtrly	EnergySrvJanMar		5390-0000	4150	12/2/2014	1/1/2015	268.07	0.00	268.07
							Check Total:	268.07	0.00	268.07
6602	1/13/2015	01/15	EXT002	EXTINGUISH FIRE CORPORATION						
3450	Exercised	FHVs	3450121410	5372-0000	5199-S	12/22/2014	1/21/2015	420.13	0.00	420.13
							Check Total:	420.13	0.00	420.13
6603	1/13/2015	01/15	GOT005	Gotham Technologies						
3450	Jan15	HVACWtrTreatmn		5336-0000	6648	1/1/2015	1/31/2015	397.48	0.00	397.48
							Check Total:	397.48	0.00	397.48
6604	1/13/2015	01/15	HIL006	Hillmann Consulting, LLC						
3450	2014	IAQ Database		5390-0000	7630	12/31/2014	1/30/2015	1,240.00	0.00	1,240.00
							Check Total:	1,240.00	0.00	1,240.00

Database:	MONDAYPROD	Check Register	Page:	2
BANK:	345001	Monday Production DB	Date:	2/26/2015
		Bank of America	Time:	03:44 PM
01/15 Through 01/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

6605	1/13/2015	01/15	JAM011	James J. Madden, Inc.						
3450	PitCleaning		3450091416	5362-0000	21442	10/28/2014	11/27/2014	1,165.00	0.00	1,165.00
Check Total:								1,165.00	0.00	1,165.00
6606	1/13/2015	01/15	KCS001	KCS Landscape Management, Inc.						
3450	Jan2015Landscaping			5412-0000	14392-10	1/1/2015	1/31/2015	135.25	0.00	135.25
Check Total:								135.25	0.00	135.25
6607	1/13/2015	01/15	MONCMF	MONDAY PROPERTIES SERVICES LLC						
3450	GARAGE REPAIRS			0142-0020	3450CM201411	12/22/2014	1/21/2015	475.61	0.00	475.61
3450	LL 6FL GSA SHOWROC			0162-0020	3450CM201411	12/22/2014	1/21/2015	583.20	0.00	583.20
3450	LCG SUITE 9000 LL WC			0162-0020	3450CM201411	12/22/2014	1/21/2015	22.61	0.00	22.61
Check Total:								1,081.42	0.00	1,081.42
6608	1/13/2015	01/15	MONMGT	MONDAY PROPERTIES SERVICES LLC						
3450	Management Fee			5610-0000	3450_0000000001	12/31/2014	12/31/2014	8,356.69	0.00	8,356.69
Check Total:								8,356.69	0.00	8,356.69
6609	1/13/2015	01/15	MPC001	MPC SERVICES, LLC						
3450	StarfishCorridorWork			0162-0004	14046-1	12/30/2014	1/29/2015	3,408.00	0.00	3,408.00
3450	9thFILCGCarpet&Paint			0162-0004	34500025-2	12/30/2014	1/29/2015	17,927.48	0.00	17,927.48
Check Total:								21,335.48	0.00	21,335.48
6610	1/13/2015	01/15	NEX004	Next Generation Security Concepts						
3450	1/1/15-3/318/15 cctv			5540-0000	120114-11	12/1/2014	12/31/2014	535.34	0.00	535.34
Check Total:								535.34	0.00	535.34
6611	1/13/2015	01/15	PRO025	IESI-MD Corporation						
3450	Dec2014Recycling			5152-0000	1300329352	12/31/2014	1/30/2015	200.22	0.00	200.22
Check Total:								200.22	0.00	200.22
6612	1/13/2015	01/15	RED013	Red Coats, Inc.						
3450	WaterLeak		345001151	5160-0000	217465	12/19/2014	1/18/2015	301.79	0.00	301.79

Database:	MONDAYPROD	Check Register	Page:	3
BANK:	345001	Monday Production DB	Date:	2/26/2015
		Bank of America	Time:	03:44 PM
01/15 Through 01/15				
Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
			P.O. Number	Account Number
				Invoice Number
				Date
				Due Date
				Invoice
				Amount
				Discount
				Amount
				Check
				Amount

Check Total: 301.79 0.00 301.79

**6613 1/13/2015 01/15 SEC009 SecurAmerica LLC**

3450	Dec2014SecurityRover		5520-0000	INV900978	1/7/2015	2/6/2015	1,088.59	0.00	1,088.59
3450	Dec2014 security rov		5520-0000	INV900980	1/7/2015	2/6/2015	3,155.69	0.00	3,155.69

Check Total: 4,244.28 0.00 4,244.28

**6614 1/13/2015 01/15 TEL005 Telco Experts LLC**

3450	Jan2015FireMonitor		5372-0000	1639150101	1/1/2015	1/31/2015	332.19	0.00	332.19
3450	Jan2015ElevLines		5322-0000	1639150101	1/1/2015	1/31/2015	110.74	0.00	110.74
3450	Jan2015PhoneLines		5734-0000	1645150101	1/1/2015	1/31/2015	281.57	0.00	281.57
3450	Jan2015PhoneLines		5734-0000	2049150101	1/1/2015	1/31/2015	238.04	0.00	238.04

Check Total: 962.54 0.00 962.54

**6615 1/13/2015 01/15 TRE011 Treasurer, Arlington County**

3450	Systems Testing		5372-0000	14-9028a-0821	12/23/2014	1/22/2015	520.00	0.00	520.00
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Check Total: 520.00 0.00 520.00

**6616 1/13/2015 01/15 WBM001 W.B. MASON**

3450	BreakroomSupplies		5732-0000	IS0315238	12/31/2014	1/30/2015	50.97	0.00	50.97
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Check Total: 50.97 0.00 50.97

**6617 1/13/2015 01/15 XER005 Xerox Financial Services LLC**

3450	Jan2015CopierLease		5740-0000	250993	12/27/2014	1/26/2015	172.86	0.00	172.86
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Check Total: 172.86 0.00 172.86

**6618 1/26/2015 01/15 AAP001 AA Painting & Drywall**

3450	12thFIPartition	3450011510	5381-0000	1315	1/15/2015	2/14/2015	1,600.00	0.00	1,600.00
3450	ALevelEntry	3450011511	5381-0000	1515	1/15/2015	2/14/2015	650.00	0.00	650.00

Check Total: 2,250.00 0.00 2,250.00

**6619 1/26/2015 01/15 BAY005 Bay Lighting**

3450	LightBulbs&Balla	345001156	5340-0000	045704	1/14/2015	2/13/2015	820.12	0.00	820.12
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				Discount Amount
				Check Amount

Check Total: 820.12 0.00 820.12

**6620**    **1/26/2015**    **01/15**    **CAL008**    **C.A. Lindman, Inc.**  
3450    Garage Repairs       0142-0002    3450Garage2    10/2/2014    11/1/2014    8,308.30    0.00    8,308.30

Check Total: 8,308.30 0.00 8,308.30

**6621**    **1/26/2015**    **01/15**    **COM029**    **COMMERCIAL PROTECTION SYSTEMS, INC**  
3450    HoseValveAnnualTesti    345010144    5372-0000    3967    1/13/2015    2/12/2015    437.00    0.00    437.00  
3450    FirmwareUpgrade    345001154    5372-0000    3978    1/19/2015    2/18/2015    1,472.00    0.00    1,472.00

Check Total: 1,909.00 0.00 1,909.00

**6622**    **1/26/2015**    **01/15**    **COM032**    **COMCAST**  
3450    1/7 956050014       5732-0000    1/7 956050014    1/7/2015    2/6/2015    21.74    0.00    21.74  
3450    1/7 951797017       5732-0000    1/7 951797017    1/7/2015    2/6/2015    112.42    0.00    112.42

Check Total: 134.16 0.00 134.16

**6623**    **1/26/2015**    **01/15**    **DAT004**    **Datapark USA, Inc.**  
3450    grg HolidayModeSept1    MNDSRV01151    6320-0000    16547.    12/16/2014    1/15/2015    43.84    0.00    43.84

Check Total: 43.84 0.00 43.84

**6624**    **1/26/2015**    **01/15**    **DIS004**    **Distinctive Plantings**  
3450    Dec2014PlantMaint       5385-0000    29382    12/27/2014    1/26/2015    265.39    0.00    265.39

Check Total: 265.39 0.00 265.39

**6625**    **1/26/2015**    **01/15**    **ENG003**    **Engineers Outlet**  
3450    ExchangerMonitors    345012145    5336-0000    270141    1/9/2015    2/8/2015    2,107.28    0.00    2,107.28  
3450    KneePads       5380-0000    270144    1/9/2015    2/8/2015    124.79    0.00    124.79  
3450    SaltBags    345001153    5430-0000    270295    1/14/2015    2/13/2015    1,142.68    0.00    1,142.68

Check Total: 3,374.75 0.00 3,374.75

**6626**    **1/26/2015**    **01/15**    **HOM001**    **HOMEYER CONSULTING SERVICES, INC.**  
3450    WaterTreatmentConsul       5332-0000    296615    12/31/2014    1/30/2015    1,910.00    0.00    1,910.00

Check Total: 1,910.00 0.00 1,910.00

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6627	1/26/2015	01/15	JOH015	JOHN J. KIRLIN INC					
3450	Jan2015MaintnInspecti			5330-0000	C001279	1/1/2015	1/31/2015	404.00	404.00
							Check Total:	404.00	404.00
6628	1/26/2015	01/15	KAS001	KASTLE SYSTEMS					
3450	Feb2015OperationsFee			5520-0000	545971	1/1/2015	1/31/2015	226.00	226.00
							Check Total:	226.00	226.00
6629	1/26/2015	01/15	MAY003	Mayer Brown LLP					
3450	OEI Strategy			6632-0000	34891632	12/16/2014	1/15/2015	348.79	348.79
3450	OEI Strategy			6632-0000	34905486	1/9/2014	2/8/2014	348.94	348.94
							Check Total:	697.73	697.73
6630	1/26/2015	01/15	MPA004	MDISTRICT PARK 1					
3450	Jan2015 Elcon Parker			5322-0000	116997	12/19/2014	1/18/2015	92.51	92.51
							Check Total:	92.51	92.51
6631	1/26/2015	01/15	ORK001	Orkin LLC					
3450	Dec2014PestControl			5384-0000	14712946	1/12/2015	2/11/2015	585.24	585.24
							Check Total:	585.24	585.24
6632	1/26/2015	01/15	PRO025	IESI-MD Corporation					
3450	BulkPickUp		345012146	6212-0000	1300331750	1/1/2015	1/31/2015	200.00	200.00
3450	Jan2015TrashRemoval			5152-0000	1300331750	1/1/2015	1/31/2015	412.94	412.94
							Check Total:	612.94	612.94
6633	1/26/2015	01/15	RED013	Red Coats, Inc.					
3450	Jan2015CleaningServi			5120-0000	218316	1/5/2015	2/4/2015	16,382.24	16,382.24
3450	Jan2015GaragePorter			6320-0000	218316	1/5/2015	2/4/2015	688.98	688.98
3450	Jan2015VacancyCredit			5121-0000	218316	1/5/2015	2/4/2015	-3,691.12	-3,691.12
3450	Jan2015Differential			6214-0000	218316	1/5/2015	2/4/2015	201.56	201.56
							Check Total:	13,581.66	13,581.66
6634	1/26/2015	01/15	SEA005	SEAMLESSWEB PROFESSIONAL					

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Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount
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3450	Staff Lunch			5732-0000	1960424	1/11/2015	2/10/2015	28.75	28.75
							Check Total:	28.75	28.75
6635	1/26/2015	01/15	WON001	Wonderlic, Inc.					
3450	Additional Svcs			5710-5000	6366851	1/16/2015	2/15/2015	1.62	1.62
							Check Total:	1.62	1.62
50010215B	1/13/2015	01/15	DOM002	DOMINION VIRGINIA POWER			Hand Check		
3450	12/1-12/31#163508530			5210-0000	WT3450010215B	1/2/2015	1/13/2015	2,430.22	2,430.22
							Check Total:	2,430.22	2,430.22
50010215C	1/13/2015	01/15	DOM002	DOMINION VIRGINIA POWER			Hand Check		
3450	12/1-12/31#270984194			5210-0000	WT3450010215C	1/2/2015	1/13/2015	365.21	365.21
							Check Total:	365.21	365.21
50010215D	1/13/2015	01/15	DOM002	DOMINION VIRGINIA POWER			Hand Check		
3450	12/1-12/31#165228538			5210-0000	WT3450010215D	1/2/2015	1/13/2015	1,200.00	1,200.00
							Check Total:	1,200.00	1,200.00
50010515A	1/26/2015	01/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check		
3450	11/18-12/17/14#09137			5250-0000	WT3450010515A	1/5/2015	1/26/2015	1,616.96	1,616.96
							Check Total:	1,616.96	1,616.96
50010515B	1/26/2015	01/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check		
3450	11/18-12/17/14#09138			5250-0000	WT3450010515B	1/5/2015	1/26/2015	26.08	26.08
							Check Total:	26.08	26.08
50STX1214	1/15/2015	01/15	DEP014	Department of Taxation			Hand Check		
3450	208966379 12/14 ST9			6645-0000	WT3450STX1214	1/14/2015	1/20/2015	755.40	755.40
							Check Total:	755.40	755.40
Bank of America Total:								86,015.15	86,015.15

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01/15 Through 01/15										
Check #	Check Date	Check Pd	Vendor/Alternate							
Entity	Reference		Address ID	Vendor Name	Invoice			Invoice	Discount	Check
			P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount

00740710A	1/21/2015	01/15	ZAC001	Accenture LLP			Hand Check			
3450	207 PD 12'14 LSE ADM			5758-0011	VC1000740710A	1/7/2015	2/6/2015	296.30	0.00	296.30
							Check Total:	296.30	0.00	296.30
							SIGNATURE BANK Total:	296.30	0.00	296.30



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Entity	Reference		Address ID	Vendor Name
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				Invoice Number
				Date
				Due Date
				Invoice Amount
				Discount Amount
				Check Amount

12694	1/9/2015	01/15	SAF010	Safway Holdings, Inc.	*** VOID ***		Voided Check			
3450	incorrect vendor			5758-0003	AL4002630465	12/12/2014	1/11/2015	-140.27	0.00	-140.27
							Check Total:	-140.27	0.00	-140.27
12700	1/9/2015	01/15	CAH001	CAHILL, AILEEN						
3450	VA Travel			5758-0014	AC121914	12/19/2014	1/18/2015	23.19	0.00	23.19
3450	VA Taxi			5758-0008	AC121914	12/19/2014	1/18/2015	0.55	0.00	0.55
3450	VA Meals			5758-0013	AC121914	12/19/2014	1/18/2015	0.07	0.00	0.07
							Check Total:	23.81	0.00	23.81
12702	1/12/2015	01/15	AOB001	AOBA						
3450	AOBA2015 Member due			5756-0000	2015-8330-A	12/19/2014	1/18/2015	1,220.66	0.00	1,220.66
3450	BOMA IRS regulations			5756-0000	2015-8330-A	12/19/2014	1/18/2015	56.69	0.00	56.69
							Check Total:	1,277.35	0.00	1,277.35
12703	1/12/2015	01/15	AOB001	AOBA						
3450	METPAC 2015			5756-0000	2015-8331-B	12/19/2014	1/18/2015	95.97	0.00	95.97
							Check Total:	95.97	0.00	95.97
12705	1/12/2015	01/15	CAL006	Caliper Management Inc						
3450	Caliper Advisor MCLa			5710-5000	I1358090	4/21/2014	5/21/2014	14.43	0.00	14.43
							Check Total:	14.43	0.00	14.43
12708	1/12/2015	01/15	EMH001	EDWARD M HINCHEY						
3450	AUSTIN'S YR END REV			5758-0014	EMH01152015	1/15/2015	2/14/2015	40.90	0.00	40.90
3450	AUSTIN/EMH LUNCH			5758-0013	EMH01152015	1/15/2015	2/14/2015	2.39	0.00	2.39
3450	CAR SERVICE			5758-0013	EMH01152015	1/15/2015	2/14/2015	4.23	0.00	4.23
							Check Total:	47.52	0.00	47.52
12712	1/12/2015	01/15	INS004	INSTITUTE OF REAL ESTATE MGMT						
3450	kevin,jenn,kari regi			5756-0000	VA01062015	1/6/2015	2/5/2015	12.95	0.00	12.95
							Check Total:	12.95	0.00	12.95
12715	1/12/2015	01/15	KBUR01	Kevin Burns						

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							SIGNATURE BANK		Time: 03:44 PM	
01/15 Through 01/15										
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Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
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3450	parking			5758-0012	KB1515	1/5/2015	2/4/2015	1.13	0.00	1.13
3450	parking			5758-0012	KB1515	1/5/2015	2/4/2015	1.13	0.00	1.13
Check Total:								2.26	0.00	2.26
12718	1/12/2015	01/15	MEL004	Melissa Bennett Clark						
3450	Phone Bill			5758-0006	ALMBC1214	12/31/2014	1/30/2015	16.02	0.00	16.02
3450	Cab for holiday part			5758-0008	ALMBC1214	12/31/2014	1/30/2015	0.74	0.00	0.74
Check Total:								16.76	0.00	16.76
12720	1/12/2015	01/15	MPA004	MDISTRICT PARK 1						
3450	Parking validations			6320-0000	AL117093	12/19/2014	1/18/2015	48.13	0.00	48.13
Check Total:								48.13	0.00	48.13
12722	1/12/2015	01/15	PEA004	Peapod, LLC						
3450	Customer ID ox82558			5758-0001	ALk58279778	12/22/2014	1/21/2015	2.07	0.00	2.07
Check Total:								2.07	0.00	2.07
12723	1/12/2015	01/15	REA021	Real Capital Analytics, Inc						
3450	11/2014-11/2015			5758-0012	AL0003792	12/17/2014	1/16/2015	190.54	0.00	190.54
Check Total:								190.54	0.00	190.54
12728	1/12/2015	01/15	SEA005	SEAMLESSWEB PROFESSIONAL						
3450	Friday lunch			5758-0013	AL1941022	12/21/2014	1/20/2015	12.27	0.00	12.27
Check Total:								12.27	0.00	12.27
12735	1/12/2015	01/15	VED001	Vedder Price PC						
3450	11/14 ARL RE TAXES			6630-0000	AL522007	12/22/2014	1/21/2015	211.37	0.00	211.37
Check Total:								211.37	0.00	211.37
12737	1/13/2015	01/15	4IM001	4IMPRINT						
3450	Bags for Vday candy			5772-0000	10009275	1/8/2015	2/7/2015	24.05	0.00	24.05
Check Total:								24.05	0.00	24.05
12738	1/13/2015	01/15	ORI003	Oriental Trading Mail Service						

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				Amount
				Discount
				Amount
				Check
				Amount

3450	Tenant Vday Candy			5772-0000	OW1815	1/8/2015	2/7/2015	211.98	0.00	211.98
							Check Total:	211.98	0.00	211.98
<b>12740</b>	<b>1/20/2015</b>	<b>01/15</b>	<b>CAR026</b>	<b>Carr Business Systems, Inc.</b>						
3450	Dec2014ExcessPrintin			5740-0000	518876	12/23/2014	1/22/2015	6.83	0.00	6.83
							Check Total:	6.83	0.00	6.83
<b>12743</b>	<b>1/20/2015</b>	<b>01/15</b>	<b>CIT006</b>	<b>CITISTORAGE INC.</b>						
3450	NY 2510 STORAGE FEI			5758-0001	AL0785993	1/2/2015	2/1/2015	2.47	0.00	2.47
							Check Total:	2.47	0.00	2.47
<b>12746</b>	<b>1/20/2015</b>	<b>01/15</b>	<b>COM032</b>	<b>COMCAST</b>						
3450	Acct# 05613951384012			5758-0001	ALCOMCAST12/1	12/21/2014	1/20/2015	3.61	0.00	3.61
							Check Total:	3.61	0.00	3.61
<b>12749</b>	<b>1/20/2015</b>	<b>01/15</b>	<b>FIR010</b>	<b>FIRST CORPORATE SEDANS CORP</b>						
3450	NY #393411 CAR SERV			5758-0008	AL784819	1/7/2015	2/6/2015	1.67	0.00	1.67
							Check Total:	1.67	0.00	1.67
<b>12751</b>	<b>1/20/2015</b>	<b>01/15</b>	<b>FRE013</b>	<b>Freshdirect</b>						
3450	NY 11717338932 OFF/A			5758-0001	AL201412	12/2/2014	1/1/2015	1.65	0.00	1.65
							Check Total:	1.65	0.00	1.65
<b>12753</b>	<b>1/20/2015</b>	<b>01/15</b>	<b>INT023</b>	<b>Interior Foliage Design Inc</b>						
3450	NY 3980 PLANT MANT			5758-0012	AL184735	1/2/2015	2/1/2015	0.41	0.00	0.41
							Check Total:	0.41	0.00	0.41
<b>12755</b>	<b>1/20/2015</b>	<b>01/15</b>	<b>PEA004</b>	<b>Peapod, LLC</b>						
3450	Customer ID ox82558			5758-0001	ALk58420997	12/29/2014	1/28/2015	2.07	0.00	2.07
							Check Total:	2.07	0.00	2.07
<b>12757</b>	<b>1/20/2015</b>	<b>01/15</b>	<b>PEA004</b>	<b>Peapod, LLC</b>						
3450	Customer ID ox82558			5758-0001	ALk58541963	1/5/2015	2/4/2015	1.73	0.00	1.73

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Check #	Check Date	Check Pd	Vendor/Alternate	
Entity	Reference		Address ID	Vendor Name
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				Invoice Number
				Date
				Due Date
				Invoice Amount
				Discount Amount
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Check Total: 1.73 0.00 1.73

**12759**    **1/20/2015**    **01/15**    **SEA005**    **SEAMLESSWEB PROFESSIONAL**  
3450    NY 54-003-02105 MILK    5758-0001    AL1959000    1/4/2015    2/3/2015    0.12    0.00    0.12

Check Total: 0.12 0.00 0.12

**12761**    **1/20/2015**    **01/15**    **TEL005**    **Telco Experts LLC**  
3450    NY #1197 INTEGRATED    5758-0005    AL1197150101    1/1/2015    1/31/2015    19.60    0.00    19.60

Check Total: 19.60 0.00 19.60

**12763**    **1/20/2015**    **01/15**    **TEL005**    **Telco Experts LLC**  
3450    VA-Acct#1775 1/1/15    5758-0005    AL1775150101    1/1/2015    1/31/2015    34.24    0.00    34.24

Check Total: 34.24 0.00 34.24

**12769**    **1/20/2015**    **01/15**    **WBM001**    **W.B. MASON**  
3450    NY C2012992 RENTAL    5758-0004    ALIS0315177    12/31/2014    1/30/2015    0.22    0.00    0.22  
3450    NY C2012992 OFF/ADV    5758-0001    ALIS0315177    12/31/2014    1/30/2015    5.06    0.00    5.06

Check Total: 5.28 0.00 5.28

**12771**    **1/20/2015**    **01/15**    **XER005**    **Xerox Financial Services LLC**  
3450    VA-Con#010000055900    5758-0004    AL253801    1/5/2015    2/4/2015    49.42    0.00    49.42

Check Total: 49.42 0.00 49.42

**12775**    **1/26/2015**    **01/15**    **CAH001**    **CAHILL, AILEEN**  
3450    VA Airfare    5758-0014    AC01132015    1/13/2015    2/12/2015    22.62    0.00    22.62  
3450    VA Taxi    5758-0008    AC01132015    1/13/2015    2/12/2015    0.56    0.00    0.56  
3450    VA Meals    5758-0013    AC01132015    1/13/2015    2/12/2015    0.39    0.00    0.39

Check Total: 23.57 0.00 23.57

**12779**    **1/26/2015**    **01/15**    **RED005**    **Red Top Cab of Arlington**  
3450    Account# 2840200    5758-0008    AL018444    12/31/2015    1/30/2016    3.87    0.00    3.87

Check Total: 3.87 0.00 3.87

**12782**    **1/26/2015**    **01/15**    **VER013**    **VERIZON WIRELESS**

Database:	MONDAYPROD		Check Register					Page:		12
BANK:	MPSSIGOP		Monday Production DB					Date:		2/26/2015
			SIGNATURE BANK					Time:		03:44 PM
01/15 Through 01/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice			Invoice	Discount	Check
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
3450	VA-Acct#720396355000			5758-0006	AL9738008472	12/28/2014	1/27/2015	133.58	0.00	133.58
							Check Total:	133.58	0.00	133.58
12784	1/26/2015	01/15	WAS007	THE WASHINGTON POST						
3450	Account# 3791437			5758-0012	AL3791437 1/15	1/4/2015	2/3/2015	2.19	0.00	2.19
							Check Total:	2.19	0.00	2.19
1214STAMP	1/22/2015	01/15	STA034	Stamps.com, Inc.			Hand Check			
3450	NY LEASE			5758-0004	WT1214STAMP	1/22/2015	1/22/2015	1.49	0.00	1.49
3450	VA LEASE			5758-0004	WT1214STAMP	1/22/2015	1/22/2015	1.00	0.00	1.00
3450	NY POSTAGE			5758-0007	WT1214STAMP	1/22/2015	1/22/2015	35.74	0.00	35.74
							Check Total:	38.23	0.00	38.23
MEX122014	1/6/2015	01/15	AME007	AMERICAN EXPRESS TRAVEL RELATED			Hand Check			
3450	12/2014 EXPENSES			5758-0006	WTAMEX122014	12/28/2014	1/27/2015	1.10	0.00	1.10
3450	12/2014 EXPENSES			5758-0008	WTAMEX122014	12/28/2014	1/27/2015	46.11	0.00	46.11
3450	12/2014 EXPENSES			5758-0010	WTAMEX122014	12/28/2014	1/27/2015	56.21	0.00	56.21
3450	12/2014 EXPENSES			5758-0013	WTAMEX122014	12/28/2014	1/27/2015	18.19	0.00	18.19
3450	12/2014 EXPENSES			5758-0014	WTAMEX122014	12/28/2014	1/27/2015	117.87	0.00	117.87
3450	12/2014 EXPENSES			6411-0000	WTAMEX122014	12/28/2014	1/27/2015	287.60	0.00	287.60
							Check Total:	527.08	0.00	527.08
							SIGNATURE BANK Total:	2,908.81	0.00	2,908.81
							Grand Total:	89,220.26	0.00	89,220.26

1400 Key	ACCT LEASING MGMT	4-Feb  AK 2.10.15	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
Management Fees			8,305	8,333	8,184	7,727	8,069	8,065	9,146	9,139	9,083	9,791	9,804	9,810	105,456	105,456	-
			8,305	8,333	8,184	7,727	8,069	8,065	9,146	9,139	9,083	9,791	9,804	9,810	105,456	105,456	-

Leasing Commission - OB 1400 Key	Lease Sq Footages	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
															-		-
Suite 12001 A, Vacant	9,400		-	0	-	-	5,640	-	-	-	-	-	-	-	5,640	5,640	-
Suite 12001 B, Vacant	9,481		-	16,023	-	-	0	-	-	-	-	-	-	-	16,023	16,023	-
Suite 08801, Vacant	4,944		-	16,203	-	-	-	-	-	-	-	-	-	-	16,203	16,203	-
Suite 08802, Vacant	9,506		-	-	-	-	16,203	-	-	-	-	-	-	-	16,203	16,203	-
Suite 06601, Vacant	9,506		-	-	-	-	-	-	-	9,506	-	-	-	-	9,506	9,506	-
Suite A06, Curiosity Media	2,399		-	5,171	-	-	0	-	-	-	-	-	-	-	5,171	5,171	-
Suite A05, Performyard, Inc.	1,689		-	-	-	-	3358	-	-	-	-	-	-	-	3,358	3,358	-
Suite A04, Livesafe, Inc.	1,961		-	-	-	-	4314	-	-	-	-	-	-	-	4,314	4,314	-
															-		-
															-		-
															-		-
TOTAL 1400 Key	48,886		\$ -	\$ 37,397	\$ -	\$ -	\$ 29,515	\$ -	\$ -	\$ 9,506	\$ -	\$ -	\$ -	\$ -	\$ 76,418	\$ 76,418	-

Leasing Commission - MPS 1400 Key	Lease Sq Footages	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
															-		-
Suite 12001 A, Vacant	9,400		-	0	-	-	2,820	-	-	-	-	-	-	-	2,820	2,820	-
Suite 12001 B, Vacant	9,481		-	8,011	-	-	0	-	-	-	-	-	-	-	8,011	8,011	-
Suite 08801, Vacant	4,944		-	8,102	-	-	-	-	-	-	-	-	-	-	8,102	8,102	-
Suite 06601, Vacant	9,506		-	-	-	-	-	-	-	4,753	-	-	-	-	4,753	4,753	-
Suite A06, Curiosity Media	9,506		-	2,585	-	-	-	-	-	-	-	-	-	-	2,585	2,585	-
Suite A05, Performyard, Inc.	2,399		-	-	-	-	1679	-	-	-	-	-	-	-	1,679	1,679	-
Suite A04, Livesafe, Inc.	1,689		-	-	-	-	2157	-	-	-	-	-	-	-	2,157	2,157	-
Suite 08802, Vacant	1,961		-	-	-	-	8102	-	-	-	-	-	-	-	8,102	8,102	-
															-		-
															-		-
															-		-
TOTAL 1400 Key	48,886		\$ -	\$ 18,698	\$ -	\$ -	\$ 14,758	\$ -	\$ -	\$ 4,753	\$ -	\$ -	\$ -	\$ -	\$ 38,209	\$ 38,209	-

Leasing Commission - Legal 1400 Key	Lease Sq Footages	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
															-		-
Suite 12001 A, Vacant	9,400		-	0	-	-	1,175	-	-	-	-	-	-	-	1,175	1,175	-
Suite 12001 B, Vacant	9,481		-	1,175	-	-	0	-	-	-	-	-	-	-	1,175	1,175	-
Suite 08801, Vacant	4,944		-	1,188	-	-	-	-	-	-	-	-	-	-	1,188	1,188	-
Suite 08802, Vacant	9,506		-	-	-	-	1,188	-	-	-	-	-	-	-	1,188	1,188	-
Suite 06601, Vacant	9,506		-	-	-	-	-	-	-	2,377	-	-	-	-	2,377	2,377	-
Suite A06, Curiosity Media	2,399		-	2,179	-	-	0	-	-	-	-	-	-	-	2,179	2,179	-
Suite A05, Performyard, Inc.	1,689		-	-	-	-	1415	-	-	-	-	-	-	-	1,415	1,415	-
Suite A04, Livesafe, Inc.	1,961		-	-	-	-	1818	-	-	-	-	-	-	-	1,818	1,818	-
															-		-
															-		-
															-		-
TOTAL 1400 Key	48,886		\$ -	\$ 4,542	\$ -	\$ -	\$ 5,596	\$ -	\$ -	\$ 2,377	\$ -	\$ -	\$ -	\$ -	\$ 12,515	\$ 12,515	-

TI - Construction	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance
																	-	-	-
Golds Gym	100,000				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0				-	-	-	100,000	-	-	-	-	-	-	-	-	100,000	100,000	-
	0				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

																				-	-	-	-	-	-
TOTAL 1400 Key			-	-	-	-	-	-	100,000	-	-	-	-	-	-	-	-	-	100,000	100,000	-				
		Total CM FEE 3%			-	-	-	-	3,000	-	-	-	-	-	-	-	-	-	3,000	3,000	-				
TI - Landlord Work		Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance					
Suite 12001 A, Vacant		70,500				-	-	-	-	70,500	-	-	-	-	-	-	-	70,500	70,500	-					
Suite 12001 B, Vacant		70,500				-	70500	-	-	-	-	-	-	-	-	-	-	70,500	70,500	-					
Suite 08802, Vacant		86,295				-	-	-	-	86,295	-	-	-	-	-	-	-	86,295	86,295	-					
Suite 06601, Vacant		76,048				-	0	-	-	-	-	-	76,048	-	-	-	-	76,048	76,048	-					
Suite A06, Curiosity Media		10,895				-	-	-	-	10,895	-	-	-	-	-	-	-	10,895	10,895	-					
Suite A05, Performyard, Inc.		7,075				-	-	-	-	-	-	-	7,075	-	-	-	-	7,075	7,075	-					
Suite A04, Livesafe, Inc.		9,090				-	-	-	-	9,090	-	-	-	-	-	-	-	9,090	9,090	-					
																		-	-	-					
																		-	-	-					
																		-	-	-					
TOTAL 1400 Key		414,238	-	-		-	70,500	-	-	176,780	-	-	83,123	-	-	-	-	330,403	330,403	-					
		Total CM FEE 3%				-	2,115	-	-	5,303	-	-	2,494	-	-	-	-	9,912	9,912	-					
BI - Non Esc		Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	TOTAL	Budget	Variance					
																		-	-	-					
Garage Repairs		50,000				-	-	-	-	-	-	-	25,000	25,000	-	-	-	50,000	50,000	-					
Transformer Replacement		10,600				-	-	10,600	-	-	-	-	-	-	-	-	-	10,600	10,600	-					
		0																-	-	-					
		0																-	-	-					
		0																-	-	-					
																		-	-	-					
TOTAL 1400 Key						-	-	10,600	-	-	-	-	25,000	25,000	-	-	-	60,600	60,600	-					
		Total CM FEE 3%	0	0		-	-	318	-	-	-	-	750	750	-	-	-	1,818	1,818	-					
		Total CM Fee				-	2,115	318	3,000	5,303	-	-	3,244	750	-	-	-	14,730	14,730	-					

## **SECTION 4**

Leasing Report

Rent Roll


Stacking Plan



# 1400 Key Boulevard

Leasing Status Report

as of January 31, 2015

BUILDING INFORMATION				
	<b>YR Built:</b>	1965	RSF Office	152,911
	<b>Renovated:</b>	1994	RSF Retail	17,225
	<b>Stories:</b>	12	RSF Storage	2,836
			<b>Total Building</b>	172,972
	<b>Occupancy:</b>	70.12%	Vacant Office	51,681
			Vacant Retail	0
			Vacant Storage	0
			<b>Total Vacancy</b>	51,681

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
LiveSafe	1,818	A Level	Apr-15	
Curiosity Media	2,026	A Level	Apr-15	
PerformYard	1,415	A Level	Aug-15	
Total	5,259			

EXPIRATION SCHEDULE			
Year	SF	% of Total	
Vacant	51,681	29.88%	
2015	17,607	10.18%	
2016	7,645	4.42%	
2017	11,127	6.43%	
2018	3,597	2.08%	
2019	46,936	27.14%	
thereafter	34,379	19.88%	
	172,972	100.00%	

CURRENT VACANCY		
Floor/ Suite	SF	General Space Condition
12th Floor	9,400	Partially leased to Curiosity Media
8th Floor	9,506	
6th Floor	9,506	
5th Floor	9,506	
B Level	8,557	
A Level	5,206	Common Area
Total	51,681	

OTHER MAJOR TENANT EXPIRATIONS			
Tenant	SF	Floor	LXP Status
GSA-DOD	10,606		Jul-19
Gold's	17,225		Sep-21
Total	27,831		

LEASES UNDER NEGOTIATION / LOIs																	
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Projected Leasing Costs						
						Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
Total		0									\$ -		\$ -		\$ -	\$ -	-

OUTSTANDING PROPOSALS																	
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Projected Leasing Costs						
						Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
STS	New	3,750	8th	Jul-15	LPC	5.1 yrs	\$ 29.00	2.75%	5 months	\$ 23.08	\$ 9.38	\$ 35,159	\$ 17.00	\$ 63,750	\$ -	\$ -	98,909
LiveSafe	New	4,657	8th	May-15	CRESA	3.3 yrs	\$ 28.65	4.50%	2 months	\$ 26.34	\$ 5.93	\$ 27,624	\$ 5.00	\$ 23,285	\$ -	\$ -	50,909
Total		8,407										\$ 62,783		\$ 87,035	\$ -	\$ -	149,818

DEALS SIGNED 2015																	
Tenant	Deal Type (New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Lease Terms					Projected Leasing Costs						
						Term	Start	Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total
Total		0															
											\$ -		\$ -		\$ -	\$ -	

DEALS SIGNED 2014																	
Deal Type						Lease Terms					Projected Leasing Costs						
Tenant	(New/Ren/Exp)	SF	Floor/Suite	LCD	Broker	Term	Start Rent	Rent Increase	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total
Curiosity Media	New	4,146	P12	Mar-15		3.0 yrs	\$ 30.00	4.00%	6 months	\$ 25.18	\$ 5.62	\$ 23,296	\$ -	\$ -	\$ -	\$ -	\$ 23,296
PerformYard	New	1,415	A Level #5	Mar-14	None	1.5 yrs	\$ 32.50	3.00%	2 months	\$ 28.92	\$ 2.97	\$ 4,201	\$ -	\$ -	\$ -	\$ -	\$ 4,201
Alqimi	New	1,621	Ground	Jul-14	Summit	3.0 yrs	\$ 30.00	5.00%	3 months	\$ 28.51	\$ 5.67	\$ 9,198	\$ -	\$ -	\$ -	\$ -	\$ 9,198
Oblong Industries	New	1,948	A Level #7	May-14	Summit	5.0 yrs	\$ 31.00	4.00%	5 months	\$ 30.17	\$ 10.07	\$ 19,625	\$ -	\$ -	\$ -	\$ -	\$ 19,625
Starfish	Expansion	4,944	10th	Jan-14	PREP	4.0 yrs	\$ 35.00	3.00%	6 months	\$ 31.09	\$ 8.79	\$ 43,436	\$ -	\$ -	\$ 15.00	\$ 74,160	\$ 117,596
Crown	Renewing	9,481	11th	Apr-14	JM Zell	5.6 yrs	\$ 34.00	3.00%	6 months	\$ 32.54	\$ 12.32	\$ 116,767	\$ -	\$ -	\$ -	\$ -	\$ 116,767
Gold's Gym	Renewal	17,225	C-Level	Oct-14	N/A	7.0 yrs	\$ 15.00	2.00%	0 months	\$ 14.74	\$ 6.69	\$ 115,250	\$ 5.80	\$ 99,905	\$ -	\$ -	\$ 215,155
Total		40,780										\$ 331,773		\$ 99,905		\$ 74,160	\$ 505,838

SPACE VACATED 2014					
Tenant	SF	Floor/Suite	Date Vacated	LXP	Comments
Total	0				



## 1400 Key Boulevard

as of January 31, 2015

[illegible]

<b>Total Available RSF:</b>	46,475	53,061	43,702	6,873	19,974	51,974	0	15,154	53,702
<b>Total RSF:</b>	172,947	409,148	303,262	113,993	152,308	143,754	365,000	165,225	154,922
<b>Direct Availability:</b>	26.9%	13.0%	14.4%	6.0%	13.1%	36.2%	0.0%	9.2%	34.7%
<b>Asking Rent:</b>	\$29.00 - \$35.00	\$40.00	\$48.00 - \$52.00	\$22.00 - \$29.00	\$39.00 - \$42.00	\$36.50 - \$39.00	\$41.00	Withheld	\$31.00 - \$33.00
<b>Floor Plate:</b>	9,506	22,253	15,501	8,900	11,890	20,536	40,500	24,981	25,476
<b>Listing Broker:</b>	Monday Properties	J Street Companies	DTZ	JBG Companies	JBG Companies	Brookfield Properties	Avison Young	DTZ	CBRE
<b>Owner:</b>	Monday Properties	Clover Company	TIAA-CREF	JBG Companies	JBG Companies	Brookfield Properties	MetLife	Philips Realty Capital	Penzance

<b>Sublease Availability</b>
<b>Direct Availability</b>

**Rosslyn Class A**
*Lease Comparables*
*as of December 31, 2014*

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Sep-14	901 N Glebe Rd Ballston		RxAnte	8,900	6.40	\$43.00	\$47.00	5	\$33.19
Aug-14	1201 Wilson Blvd		Corporate Executive Board	350,000	10.00	\$62.00	\$200.00	0	\$35.16
						**TIA includes Lease Liability Assumption			
Jun-14	1300 Wilson Blvd Rosslyn	3rd	IDSA *Renewal*	17,523	3.00	\$54.38	\$10.00	2	\$53.13
May-14	800 N Glebe Rd Ballston	8th	Evolent *Expansion*	27,000	6.60	\$48.52 (\$34 NNN)	\$62.00	8	\$33.21
May-14	901 N Glebe Rd Ballston	9th	Institute for Justice	29,000	10.5	\$43.50	\$45.00	9	\$35.28
May-14	1616 Ft Myer Dr Rosslyn		STG *Spec Suite* *Expansion*	4,300	3.5	\$48.00	As-Is	3	\$45.97
May-14	1300 N 17th St Rosslyn	4th	GSA/ DOJ	21,257	3.0	\$52.00	\$0.00	4	\$46.61
Apr-14	2300 Clarendon Blvd Courthouse		Demeter Analytic Services	19,928	6.4	\$41.50	\$50.00	5	\$31.01
Apr-14	3000 Wilson Blvd Clarendon		Definitive Logic (Sublease)	12,235	5.00	\$30.00	\$0.00	2	\$33.23
						Includes FF&E			
Apr-14	4250 N Fairfax Dr Ballston		CSR	18,000	12	\$44.00	\$70.00	5	\$35.74
Mar-14	4401 Wilson Blvd Ballston	10th	Am Assoc of Motor Vehicle Admins	30,095	15.00	\$40.25	\$75.00	12	\$29.19
Mar-14	1001 N 19th St Rosslyn	9th	FD Stonewater	6,500	3.00	\$51.00	\$15.00	4	\$43.32
						Renewal in Place			
Jan-14	1300 N 17th St Rosslyn	10th	Kaspersky Solutions	4,500	5.00	\$52.00	\$15.00	5	\$47.62
Dec-13	1776 Wilson Blvd Rosslyn		Black & Veatch	14,365	7.55	\$47.50	\$80.00	7	\$36.50
Dec-13	1300 N 17th Street Rosslyn	16th-17th	Graham Holdings	30,000	11.00	\$57.25	\$75.00	13	\$39.18
Dec-13	800 N Glebe Rd Ballston	8th	Phacil	20,095	126.00	\$48.00	\$75.00	6	\$36.10
Nov-13	2300 Wilson Blvd Courthouse	4th	Associated General Contractors	17,607	12.30	\$41.75	\$65.00	2	\$35.84

**Rosslyn Class B**
*Lease Comparables*
*as of*
*December 31, 2014*

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Dec-14	4601 N Fairfax Dr Ballston		Systems High Corporation	9,659	7.75	\$36.50	\$65.00	9	\$22.53
Dec-14	1655 N Ft Myer Rosslyn		Talener	3,612	5.45	\$42.00	\$60.00	5	\$27.05
Dec-14	1600 Wilson Blvd Rosslyn		Higher Logic	13,378	6.00	\$33.50	\$65.00	12	\$14.29
Dec-14	1530 Wilson Blvd Rosslyn		Wonderlich	3,000	3.25	\$41.50	\$56.00	3	\$20.80
Dec-14	1530 Wilson Blvd Rosslyn		Stanley Consultants	2,477	5.25	\$40.00	\$61.00	3	\$26.04
Nov-14	1525 Wilson Blvd Rosslyn		CompTIA	6,481	4.33	\$41.75	\$28.00	4	\$33.61
Oct-14	1320 N Courthouse Courthouse		Koch Industries	120,000	11.00	\$38.00	\$80.00	12	\$23.70
Sep-14	1525 Wilson Blvd Rosslyn		McCormick Group	10,144	6.33	\$41.00	\$25.00	4	\$36.64
Sep-14	1911 N Ft Myer Rosslyn		Binary Group	6,700	5.33	\$49.00	\$45.00	4	\$28.41
Aug-14	1530 Wilson Blvd	1st	Quantum	1,791	5.50	\$39.00	\$40.00	1	\$32.24
Aug-14	2500 Wilson Blvd		Natoma Technologies	2,691	3.33	\$34.50	\$0.00 * * Spec Suite built for \$65 psf ** Spec Suite cost excluded from NER	1	\$36.95 **
Jul-14	2100 & 2110 Washington Blvd Sequoia Plaza		Arlington County	217,488 72,748 rsf Expansion 144,740 rsf Extension	15.00	\$35.50	\$75.00 * * Expansion Only	9 *	
Jun-14	4601 N Fairfax Dr		Novacare	2,897	5.00	\$39.50	\$8.00	5	\$37.45
May-14	1530 Wilson Blvd Rosslyn		International Society for Technology in Education	4,829	5.50	\$40.50	\$50.00	5	\$28.04
May-14	1777 N Kent St Rosslyn *Pending Deal*		Nathan Associates	28,000	11.00	\$48.00	\$95.00	12	\$30.40
Apr-14	2000 N 14th St Courthouse		Unirisc	6,789	11.00	\$39.00	\$7.50	4	\$39.81
Jan-14	1820 N Ft Myer Rosslyn		Art Institutes	74,557	8.50	\$38.50	\$40.00 *-TI can be allocated toward rent		\$34.84
Jan-14	4040 N Fairfax Dr Ballston		Marymount University	87,000	13.00	\$35.75	\$65.00	14	\$24.36

**Rosslyn Retail**
*Lease Comparables*
*as of December 31, 2014*

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
May-14	1501 Wilson Blvd Direct Rosslyn	Ground	SpinFire Pizza	2,474	10.00	\$42.50 \$3.50 CAM 5% Rent	\$45.00	0	50.57
May-13	1501 Wilson Blvd Direct Ballston	Ground	Heavy Seas Alehouse	5,495	10.00	\$35.00 NNN	\$115.00	6	18.56
Oct-12	800 N Glebe Road Direct Ballston	Ground	Mussle Bar	7,500	10.00	\$36.00 NNN	\$150.00	3	15.39
Sep-12	1515 Wilson Blvd Direct Rosslyn	Ground	Tom Yum	2,181	10.00	\$40.00	\$40.00	6	36.09
Oct-11	1735 N Lynn St Direct Rosslyn	Ground	Perfect Pita	1,094	10.00	\$52.00		0	59.61
Jun-11	1501 Wilson Blvd Direct Rosslyn	Ground	Roti Mediterranean	2,700	10.00	\$46.00 NNN	\$32.50	0	\$47.44
May-11	Washington Harbor Direct District	Ground	Confidential	10,000	10.00	\$42.00 3% esc.	\$200.00	0	\$12.14
May-11	1201 Penn Ave Direct District	Ground	Del Frisco's Grill	7,000	10.00	\$41.00 3% esc.	\$120.00	0	\$23.69
May-11	Reston Town Center Direct Reston	Ground	Passion Fish	8,000	10.00	\$39.00 3% esc.	\$120.00	0	\$21.61
May-11	Reston Town Center Direct Reston	Ground	Jacksons	10,000	10.00	\$41.00 3% esc.	\$120.00	0	\$23.69
May-11	Reston Town Center Direct Reston	Ground	Mon Ami Gabi	7,000	10.00	\$40.00 3% esc.	\$110.00	0	\$24.22
May-11	1220 N. Fillmore (Station Square) Direct Clarendon	Ground	Cava	4,000	10.00	\$42.00 3% esc.	\$65.00	0	\$33.38
May-11	875 N Randolph Direct Ballston	Ground	Rustico	7,500	10.00	\$33.00 YR 3: \$40 3% esc.	\$140.00	0	\$15.69
Apr-11	1100 Wilson Direct Rosslyn	Mall	Gallery Group	1,536	10.00	\$45.00	\$45.00	0	\$44.26
Nov-10	1401 Wilson Direct Rosslyn	Ground	Subway	1,379	10.00	\$42.50	\$0.00	0	\$48.72
Dec-10	1000 Wilson Boulevard  Rosslyn	Ground	Great Eatery	5,171	10.00	\$43.50	\$0.00	0	\$52.23
Oct-10	1100 Wilson Boulevard	Ground	Zpizza	1,180	1.00	\$48.50	\$0.00	3	\$35.28
Sep-10	1100 Wilson Boulevard  Rosslyn	Ground	CVS	9,722	15.00	\$62.00	\$0.00	0	\$82.76

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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF

**New Leases**

3450	-00C02	GSA 11B-01862	7/10/2015	7/31/2019	10,606								
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**Vacant Suites**

3450	-00A10	Vacant			5,206								
3450	-00B01	Vacant			7,594								
3450	-00B02	Vacant			200								
3450	-00B03	Vacant			763								
3450	-05501	Vacant			9,506								
3450	-06601	Vacant			9,506								
3450	-08801	Vacant			9,506								
3450	-12001	Vacant			9,400								

**Occupied Suites**

3450	-00A01	Boundless Spatial, Inc	2/1/2014	12/31/2016	2,091	5,663.13	32.50					RNT	3/1/2015	5,947.15	34.13
												RNT	3/1/2016	6,245.12	35.84
	Additional Space	3450	-00A02	2/1/2014	12/31/2016	1,744	4,723.33	32.50				RNT	3/1/2015	4,960.23	34.13
												RNT	3/1/2016	5,208.75	35.84
				Total		3,835	10,386.46							0.00	
3450	-00A03	EHR TOTAL SOLUTIONS, LLC	11/1/2013	8/31/2018	1,418	4,016.49	33.99					RNT	8/1/2015	4,137.02	35.01
												RNT	8/1/2016	4,261.09	36.06
												RNT	8/1/2017	4,388.71	37.14
3450	-00A04	LIVESAFE, INC.	9/1/2013	4/30/2015	1,818	5,149.49	33.99								
3450	-00A05	Performyard Inc	3/1/2014	8/31/2015	1,415	3,832.29	32.50					CON	3/1/2015	-4,024.50	-34.13
												RNT	3/1/2015	4,024.50	34.13
3450	-00A06	CURIOSITY MEDIA, INC.	9/1/2013	2/28/2015	2,026	5,618.77	33.28								
3450	-00A07	Oblong Industries Inc	5/1/2014	4/30/2019	1,948	4,951.17	30.50					CON	5/1/2015	-5,149.21	-31.72
												RNT	5/1/2015	5,149.21	31.72
												RNT	5/1/2016	5,355.38	32.99
												RNT	5/1/2017	5,569.66	34.31
												RNT	5/1/2018	5,792.05	35.68
3450	-00A08	Global Voice Hall, Inc.	9/18/2013	9/30/2018	2,179	6,059.99	33.37					RNT	10/1/2015	6,164.75	33.95

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----- Future Rent Increases -----													
Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Cat	Date	Monthly Amount	PSF
3450	-00A09	Alqimi Analytics & Intelligenc	8/8/2014	9/30/2017	1,621	4,052.50	30.00			RNT	10/1/2016	6,349.97	34.97
										RNT	10/1/2017	6,540.63	36.02
										CON	1/1/2016	-4,255.13	-31.50
										RNT	10/1/2015	4,255.13	31.50
3450	-00C01	Gold's Gym, Inc. #46004	10/1/2014	9/30/2021	17,225	21,531.25	15.00		75.00	RNT	10/1/2016	4,468.56	33.08
										RTL	10/1/2015	21,961.88	15.30
										RTL	10/1/2016	22,401.11	15.61
										RTL	10/1/2017	22,849.14	15.92
										RTL	10/1/2018	23,306.12	16.24
										RTL	10/1/2019	23,772.24	16.56
										RTL	10/1/2020	24,247.68	16.89
3450	-00C02	GSA 11B-01862	7/10/2010	7/9/2015	10,606	34,606.90	39.16						
3450	-01101	Uber Offices Arlington, LLC	4/15/2013	9/30/2020	8,542	22,728.84	31.93			RNT	10/1/2015	23,412.20	32.89
										RNT	10/1/2016	24,116.91	33.88
										RNT	10/1/2017	24,842.98	34.90
										RNT	10/1/2018	25,590.41	35.95
										RNT	10/1/2019	26,359.19	37.03
3450	-02201	GSA GS 11B-01727	8/1/2014	7/31/2019	9,262	30,325.11	39.29						
	Additional Space	3450	-03301	8/1/2014	7/31/2019	9,262	30,325.11	39.29					
	Additional Space	3450	-04401	8/1/2014	7/31/2019	7,452	24,398.90	39.29					
				Total		25,976	85,049.12		0.00			0.00	
3450	-04402	U.S. CREST	1/1/2013	6/30/2016	1,822	5,798.52	38.19			RNT	1/1/2016	5,973.12	39.34
3450	-07701	Health Communications, Inc.	3/29/2010	3/31/2020	7,831	27,173.57	41.64	999.08		HLD	4/1/2020	47,269.88	72.44
										HLD	6/1/2020	63,026.50	96.58
										RNT	4/1/2015	27,989.30	42.89
										RNT	4/1/2016	28,831.13	44.18
										RNT	4/1/2017	29,699.07	45.51
										RNT	4/1/2018	30,593.11	46.88
										RNT	4/1/2019	31,513.25	48.29
										STR	4/1/2015	782.51	20.87
										STR	4/1/2016	805.99	21.49
										STR	4/1/2017	830.16	22.14
STR	4/1/2018	855.07	22.80										
										STR	4/1/2019	880.72	23.49
										STR	4/1/2015	575.58	20.87
										STR	4/1/2016	592.85	21.49
										STR	4/1/2017	610.63	22.14
										STR	4/1/2018	628.95	22.80
										STR	4/1/2019	647.82	23.49
										STR	4/1/2015	575.58	20.87
										STR	4/1/2016	592.85	21.49
										STR	4/1/2017	610.63	22.14
										STR	4/1/2018	628.95	22.80
										STR	4/1/2019	647.82	23.49
										STR	4/1/2015	575.58	20.87
Total					8,612	28,492.11		999.08		0.00			

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Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	RSF Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF
3450	-07702	Digital Barriers Services Ltd.	3/6/2013	2/28/2016	1,675	5,607.06	40.17	100.23		RNT	4/1/2015	5,775.96	41.38
3450	-09901	LCG, Inc.	4/1/2014	8/15/2019	9,506	27,329.75	34.50			CON	4/1/2015	-14,076.80	-17.77
										CON	4/1/2016	-14,500.61	-18.30
										RNT	4/1/2015	28,153.60	35.54
										RNT	4/1/2016	29,001.22	36.61
										RNT	4/1/2017	29,872.61	37.71
										RNT	4/1/2018	30,767.75	38.84
										RNT	4/1/2019	31,694.59	40.01
3450	-10001	Starfish Retention Solutions	4/8/2014	12/31/2017	4,562	13,305.83	16.80			RNT	4/8/2015	13,705.01	17.30
										RNT	4/8/2016	14,115.59	17.82
										RNT	4/8/2017	14,537.57	18.35
3450	-10002	Starfish Retention Solutions	4/8/2014	12/31/2017	4,944	14,420.00	35.00			RNT	4/8/2015	14,852.60	36.05
										RNT	4/8/2016	15,297.56	37.13
										RNT	4/8/2017	15,754.88	38.24
3450	-11001	Crown Consulting, Inc.	1/1/2014	6/30/2019	9,506	27,741.68	35.02			CON	4/1/2015	-27,741.68	-35.02
										CON	4/1/2016	-28,573.45	-36.07
										CON	4/1/2017	-29,428.99	-37.15
										CON	4/1/2018	-30,308.30	-38.26
										RNT	1/1/2016	28,573.45	36.07
										RNT	1/1/2017	29,428.99	37.15
										RNT	1/1/2018	30,308.30	38.26
										RNT	1/1/2019	31,219.29	39.41
3450	-LICS	MCI Telecommunications Lease	4/8/1998	12/31/2007	330	1,444.16	52.51						
3450	-STR02	Caitland Construction Company	8/6/2012	7/31/2016	313	541.50	20.76						
3450	-STR03	Clark Construction Group	11/1/2010	6/30/2012	1,412							1,118.00	
<b>Totals:</b>		Occupied Sqft:	70.12%	27 Units	121,291	332,663.88		1,099.31				1,193.00	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	29.88%	8 Units	51,681								
		Total Sqft:		35 Units	172,972	332,663.88							
<b>Total 1400 Key Boulevard:</b>		Occupied Sqft:	70.12%	27 Units	121,291	332,663.88		1,099.31				1,193.00	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	29.88%	8 Units	51,681								
		Total Sqft:		35 Units	172,972	332,663.88							



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**Grand Total:**

Occupied Sqft:	70.12%	27 Units	121,291	332,663.88	1,099.31	1,193.00
Leased/Unoccupied Sqft:		0 Units	0			
Vacant Sqft:	29.88%	8 Units	51,681			
Total Sqft:		35 Units	172,972	332,663.88		

1400 Key Boulevard  
Stacking Plan

as of January 31, 2015

Floor	S to S	Current	Re-measured
12	Vacant: 9,400 sf	9,400	9,506
11	Crown Consulting: 9,506 sf (\$34.00, 3%) LXP 6/30/2019 Renewal: None Termination: LL / TT shall have right to terminate anytime after December 31, 2016 with 270 days notice	9,481	9,506
10	Starfish Retention Services: 9,506 sf (\$35.00, 3%) LXP 12/31/17	9,506	9,506
9	LCG: 9,506 sf (\$34.50, 3%) LXP 8/15/19	9,506	9,506
8	Vacant: 9,506 sf	9,506	9,506
7	Health Communications: 7,831 sf (\$44.21, 3%) LXP 3/31/2020 Renewal: None Term: LL / TT right after year 6 with 270 days notice	9,506	9,506
6	Vacant: 9,506 sf	9,506	9,506
5	Vacant: 9,506 sf	9,506	9,506
4	Department of Defense - Air Force (GS 11B-01727): (TT total sf - 25,976 sf; \$39.17, CPI) LXP 7/31/19 Renewals: None	9,274	9,506
3	Department of Defense - Air Force (GS 11B-01727): (TT total sf - 25,976 sf; \$39.17, CPI) LXP 7/31/19 Renewals: None	9,262	9,506
2	Department of Defense - Air Force (GS 11B-01727): (TT total sf - 25,976 sf; \$39.17, CPI) LXP 7/31/19 Renewals: None	9,262	9,506
1	Uber Offices 8,542 sf (\$31.00 3%) LXP 9/30/20	8,542	8,444
A Level	Performyard: 1,415 sf (\$32.50 3%) LXP 09/15	21,466	21,466
A Level	Oblong 1,948 sf (\$30.50) LXP 4/30/19		
B Level	Vacant: 8,557 sf	8,557	11,344
C Level	Gold's Gym: 17,225 sf (\$23.26 3%) LXP 9/30/21	27,831	28,013
D Level	Gararge		

RSF Office	152,886
RSF Retail	17,225
Storage	2,861
Total Building RSF	172,972

Vacant Office	51,681
Vacant Retail	0
Vacant Storage	0
Total Vacancy	51,681

Expiration Key

2015

2016

2017

2018

2019+

\* Rent figures include scheduled Base Rent plus estimated pass throughs as of 7/31/14\*

Storage	170,111	173,828
	2,861	0
	172,972	173,828

