



**1400 KEY BOULEVARD**  
**Financial Report**  
**April 30, 2015**



**Rosslyn Portfolio**  
**Building**      1400 Key Boulevard  
**Financial Report**  
**Month Ended April 30, 2015**



**SECTION 1**

Executive Summary

---

**SECTION 2**

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

---

**SECTION 3**

Aged Delinquency Report  
Open Status Report  
Check Register  
Capital Expenditure Analysis

---

**SECTION 4**

Leasing Report  
Rent Roll  
Stacking Plan

---

# **SECTION 1**

## Executive Summary



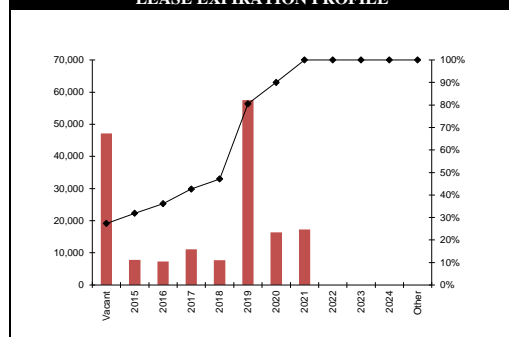
## PROPERTY INFORMATION

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	69%
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.
- \* Health Communications evaluating option to downsize by 2k sf. Considering long term lease at 1501.
- \* Starfish recently acquired by Hobsons Education and has vacated their premises.

## 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	Apr-15 YTD	Actual	Budget	PSF
Projected Occupancy		69.3%	74.4%	
Effective Gross Revenue		\$ 1,673,218	\$ 1,627,829	\$ 9
Real Estate Taxes		(209,761)	(209,747)	(1)
Operating Expenses		(652,026)	(665,949)	(4)
Net Operating Income		811,431	752,133	4
Tenant Improvements		(33,251)	(175,615)	(1)
Leasing Commissions		(25,163)	(60,637)	(0)
Capital Improvements		(8,670)	(10,918)	(0)
Total Leasing and Capital		(67,084)	(247,170)	(1)
CF before Senior Debt Service		744,347	504,963	3
Senior Debt Service		(316,667)	(360,000)	
DSCR on NOI		2.56x	2.09x	
DSCR on CF before Senior Debt Service		2.35x	1.40x	
CF after Senior Debt Service		\$ 427,680	\$ 144,963	

## DISTRIBUTIONS (PLANNED VS ACTUAL)

\* None planned

## LEASING

The property is 69% leased with 16,000 square feet expiring through 2015. Several ground floor tenants have expressed interest in expansion opportunities as new prospects continue expressing interest in the ground floor.

## RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Apr-15 / May-15	LifeSafe	8th	4,657	Relocation	\$29.00	4.50%	6 mos.	\$2.00	3 yrs.	\$25.32
Apr-15 / Jul-15	DivvyCloud	A Level	2,026	New	\$28.50	4.50%	2 mos.	\$1.00	2.1 yrs.	\$26.88

## LEASE PROPOSALS

Date / LCD	Tenant	Suite	SF	Type	Signed	Rent	Rent Steps	Free Rent	TI	Term	NER
— / —	HKI	8th	4,344	New	No	\$29.50	3.00%	4 mos.	\$15.00	5 yrs.	\$25.39

## **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**

Page: 1  
Date: 5/27/2015  
Time: 01:15 PM

Accrual  
Year to Date Balances for period 04/15  
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	2,008,609.29	
0142-0020	Bldg Impr-CM Fee	60,140.10	
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	2,602,628.97	
0162-0020	TI-CM Fee	126,766.00	
0202-0001	Def Leasing-Brokerage	816,386.08	
0202-0002	Def Leasing-Legal	171,169.01	
0202-0006	Deferred Leas-Monday	903,049.93	
0222-0000	Deferred Financing	305,613.77	
0229-0000	Acc Amort-Def Financing		98,858.92
0250-0000	Def Selling Costs	0.00	
0311-3450	BA9515551347 1400 Key	377,914.46	
0321-3450	BA9515551312 1400Key Rent	9,913.39	
0412-0101	Tax and Insurance Reserve	453,626.62	
0412-0102	Required Repairs	2.51	
0412-0103	Replacement Reserve	39,651.55	
0412-0104	Leasing Reserve	51,354.32	
0491-0010	Due To/From Managing Agen		16,987.92
0491-0025	Due to/from Monday	0.00	
0491-3430	I/E-1000 Wilson Boulevard	1,002,020.00	
0491-3455	I/E-1401 Wilson Boulevard		102,529.11
0491-3465	I/E-1515 Wilson Boulevard		51,760.27
0491-3470	I/E-1701 N.Ft. MyerDrive	152,066.24	
0491-3480	I/E-1200 Wilson Boulevard	435.03	
0511-0000	Tenant A/R	236,937.26	
0512-0000	Accr Tenant A/R	5,475.80	
0513-0000	Accr Tenant Recovery A/R	29,056.80	
0532-0000	Parking Operator A/R	77,518.53	
0561-0001	A/R Other	12,443.75	
0581-0000	Res for Bad Debts-Billed		152,692.15
0611-1600	Transfer		115.00
0632-0000	Prepaid Insurance	15,293.24	
0633-0000	Prepaid Taxes	13,599.73	
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		61,833.37
2514-0000	A/P-Seller Obligations		13,661.28
2552-0000	Accr Miscellaneous		49,419.48
2553-0000	Accr Taxes		201,960.68
2556-0000	Accr Interest/Financing		42,222.22
2571-0000	Security Deposits		308,543.75
2572-0001	Tenant LOC		171,875.36
2572-0002	Tenant LOC Offset	171,875.36	
2591-0000	Prepaid Rents		166,406.81
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		1,234,886.15
4111-0001	Office Income Concession	47,471.04	
4121-0000	Retail Income		86,125.00
4131-0000	% Rent Income		27,925.90

Database: MONDAYPROD  
ENTITY: 3450

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

Page: 2  
Date: 5/27/2015  
Time: 01:15 PM

Accrual  
Year to Date Balances for period 04/15  
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
4151-0000	Storage Income		7,779.71
4171-0000	Gar/Prkg Income		314,335.28
4311-0000	Oper Exp Rec-Billed		922.92
4331-0000	R/E Tax Rec-Billed		8,790.42
4332-0000	R/E Tax Rec-Accrual		16,620.00
4333-0000	R/E Tax Rec-Prev Yr Adj		0.01
4371-0000	Utility Reimb Billed		10,027.26
4512-0000	Int Inc-Deposits		14.28
4521-0000	Int Inc-Bank		75.42
4861-1000	O/T HVAC Serv Income		303.80
4862-1400	Other Income		2,261.02
4862-1500	Locks/Keys Income		726.90
4862-1700	Card/Access Card Income		892.90
4863-1600	Rubbish Removal		300.00
4864-0000	Engineering Reimb		480.00
4891-1000	Antenna Income		5,776.64
4891-2400	Late Chg Income		2,445.20
5120-0000	Clean-Contract Interior	65,528.96	
5121-0000	Clean- Vacancy Credit		14,764.48
5130-0000	Clean-Window Wash Ext	7,500.00	
5132-0000	Clean-Window Wash Int	1,200.00	
5152-0000	Clean-Trash Rem/Recyl-O/S	2,484.68	
5160-0000	Clean-Other	461.33	
5210-0000	Util-Elec-Public Area	79,574.24	
5220-0000	Util-Gas	25,217.00	
5250-0000	Util-Water/Sewer-Water	2,820.39	
5310-0000	R&M-Payroll-Gen'l	63,500.86	
5310-1000	R & M Payroll-OT	8,550.53	
5310-2000	R & M Payroll-Taxes	6,472.53	
5310-4000	R & M -Benefits	13,160.21	
5320-0000	R&M-Elev-Maint Contract	9,400.02	
5322-0000	R&M-Elev-Outside Svs	865.04	
5330-0000	R&M-HVAC-Contract Svs	3,655.66	
5332-0000	R&M-HVAC-Water Treatment	3,869.67	
5334-0000	R&M-HVAC-Supplies	5,584.44	
5336-0000	R&M-HVAC-Outside Svs	2,964.36	
5340-0000	R&M-Electrical-Supplies	1,178.17	
5342-0000	R&M-Electrical-Outside Svs	136.82	
5360-0000	R&M-Plumbing-Supplies	733.21	
5370-0000	R&M-Fire/Life Safety-Supp	590.64	
5372-0000	R&M-Fire/Life Safety-O/S	7,982.70	
5380-0000	R&M-GB Interior-Supplies	1,071.60	
5381-0000	R&M-GB Interior-O/S	6,311.31	
5384-0000	R&M-GB Interior-Pest Cont	2,340.96	
5385-0000	R&M-GB Interior-Plant Mnt	1,456.42	
5388-0000	R&M-GB Exterior	2,952.00	
5390-0000	R&M-Other	4,431.42	
5412-0000	Grounds-Landscape-O/S	2,253.43	
5430-0000	Grounds-Snow Rem-Supplies	2,136.26	
5520-0000	Security-Contract	20,077.85	
5530-0000	Security-Equipment	515.00	
5540-0000	Security-Other	535.34	
5610-0000	Mgmt Fee-Current Yr	35,324.28	
5710-0000	Adm-Payroll	33,161.59	
5710-1000	Admi-Payroll taxes	2,724.64	
5710-5000	Admin-Other Payroll Exp	4,614.66	

Database: MONDAYPROD  
ENTITY: 3450

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

Page: 3  
Date: 5/27/2015  
Time: 01:15 PM

Accrual  
Year to Date Balances for period 04/15  
Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
5710-5555	Deferred Compensation	13,298.24	
5730-0000	Adm-Office Exp-Mgmt Rent	17,373.90	
5732-0000	Adm-Office Exp-Mgmt Exps	1,991.68	
5734-0000	Adm-Office Exp-Phone	2,076.05	
5740-0000	Adm-Office Exp-Equip Leas	843.98	
5754-0000	Adm-Mgmt Exp-Tuition,Educ	2,315.20	
5756-0000	Adm-Mgmt Exp-Dues & Subs	841.43	
5758-0001	Office/Lunchroom Supplies	267.91	
5758-0002	Internet/IT Contracts	666.39	
5758-0003	Computer Hardware/Software	1,859.85	
5758-0004	Copiers/Office Equipment	248.97	
5758-0005	Phone - Corporate/Teleconferencing	240.28	
5758-0006	Phone - Wireless/Cellular	575.18	
5758-0007	Postage/Delivery	87.76	
5758-0008	Car Service	180.33	
5758-0009	Printing/Reproduction	5.32	
5758-0010	Corporate Events/Gifts	56.21	
5758-0011	Temporary Staffing	4,107.32	
5758-0012	Other Corp Admin Exp	385.30	
5758-0013	Meals	113.04	
5758-0014	Travel	482.63	
5762-0000	Adm-Mgmt Exp-Meals	1.35	
5772-0000	Adm-Other-Tenant Relation	293.57	
5810-0000	Insurance-Policies	12,957.52	
5810-1000	Insurance-Workers Comp	2,355.16	
6110-0000	Electric - Sep Tenant Chg	7,465.06	
6111-0000	Water/Sewer - Sep Tenant Chg	2,247.10	
6212-0000	Svs Costs-Misc Bldg	694.06	
6214-0000	Svs Costs-Cleaning	806.24	
6310-0000	Parking Exp-Operator	83,311.79	
6318-0000	Parking Exp - Mgmt Fee	25,995.57	
6320-0000	Parking Exp-Misc	4,345.89	
6410-0000	Promotion and Advertising	5,844.58	
6411-0000	Leasing Meals & Entertainment	3,128.50	
6412-0000	Leasing Miscellaneous	2,829.47	
6420-0000	Lease Obligations	482.09	
6630-0000	Legal	9,637.90	
6632-0000	Misc Professional Serv	15,347.13	
6633-0000	Bank & Credit Card Fees	6,345.63	
6634-0000	Charitable Contributions	415.00	
6645-0000	Sales & Use Taxes	931.91	
6710-0000	RE Taxes-General	201,960.68	
6716-0000	R/E Taxes-Consultant Fees	1,000.00	
6740-0000	Other Taxes	6,799.88	
8201-0000	Mortgage Interest Expense	316,666.68	
8302-0000	Amort-Def Financing	34,390.96	
Total:		100,054,214.67	100,054,214.67



Database: MONDAYPROD  
ENTITY: 3450  
Report: MRI\_BALST

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

Page: 1  
Date: 5/27/2015  
Time: 01:21 PM

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

Apr 2015

**ASSETS**

Investments in Real Property

Direct Investments in Real Property

Land	13,200,021.19
Building	41,800,293.76
BLDG IMPROVEMENTS	2,068,749.39
Bldg Impr-Redevelopment	388,140.92
TENANT IMPROVEMENTS	3,835,957.70
DEFERRED LEASING	1,890,605.02

Total Direct Investments in Real Property	63,183,767.98
---	---------------

Indirect Investments in Real Property

Mortgage Note Rec	20,304.44
-------------------	-----------

Total Indirect Investments in Real Property	20,304.44
---	-----------

Total Investments in Real Property	63,204,072.42
------------------------------------	---------------

Cash and Cash Equivalents

OPERATING CASH	377,914.46
RENT CASH	9,913.39

Total Cash and Cash Equivalents	387,827.85
---------------------------------	------------

Restricted Cash

MORTGAGE ESCROWS	544,635.00
------------------	------------

Total Restricted Cash	544,635.00
-----------------------	------------

Accounts and Notes Receivable, net

I/E-Unallocated	(16,987.92)
Tenant A/R	236,937.26
Accr Tenant A/R	5,475.80
Accr Tenant Recovery A/R	29,056.80
Parking Operator A/R	77,518.53
Other A/R	12,443.75
Res for Bad Debts-Billed	(152,692.15)

Total Accounts and Notes Receivable, net	191,752.07
--	------------

Deferred Financing & Other Assets

Deferred Financing	
Deferred Financing	305,613.77
Acc Amort-Def Financing	(98,858.92)

Total Deferred Financing	206,754.85
--------------------------	------------

Other Assets

Deposits	(115.00)
Prepaid Insurance	15,293.24
Prepaid Taxes	13,599.73

Total Other Assets	28,777.97
--------------------	-----------

Total Def Financing & Other Assets	235,532.82
------------------------------------	------------

Database: MONDAYPROD  
ENTITY: 3450  
Report: MRI\_BALST

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

Page: 2  
Date: 5/27/2015  
Time: 01:21 PM

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

Apr 2015

TOTAL ASSETS 64,563,820.16

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 61,833.37  
A/P-Seller Obligations 13,661.28  
A/P-Tenant 0.00  
Accr Miscellaneous 49,419.48  
Accr Taxes 201,960.68  
Accr Interest/Financing 42,222.22  
Accrued Sales Tax 0.00  
Deferred Liability 0.00  
Security Deposits 308,543.75  
Prepaid Rents 166,406.81

Total Accounts Payable, Accrued Exp & Other 844,047.59

TOTAL LIABILITIES 20,844,047.59

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 (1,000,231.89)

Total I/E Adjustments (1,000,231.89)

Current Year Profit (Loss) 460,373.34

Database: MONDAYPROD  
ENTITY: 3450  
Report: MRI\_BALST

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

Page: 3  
Date: 5/27/2015  
Time: 01:21 PM

Accrual

Report includes an open period. Entries are not final.

Apr 2015

Total Current & Prior Profit (Loss)

460,373.34

TOTAL EQUITY ACCOUNTS

43,719,772.57

TOTAL LIABILITY AND EQUITY

64,563,820.16

Database:	MONDAYPROD	Comparative Income Statement					Page:	1
ENTITY:	3450	SOP Detail - W/Cash Flow Format					Date:	5/27/2015
Report:	MP_CMPINC	Monday Production DB					Time:	12:32 PM
		1400 Key Boulevard						
Accrual								
Report includes an open period. Entries are not final.								
		Current Period			Year-To-Date			
		Actual	Budget		Actual	Budget		
Thru:	Apr 2015	Apr 2015	Variance		Apr 2015	Apr 2015	Variance	

#### Revenues

##### Rental Income

Office Income	310,912.73	327,429.16	(16,516.43)	-5.04%	1,234,886.15	1,277,016.30	(42,130.15)	-3.30%
Office Income Concession	(41,818.48)	(53,568.48)	11,750.00	21.93%	(47,471.04)	(93,240.48)	45,769.44	49.09%
Total Office Income	269,094.25	273,860.68	(4,766.43)	-1.74%	1,187,415.11	1,183,775.82	3,639.29	0.31%
Retail Income								
Retail Income	21,531.25	21,531.25	0.00	0.00%	86,125.00	86,125.00	0.00	0.00%
Total Retail Income	21,531.25	21,531.25	0.00		86,125.00	86,125.00	0.00	
% Rent								
% Rent Income	27,925.90	0.00	27,925.90	0.00%	27,925.90	0.00	27,925.90	0.00%
Total % Rent Income	27,925.90	0.00	27,925.90		27,925.90	0.00	27,925.90	
Storage Income								
Storage Income	1,974.59	1,974.59	0.00	0.00%	7,779.71	7,779.71	0.00	0.00%
Storage Income	1,974.59	1,974.59	0.00		7,779.71	7,779.71	0.00	
Total Rental Income	320,525.99	297,366.52	23,159.47	7.79%	1,309,245.72	1,277,680.53	31,565.19	2.47%

#### Recoveries

##### Operating Expense Reimb

Oper Exp Rec-Billed	230.73	136.41	94.32	69.14%	922.92	545.64	377.28	69.14%
Total Operating Expense Reimb	230.73	136.41	94.32	69.14%	922.92	545.64	377.28	69.14%

##### Real Estate Tax Reimb

R/E Tax Rec-Billed	846.41	5,020.00	(4,173.59)	-83.14%	8,790.42	20,080.00	(11,289.58)	-56.22%
R/E Tax Rec-Accrual	4,155.00	0.00	4,155.00	0.00%	16,620.00	0.00	16,620.00	0.00%
R/E Tax Rec-Prev Yr Adj	0.01	0.00	0.01	0.00%	0.01	0.00	0.01	0.00%
Total Real Estate Tax Reimb	5,001.42	5,020.00	(18.58)	-0.37%	25,410.43	20,080.00	5,330.43	26.55%

Database: MONDAYPROD  
 ENTITY: 3450  
 Report: MP\_CMPINC

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

Page: 2  
 Date: 5/27/2015  
 Time: 12:32 PM

Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Apr 2015	Apr 2015	Variance		Apr 2015	Apr 2015	Variance	
Total Recoveries	5,232.15	5,156.41	75.74	1.47%	26,333.35	20,625.64	5,707.71	27.67%
Garage/Parking Income								
Gar/Prkg Income	80,736.00	77,074.00	3,662.00	4.75%	314,335.28	302,089.00	12,246.28	4.05%
Total Garage/Parking Income	80,736.00	77,074.00	3,662.00	4.75%	314,335.28	302,089.00	12,246.28	4.05%
Interest and Other Income								
Interest and Dividend Income								
Int Inc-Deposits	0.00	0.00	0.00	0.00%	14.28	0.00	14.28	0.00%
Int Inc-Bank	7.48	83.33	(75.85)	-91.02%	75.42	333.32	(257.90)	-77.37%
Total Interest and Dividend Income	7.48	83.33	(75.85)	-91.02%	89.70	333.32	(243.62)	-73.09%
Utility Reimbursement								
Utility Reimb Billed	3,117.76	3,451.00	(333.24)	-9.66%	10,027.26	13,804.00	(3,776.74)	-27.36%
Total Utility Reimbursement	3,117.76	3,451.00	(333.24)	-9.66%	10,027.26	13,804.00	(3,776.74)	-27.36%
Service Income								
O/T HVAC Serv Income	303.80	0.00	303.80	0.00%	303.80	0.00	303.80	0.00%
Misc Bldg Service Income	0.00	484.00	(484.00)	-100.00%	0.00	1,936.00	(1,936.00)	-100.00%
Other Income	0.00	1,118.00	(1,118.00)	-100.00%	2,261.02	4,472.00	(2,210.98)	-49.44%
Locks/Keys Income	726.90	0.00	726.90	0.00%	726.90	0.00	726.90	0.00%
Card/Access Card Income	220.00	0.00	220.00	0.00%	892.90	0.00	892.90	0.00%
Rubbish Removal	75.00	75.00	0.00	0.00%	300.00	300.00	0.00	0.00%
Cleaning	0.00	203.00	(203.00)	-100.00%	0.00	812.00	(812.00)	-100.00%
Engineering Reimb	0.00	0.00	0.00	0.00%	480.00	0.00	480.00	0.00%
Total Service Income	1,325.70	1,880.00	(554.30)	-29.48%	4,964.62	7,520.00	(2,555.38)	-33.98%
Miscellaneous Income								
Antenna Income	1,444.16	1,444.16	0.00	0.00%	5,776.64	5,776.64	0.00	0.00%
Late Chg Income	303.00	0.00	303.00	0.00%	2,445.20	0.00	2,445.20	0.00%
Total Miscellaneous Income	1,747.16	1,444.16	303.00	20.98%	8,221.84	5,776.64	2,445.20	42.33%

Database: MONDAYPROD	Comparative Income Statement						Page: 3
ENTITY: 3450	SOP Detail - W/Cash Flow Format						Date: 5/27/2015
Report: MP_CMPINC	Monday Production DB						Time: 12:32 PM
1400 Key Boulevard							
Accrual	Report includes an open period. Entries are not final.						
Thru:	Actual Apr 2015	Current Period Budget Apr 2015	Variance		Actual Apr 2015	Year-To-Date Budget Apr 2015	Variance
Total Interest and Other Income	6,198.10	6,858.49	(660.39)	-9.63%	23,303.42	27,433.96	(4,130.54) -15.06%
Total Revenue	412,692.24	386,455.42	26,236.82	6.79%	1,673,217.77	1,627,829.13	45,388.64 2.79%
Operating Expenses							
Escalatable Expenses							
Property Exp-Escalatable							
Cleaning							
Clean-Contract Interior	(16,382.24)	(16,383.00)	0.76	0.00%	(65,528.96)	(65,532.00)	3.04 0.00%
Clean- Vacancy Credit	3,691.12	2,056.00	1,635.12	79.53%	14,764.48	9,361.00	5,403.48 57.72%
Clean-Window Wash Ext	(7,500.00)	(7,500.00)	0.00	0.00%	(7,500.00)	(7,500.00)	0.00 0.00%
Clean-Window Wash Int	(1,200.00)	0.00	(1,200.00)	0.00%	(1,200.00)	0.00	(1,200.00) 0.00%
Clean-Trash Rem/Recyl-Sup	0.00	0.00	0.00	0.00%	0.00	(200.00)	200.00 100.00%
Clean-Trash Rem/Recyl-O/S	(208.23)	(612.00)	403.77	65.98%	(2,484.68)	(2,598.00)	113.32 4.36%
Clean-Other	0.00	0.00	0.00	0.00%	(461.33)	(1,950.00)	1,488.67 76.34%
Total Cleaning	(21,599.35)	(22,439.00)	839.65	3.74%	(62,410.49)	(68,419.00)	6,008.51 8.78%
Utilities							
Util-Elec-Public Area	(17,175.85)	(14,342.00)	(2,833.85)	-19.76%	(79,574.24)	(60,648.00)	(18,926.24) -31.21%
Util-Gas	11,117.92	(2,969.00)	14,086.92	474.47%	(25,217.00)	(47,369.00)	22,152.00 46.76%
Util-Fuel Oil	0.00	(500.00)	500.00	100.00%	0.00	(500.00)	500.00 100.00%
Util-Water/Sewer-Water	2,078.20	(902.00)	2,980.20	330.40%	(2,820.39)	(4,481.00)	1,660.61 37.06%
Total Utilities	(3,979.73)	(18,713.00)	14,733.27	78.73%	(107,611.63)	(112,998.00)	5,386.37 4.77%
Repair & Maintenance							
R&M-Payroll-Gen'l	(15,613.61)	(14,639.00)	(974.61)	-6.66%	(63,500.86)	(57,388.00)	(6,112.86) -10.65%
R & M Payroll-OT	(547.95)	(543.00)	(4.95)	-0.91%	(8,550.53)	(2,250.00)	(6,300.53) -280.02%
R & M Payroll-Taxes	(969.66)	(1,161.00)	191.34	16.48%	(6,472.53)	(5,640.00)	(832.53) -14.76%
R & M -Benefits	(2,862.06)	(3,227.69)	365.63	11.33%	(13,160.21)	(11,028.25)	(2,131.96) -19.33%
R&M-Elev-Maint Contract	(2,350.02)	(2,350.00)	(0.02)	0.00%	(9,400.02)	(9,400.00)	(0.02) 0.00%
R&M-Elev-Outside Svs	(203.45)	(350.00)	146.55	41.87%	(865.04)	(1,900.00)	1,034.96 54.47%

Database: MONDAYPROD  
 ENTITY: 3450  
 Report: MP\_CMPINC

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

Page: 4  
 Date: 5/27/2015  
 Time: 12:32 PM

Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget	Variance		Actual	Budget	Variance	
Thru:	Apr 2015	Apr 2015			Apr 2015	Apr 2015		
R&M-HVAC-Contract Svs	(973.42)	(2,252.00)	1,278.58	56.78%	(3,655.66)	(6,198.00)	2,542.34	41.02%
R&M-HVAC-Water Treatment	(369.75)	(365.00)	(4.75)	-1.30%	(3,869.67)	(3,460.00)	(409.67)	-11.84%
R&M-HVAC-Supplies	(299.39)	(700.00)	400.61	57.23%	(5,584.44)	(4,800.00)	(784.44)	-16.34%
R&M-HVAC-Outside Svs	(27.73)	(400.00)	372.27	93.07%	(2,964.36)	(5,100.00)	2,135.64	41.88%
R&M-Electrical-Supplies	0.00	(250.00)	250.00	100.00%	(1,178.17)	(1,000.00)	(178.17)	-17.82%
R&M-Electrical-Outside Svs	0.00	(150.00)	150.00	100.00%	(136.82)	(850.00)	713.18	83.90%
R&M-Struc/Roof-Roof Rep	0.00	0.00	0.00	0.00%	0.00	(500.00)	500.00	100.00%
R&M-Plumbing-Supplies	0.00	(250.00)	250.00	100.00%	(733.21)	(1,000.00)	266.79	26.68%
R&M-Plumbing-Outside Svs	0.00	(1,500.00)	1,500.00	100.00%	0.00	(2,000.00)	2,000.00	100.00%
R&M-Fire/Life Safety-Supp	0.00	(250.00)	250.00	100.00%	(590.64)	(1,000.00)	409.36	40.94%
R&M-Fire/Life Safety-O/S	(1,794.13)	(521.00)	(1,273.13)	-244.36%	(7,982.70)	(4,634.00)	(3,348.70)	-72.26%
R&M-GB Interior-Supplies	(724.59)	0.00	(724.59)	0.00%	(1,071.60)	(2,100.00)	1,028.40	48.97%
R&M-GB Interior-O/S	(964.00)	(7,000.00)	6,036.00	86.23%	(6,311.31)	(13,500.00)	7,188.69	53.25%
R&M-GB Interior-Pest Cont	(585.24)	(759.00)	173.76	22.89%	(2,340.96)	(2,786.00)	445.04	15.97%
R&M-GB Interior-Plant Mnt	(265.39)	(265.00)	(0.39)	-0.15%	(1,456.42)	(1,060.00)	(396.42)	-37.40%
R&M-GB Exterior	(1,476.00)	0.00	(1,476.00)	0.00%	(2,952.00)	0.00	(2,952.00)	0.00%
R&M-Other	(984.12)	(878.00)	(106.12)	-12.09%	(4,431.42)	(11,655.00)	7,223.58	61.98%
Total Repair & Maintenance	(31,010.51)	(37,810.69)	6,800.18	17.98%	(147,208.57)	(149,249.25)	2,040.68	1.37%
Roads & Grounds								
Grounds-Landscape-O/S	(1,847.68)	(2,663.00)	815.32	30.62%	(2,253.43)	(6,068.00)	3,814.57	62.86%
Grounds-Snow Rem-Supplies	(5.89)	0.00	(5.89)	0.00%	(2,136.26)	(3,000.00)	863.74	28.79%
Total Roads & Grounds	(1,853.57)	(2,663.00)	809.43	30.40%	(4,389.69)	(9,068.00)	4,678.31	51.59%
Security								
Security-Contract	(4,792.59)	(4,895.00)	102.41	2.09%	(20,077.85)	(19,580.00)	(497.85)	-2.54%
Security-Equipment	(515.00)	0.00	(515.00)	0.00%	(515.00)	(4,020.00)	3,505.00	87.19%
Security-Other	0.00	0.00	0.00	0.00%	(535.34)	0.00	(535.34)	0.00%
Total Security	(5,307.59)	(4,895.00)	(412.59)	-8.43%	(21,128.19)	(23,600.00)	2,471.81	10.47%
Management Fees								
	(9,973.85)	(7,727.44)	(2,246.41)	-29.07%	(35,324.28)	(32,549.91)	(2,774.37)	-8.52%
Total Management Fees	(9,973.85)	(7,727.44)	(2,246.41)	-29.07%	(35,324.28)	(32,549.91)	(2,774.37)	-8.52%

Database: MONDAYPROD  
 ENTITY: 3450  
 Report: MP\_CMPINC

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

Page: 5  
 Date: 5/27/2015  
 Time: 12:32 PM

Accrual

Report includes an open period. Entries are not final.

	Current Period				Year-To-Date			
	Actual	Budget			Actual	Budget		
Thru:	Apr 2015	Apr 2015	Variance		Apr 2015	Apr 2015	Variance	
Administrative								
Adm-Payroll	(7,944.50)	(9,864.00)	1,919.50	19.46%	(33,161.59)	(39,456.00)	6,294.41	15.95%
Admi-Payroll taxes	(475.90)	(755.00)	279.10	36.97%	(2,724.64)	(3,523.00)	798.36	22.66%
Admin-Other Payroll Exp	(726.71)	(1,136.33)	409.62	36.05%	(4,614.66)	(4,819.55)	204.89	4.25%
Deferred Compensation	0.00	0.00	0.00	0.00%	(13,298.24)	0.00	(13,298.24)	0.00%
Adm-Office Exp-Mgmt Rent	(4,650.09)	(4,321.01)	(329.08)	-7.62%	(17,373.90)	(17,079.26)	(294.64)	-1.73%
Adm-Office Exp-Mgmt Exps	(631.40)	(278.00)	(353.40)	-127.12%	(1,991.68)	(1,312.00)	(679.68)	-51.80%
Adm-Office Exp-Phone	(518.98)	(240.00)	(278.98)	-116.24%	(2,076.05)	(960.00)	(1,116.05)	-116.26%
Adm-Office Exp-Equip Leas	0.00	(180.00)	180.00	100.00%	(843.98)	(720.00)	(123.98)	-17.22%
Adm-Mgmt Exp-Tuition,Educ	(23.74)	(336.00)	312.26	92.93%	(2,315.20)	(1,088.00)	(1,227.20)	-112.79%
Adm-Mgmt Exp-Dues & Subs	0.00	0.00	0.00	0.00%	(841.43)	(2,580.00)	1,738.57	67.39%
Adm-Mgmt Exp-Meals	0.00	0.00	0.00	0.00%	(1.35)	0.00	(1.35)	0.00%
Adm-Other-Community Relat	0.00	0.00	0.00	0.00%	0.00	(141.00)	141.00	100.00%
Adm-Other-Tenant Relation	(53.31)	(350.00)	296.69	84.77%	(293.57)	(2,400.00)	2,106.43	87.77%
Adm - Other - Misc	(1,614.56)	(5,323.65)	3,709.09	69.67%	(9,276.49)	(15,024.10)	5,747.61	38.26%
Total Administrative	(16,639.19)	(22,783.99)	6,144.80	26.97%	(88,812.78)	(89,102.91)	290.13	0.33%
Insurance								
Insurance-Policies	(3,239.38)	(3,169.84)	(69.54)	-2.19%	(12,957.52)	(12,679.36)	(278.16)	-2.19%
Insurance-Workers Comp	(584.17)	(617.91)	33.74	5.46%	(2,355.16)	(2,471.64)	116.48	4.71%
Total Insurance	(3,823.55)	(3,787.75)	(35.80)	-0.95%	(15,312.68)	(15,151.00)	(161.68)	-1.07%
Total Property Exp-Escalatable	(94,187.34)	(120,819.87)	26,632.53	22.04%	(482,198.31)	(500,138.07)	17,939.76	3.59%
Real Estate Taxes								
RE Taxes-General	(50,490.17)	(50,490.16)	(0.01)	0.00%	(201,960.68)	(201,960.64)	(0.04)	0.00%
R/E Taxes-Consultant Fees	0.00	0.00	0.00	0.00%	(1,000.00)	(1,000.00)	0.00	0.00%
Other Taxes	(1,699.97)	(1,607.45)	(92.52)	-5.76%	(6,799.88)	(6,786.76)	(13.12)	-0.19%
Total Real Estate Taxes	(52,190.14)	(52,097.61)	(92.53)	-0.18%	(209,760.56)	(209,747.40)	(13.16)	-0.01%
Total Escalatable Expenses	(146,377.48)	(172,917.48)	26,540.00	15.35%	(691,958.87)	(709,885.47)	17,926.60	2.53%



Database: MONDAYPROD  
 ENTITY: 3450  
 Report: MP\_CMPINC

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

Page: 6  
 Date: 5/27/2015  
 Time: 12:32 PM

Accrual

Report includes an open period. Entries are not final.

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

Property Exp-Non Escalatable

Non Esc Utilities

Electric - Sep Tenant Chg	(2,507.48)	(2,826.00)	318.52	11.27%	(7,465.06)	(11,304.00)	3,838.94	33.96%
Water/Sewer - Sep Tenant Chg	(610.28)	(625.00)	14.72	2.36%	(2,247.10)	(2,500.00)	252.90	10.12%
<b>Total Non Esc Utilities</b>	<b>(3,117.76)</b>	<b>(3,451.00)</b>	<b>333.24</b>	<b>9.66%</b>	<b>(9,712.16)</b>	<b>(13,804.00)</b>	<b>4,091.84</b>	<b>29.64%</b>

Service Costs

Svs Costs-Misc Bldg	(403.94)	(400.00)	(3.94)	-0.99%	(694.06)	(1,600.00)	905.94	56.62%
Svs Costs-Cleaning	(201.56)	(203.00)	1.44	0.71%	(806.24)	(812.00)	5.76	0.71%
<b>Total Service Costs</b>	<b>(605.50)</b>	<b>(603.00)</b>	<b>(2.50)</b>	<b>-0.41%</b>	<b>(1,500.30)</b>	<b>(2,412.00)</b>	<b>911.70</b>	<b>37.80%</b>

Parking Expenses

Parking Exp-Operator	(18,840.85)	(21,504.00)	2,663.15	12.38%	(83,311.79)	(80,007.00)	(3,304.79)	-4.13%
Parking Exp - Mgmt Fee	(6,374.24)	(6,374.30)	0.06	0.00%	(25,995.57)	(25,497.20)	(498.37)	-1.95%
Parking Exp-Misc	(688.98)	(1,568.41)	879.43	56.07%	(4,345.89)	(8,396.65)	4,050.76	48.24%
<b>Total Parking Expenses</b>	<b>(25,904.07)</b>	<b>(29,446.71)</b>	<b>3,542.64</b>	<b>12.03%</b>	<b>(113,653.25)</b>	<b>(113,900.85)</b>	<b>247.60</b>	<b>0.22%</b>

Leasing Costs

Promotion and Advertising	(2,133.81)	(2,060.00)	(73.81)	-3.58%	(5,844.58)	(16,165.00)	10,320.42	63.84%
Leasing Meals & Entertainment	(2,281.84)	0.00	(2,281.84)	0.00%	(3,128.50)	0.00	(3,128.50)	0.00%
Leasing Miscellaneous	(329.47)	0.00	(329.47)	0.00%	(2,829.47)	0.00	(2,829.47)	0.00%
Lease Obligations	0.00	(450.00)	450.00	100.00%	(482.09)	(1,800.00)	1,317.91	73.22%
<b>Total Leasing Costs</b>	<b>(4,745.12)</b>	<b>(2,510.00)</b>	<b>(2,235.12)</b>	<b>-89.05%</b>	<b>(12,284.64)</b>	<b>(17,965.00)</b>	<b>5,680.36</b>	<b>31.62%</b>

Owner Costs

Legal	13,564.96	(1,500.00)	15,064.96	1004.33%	(9,637.90)	(6,000.00)	(3,637.90)	-60.63%
Misc Professional Serv	(8,054.19)	(50.00)	(8,004.19)	16008.38%	(15,347.13)	(3,646.65)	(11,700.48)	-320.86%
Bank & Credit Card Fees	(1,440.42)	(1,600.00)	159.58	9.97%	(6,345.63)	(6,400.00)	54.37	0.85%
Charitable Contributions	(302.09)	0.00	(302.09)	0.00%	(415.00)	(422.00)	7.00	1.66%
Sales & Use Taxes	(2.38)	(315.00)	312.62	99.24%	(931.91)	(1,260.00)	328.09	26.04%

Database: MONDAYPROD	Comparative Income Statement						Page: 7
ENTITY: 3450	SOP Detail - W/Cash Flow Format						Date: 5/27/2015
Report: MP_CMPINC	Monday Production DB						Time: 12:32 PM
1400 Key Boulevard							
Accrual	Report includes an open period. Entries are not final.						
Thru:	Actual Apr 2015	Current Period Budget Apr 2015	Variance		Actual Apr 2015	Year-To-Date Budget Apr 2015	Variance
Total Owner Costs	3,765.88	(3,465.00)	7,230.88	208.68%	(32,677.57)	(17,728.65)	(14,948.92) -84.32%
Total Property Exp-Non Escalatable	(30,606.57)	(39,475.71)	8,869.14	22.47%	(169,827.92)	(165,810.50)	(4,017.42) -2.42%
Total Operating Expenses	(176,984.05)	(212,393.19)	35,409.14	16.67%	(861,786.79)	(875,695.97)	13,909.18 1.59%
Net Operating Income (Loss)	235,708.19	174,062.23	61,645.96	35.42%	811,430.98	752,133.16	59,297.82 7.88%
Interest Expense							
Mortgage Interest Expense	(79,166.67)	(90,000.00)	10,833.33	12.04%	(316,666.68)	(360,000.00)	43,333.32 12.04%
Total Interest Expense	(79,166.67)	(90,000.00)	10,833.33	12.04%	(316,666.68)	(360,000.00)	43,333.32 12.04%
Amort of Financing Costs							
Amort-Def Financing	(8,489.27)	(8,426.00)	(63.27)	-0.75%	(34,390.96)	(33,704.00)	(686.96) -2.04%
Total Amort of Financing Costs	(8,489.27)	(8,426.00)	(63.27)	-0.75%	(34,390.96)	(33,704.00)	(686.96) -2.04%
Net Income(Loss)	148,052.25	75,636.23	72,416.02	95.74%	460,373.34	358,429.16	101,944.18 28.44%
CASH FLOW ADJUSTMENTS:							
Non-Cash Expenses:							
Depreciation/Amortization	8,489.27	0.00	8,489.27		34,390.96	0.00	34,390.96
Debt Service Accrual	(2,638.89)	0.00	(2,638.89)		(2,638.89)	0.00	(2,638.89)
Real Estate Tax Accrual	50,490.17	0.00	50,490.17		201,960.68	0.00	201,960.68
Real Estate Tax Prepayment	1,699.97	0.00	1,699.97		(13,599.73)	0.00	(13,599.73)
Insurance Prepayment	3,823.55	0.00	3,823.55		15,312.68	0.00	15,312.68
Change in Capital Assets:							
Building Improvements	(2,022.73)	0.00	(2,022.73)		(8,670.33)	(10,918.00)	2,247.67 20.59%

Database:	MONDAYPROD	Comparative Income Statement						Page:	8
ENTITY:	3450	SOP Detail - W/Cash Flow Format						Date:	5/27/2015
Report:	MP_CMPINC	Monday Production DB						Time:	12:32 PM
		1400 Key Boulevard							
Accrual									
Report includes an open period. Entries are not final.									
		Current Period			Year-To-Date				
	Actual	Budget			Actual	Budget			
Thru:	Apr 2015	Apr 2015	Variance		Apr 2015	Apr 2015	Variance		
Tenant Improvements	(2,199.71)	(103,000.00)	100,800.29	97.86%	(33,251.34)	(175,615.00)	142,363.66	81.07%	
Leasing Expenses	(23,919.06)	0.00	(23,919.06)		(25,162.56)	(60,637.45)	35,474.89	58.50%	
Other Balance Sheet Adjustments:									
Change in A/R	(11,308.10)	0.00	(11,308.10)		(12,686.92)	0.00	(12,686.92)		
Change in A/P	(13,612.22)	0.00	(13,612.22)		32,141.20	0.00	32,141.20		
Change in Other Liabilities	3,825.22	0.00	3,825.22		27,230.86	0.00	27,230.86		
Change in I/C Balances	(975,645.58)	0.00	(975,645.58)		(1,008,889.08)	0.00	(1,008,889.08)		
Total Cash Flow Adjustments	(963,018.11)	0.00	(860,018.11)	-834.97%	(793,862.47)	0.00	(546,692.02)	-221.18%	
Cash Balances:									
Cash Balance - Beginning of Period	1,747,428.71	0.00	1,747,428.71	0.00%	1,265,951.98	0.00	1,265,951.98	0.00%	
Net Income/(Loss)	148,052.25	0.00	72,416.02		460,373.34	0.00	101,944.18		
+/- Cash Flow Adjustments	(963,018.11)	0.00	(860,018.11)		(793,862.47)	0.00	(546,692.02)		
Cash Balance - End of Period	932,462.85	0.00	959,826.63		932,462.85	0.00	821,204.14		
Cash Balance Composition:									
Operating Cash	387,827.85	0.00	387,827.85		387,827.85	0.00	387,827.85		
Escrow Cash	544,635.00	0.00	544,635.00		544,635.00	0.00	544,635.00		
Total Cash	932,462.85	0.00	932,462.85		932,462.85	0.00	932,462.85		

**1400 Key Boulevard**  
**BUDGET COMPARISON REPORT**  
**Period Ended April 30, 2015 (Unaudited)**  
**Accrual Basis**

(Variances 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	\$1,309,246	\$1,277,681	\$31,565	2.47%
Recoveries	\$26,333	20,626	5,708	27.67%
Parking Income	314,335	302,089	12,246	4.05%
Interest and Other Income	23,303	27,434	(4,131)	-15.06%
<b>Total Rental Income</b>	<b>1,673,218</b>	<b>1,627,829</b>	<b>45,389</b>	<b>2.79%</b>
<b>Operating Expenses:</b>				
Cleaning	(62,410)	(68,419)	6,009	8.78%
Utilities	(107,612)	(112,998)	5,386	4.77%
Repairs and Maintenance	(147,209)	(149,249)	2,041	1.37%
Roads and Grounds	(4,390)	(9,068)	4,678	51.59%
Security	(21,128)	(23,600)	2,472	10.47%
Management Fees	(35,324)	(32,550)	(2,774)	-8.52%
Administrative	(88,813)	(89,103)	290	0.33%
Insurance	(15,313)	(15,151)	(162)	-1.07%
Real Estate Taxes	(209,761)	(209,747)	(13)	-0.01%
Non- Escalatable Expenses	(169,828)	(165,811)	(4,017)	-2.42%
Professional Services/ Other	-	-	-	0.00%
<b>Total Expenses</b>	<b>(861,787)</b>	<b>(875,696)</b>	<b>13,909</b>	<b>1.59%</b>
<b>Net Operating Income (Loss)</b>	<b>\$811,431</b>	<b>\$752,133</b>	<b>\$59,298</b>	<b>7.88%</b>
<b>Other Income and Expenses:</b>				
Interest Expense	(316,667)	(360,000)	43,333	12.04%
Amortization - Financing Costs	(34,391)	(33,704)	(687)	0.00%
Organization Costs	-	-	-	0.00%
Depreciation	-	-	-	0.00%
<b>Total Other Income (Expenses)</b>	<b>(351,058)</b>	<b>(393,704)</b>	<b>42,646</b>	<b>10.83%</b>
<b>Net Income (Loss)</b>	<b>\$460,373</b>	<b>\$358,429</b>	<b>\$101,944</b>	<b>28.44%</b>

**CASH BASIS**

**Property Activity**

Net Income (Loss)	460,373	358,429	101,944	28.44%
Non-Cash Adjustments to Net Income/(Loss):				
Depreciation/Amortization	(34,391)	(33,704)	(687)	-2.04%
Capital Expenditures	(8,670)	(10,918)	2,248	20.59%
Bldg Impr - Redevelopment Soft Costs	-	-	-	0.00%
Tenant Improvements	(33,251)	(175,615)	142,364	81.07%
Leasing Costs	(25,163)	(60,637)	35,475	58.50%
Deferred Financing Costs	-	-	-	-100.00%
(Distributions)/Contributions	-	-	-	-100.00%
Other Changes in Assets/Liabilities, Net	(692,387)	-	(692,387)	100.00%
<b>Total Property Activity</b>	<b>(\$333,489)</b>	<b>\$77,555</b>	<b>(\$411,044)</b>	<b>-530.00%</b>

**Operating Cash Activity**

Plus: Beginning of Year Cash Balance	\$ 1,265,952
Less: Ending Cash Balance (Note A)	932,463
<b>Total Property Activity</b>	<b>\$ (333,489)</b>
<b>(Distributions)/Contributions</b>	<b>\$ -</b>

**(Note A) - Ending Cash consists of:**

Operating & lockbox	387,828
Money Market	-
Sweep Investment	-
Escrows	544,635
<b>Total</b>	<b>\$ 932,463</b>

1400 Key Boulevard  
BUDGET COMPARISON REPORT  
Period Ended April 30, 2015 (Unaudited)  
Accrual Basis

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

**Notes:**

A	\$	43,333	<b>The positive variance in Interest Expense is primarily due to:</b>
		43,333	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)
	\$	43,333	
B	\$	142,364	<b>The positive variance in Tenant Improvements is primarily due to:</b>
		70,500	Budgeted TI Landlord work for Suite 12001B is now set to occur in Q4 (Timing Variance)
		100,000	Budgeted TI Construction for suite 00C10, Golds Gym to occur in July (Timing Variance)
		(21,762)	Budgeted TI Landlord work for suite 12001 A commenced ahead of schedule. Additional costs to be paid throughout Q2 (Timing Variance)
		(10,558)	Unbudgeted 2014 carryover for LCG paint and carpet (Permanent Variance)
		4,184	CM Fee
		(0)	Miscellaneous variance
	\$	142,364	
C	\$	35,475	<b>The positive variance in Leasing Costs is primarily due to:</b>
			<i>Broker LCs</i>
		16,023	Budgeted Suite 12001B leasing commission has been moved to Q4 (Timing Variance)
		257	Budgeted Suite 08801 leasing commission has been paid for the LiveSafe deal (Permanent Variance)
		5,171	Budgeted Suite A06 Curiosity Media/Divvy Cloud leasing commission to occur in May (Timing Variance)
			<i>Monday LCs</i>
		8,011	Budgeted Suite 12001B leasing commission has been moved to Q4 (Timing Variance)
		129	Budgeted Suite 08801 leasing commission has been paid for the LiveSafe deal (Permanent Variance)
		2,585	Budgeted Suite A06 Curiosity Media/Divvy Cloud leasing commission to occur in May (Timing Variance)
			<i>Legal Leasing</i>
		1,175	Budgeted Suite 12001B leasing legal has been moved to May (Timing Variance)
		1,188	Budgeted Suite 08801 leasing legal has been moved to May (Timing Variance)
		2,179	Budgeted Suite A06 Curiosity Media leasing legal has been moved to May (Timing Variance)
		(1,244)	Unbudgeted leasing legal for Curiosity Media License (Permanent Variance)
		0	Miscellaneous variance
	\$	35,475	

## **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: 5/27/2015
	1400 Key Boulevard	Time: 01:24 PM
	Period: 04/15	

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: 4/28/2015	SQFT: 0 5,798.52			
4/1/2015	RTT RET True-up	NC	-60.84	-60.84	0.00	0.00	0.00	0.00
4/28/2015	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
	RTT RET True-up		-60.84	-60.84	0.00	0.00	0.00	0.00
	<b>U.S. CREST Total:</b>		-5,859.36	-5,859.36	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: 5/11/2015	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
4/6/2015	PPR Prepaid Rent	CR	-27,741.68	-27,741.68	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-32,301.17	-27,741.68	0.00	0.00	0.00	-4,559.49
	<b>Crown Consulting, Inc. Total:</b>		-32,301.17	-27,741.68	0.00	0.00	0.00	-4,559.49
3450-010254	<b>LCG, Inc.</b> Kristin Nichols 301-984-2919		Master Occupant Id: 00003036-1 09901 Inactive Security Deposit: 82,079.25	Exp. Date: 3/31/2014 Day Due: 1 Delq Day: 6 Last Payment: 3/6/2014	SQFT: 0 33,782.00			
4/1/2015	RTT RET True-up	NC	-1,549.53	-1,549.53	0.00	0.00	0.00	0.00
	RTT RET True-up		-1,549.53	-1,549.53	0.00	0.00	0.00	0.00
	<b>LCG, Inc. Total:</b>		-1,549.53	-1,549.53	0.00	0.00	0.00	0.00
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: Last Payment: 4/27/2015	SQFT: 0 1,118.00			
4/27/2015	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
4/1/2015	RTT RET True-up	NC	-137.97	-137.97	0.00	0.00	0.00	0.00
	RTT RET True-up		-712.60	-137.97	0.00	0.00	0.00	-574.63
	<b>Starfish Retention Solutions Total:</b>		-712.60	-137.97	0.00	0.00	0.00	-574.63
3450-010546	<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: 4/28/2015	SQFT: 0 28,419.64			

Database: MONDAYPROD	Aged Delinquencies	Page: 2
BLDG: 3450	Monday Production DB	Date: 5/27/2015
	1400 Key Boulevard	Time: 01:24 PM
	Period: 04/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
3450-010546	<b>Starfish Retention Solutions</b>	Master Occupant Id: 00003130-2	Exp. Date: 12/31/2017	SQFT: 0				
	John Plunkett	10002 Current	Day Due: 1	Delq Day: 6				
	703-260-1185	Security Deposit: 0.00	Last Payment: 4/28/2015	28,419.64				
2/23/2015	PPR Prepaid Rent	CR	-1,500.00	0.00	0.00	-1,500.00	0.00	0.00
3/16/2015	PPR Prepaid Rent	CR	-680.00	0.00	-680.00	0.00	0.00	0.00
4/6/2015	PPR Prepaid Rent	CR	-0.01	-0.01	0.00	0.00	0.00	0.00
4/28/2015	PPR Prepaid Rent	CR	-13,705.01	-13,705.01	0.00	0.00	0.00	0.00
4/28/2015	PPR Prepaid Rent	CR	-14,714.63	-14,714.63	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-30,599.65	-28,419.65	-680.00	-1,500.00	0.00	0.00
	<b>Starfish Retention Solutions Total:</b>		-30,599.65	-28,419.65	-680.00	-1,500.00	0.00	0.00
3450-010445	<b>Caitland Construction Company</b>	Master Occupant Id: 00003151-1	Exp. Date: 7/31/2016	SQFT: 0				
	Alvin Hailey	STR02 Current	Day Due: 1	Delq Day:				
	540-349-9291	Security Deposit: 0.00	Last Payment: 5/4/2015	541.50				
12/1/2014	LPC Late Pay Charge	CH	54.15	0.00	0.00	0.00	0.00	54.15
	LPC Late Pay Charge		54.15	0.00	0.00	0.00	0.00	54.15
	<b>Caitland Construction Company Total:</b>		54.15	0.00	0.00	0.00	0.00	54.15
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: 5/12/2015	752.50				
4/1/2015	RNT Commercial Rent	CH	63.59	63.59	0.00	0.00	0.00	0.00
4/1/2015	RTT RET True-up	NC	-202.92	-202.92	0.00	0.00	0.00	0.00
4/2/2015	PPR Prepaid Rent	CR	-7,889.50	-7,889.50	0.00	0.00	0.00	0.00
4/2/2015	PPR Prepaid Rent	CR	-202.92	-202.92	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-8,092.42	-8,092.42	0.00	0.00	0.00	0.00
	RNT Commercial Rent		63.59	63.59	0.00	0.00	0.00	0.00
	RTT RET True-up		-202.92	-202.92	0.00	0.00	0.00	0.00
	<b>Uber Offices Arlington, LLC Total:</b>		-8,231.75	-8,231.75	0.00	0.00	0.00	0.00
3450-010461	<b>Digital Barriers Services Ltd.</b>	Master Occupant Id: 00003155-1	Exp. Date: 2/28/2016	SQFT: 0				
<b>IN LITIGATION</b>	Ryun Jun	07702 Current	Day Due: 1	Delq Day: 5				
		Security Deposit: 5,443.75	Last Payment: 5/8/2015	5,876.19				
3/9/2015	PPR Prepaid Rent	CR	-5,495.53	0.00	-5,495.53	0.00	0.00	0.00
4/1/2015	RNT Commercial Rent	CH	0.19	0.19	0.00	0.00	0.00	0.00
4/1/2015	RTT RET True-up	NC	-594.26	-594.26	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-5,495.53	0.00	-5,495.53	0.00	0.00	0.00
	RNT Commercial Rent		0.19	0.19	0.00	0.00	0.00	0.00
	RTT RET True-up		-594.26	-594.26	0.00	0.00	0.00	0.00
	<b>Digital Barriers Services Ltd. Total:</b>		-6,089.60	-594.07	-5,495.53	0.00	0.00	0.00
3450-010514	<b>EHR TOTAL SOLUTIONS, LLC</b>	Master Occupant Id: 00003167-2	Exp. Date: 8/31/2018	SQFT: 0				
	Catherine H. Corcoran	00A03 Current	Day Due: 1	Delq Day: 6				
		Security Deposit: 0.00	Last Payment: 5/1/2015	4,016.49				
4/1/2015	RTT RET True-up	NC	-36.42	-36.42	0.00	0.00	0.00	0.00
	RTT RET True-up		-36.42	-36.42	0.00	0.00	0.00	0.00
	<b>EHR TOTAL SOLUTIONS, LLC Total:</b>		-36.42	-36.42	0.00	0.00	0.00	0.00



Database: MONDAYPROD	Aged Delinquencies	Page: 3
BLDG: 3450	Monday Production DB	Date: 5/27/2015
	1400 Key Boulevard	Time: 01:24 PM
	Period: 04/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
--------------	----------	--------	--------	---------	---------	----------	----------	----------

3450-010489	<b>Global Voice Hall, Inc.</b> Bianca Salib		Master Occupant Id: 00003168-1 00A08 Current		Exp. Date: 9/30/2018 SQFT: 0 Day Due: 1 Delq Day: 6		Last Payment: 5/13/2015 6,059.99	
			Security Deposit:	16,728.00				
4/1/2015	LPC	Late Pay Charge	CH	303.00	303.00	0.00	0.00	0.00
4/1/2015	RTT	RET True-up	NC	-20.84	-20.84	0.00	0.00	0.00

	LPC	Late Pay Charge		303.00	303.00	0.00	0.00	0.00
	RTT	RET True-up		-20.84	-20.84	0.00	0.00	0.00

**Global Voice Hall, Inc. Total:** 282.16 282.16 0.00 0.00 0.00 0.00

3450-010502	<b>LIVESAFE, INC.</b> Tim Gillons 202-569-8687		Master Occupant Id: 00003177-1 00A04 Inactive		Exp. Date: 5/17/2015 SQFT: 0 Day Due: 1 Delq Day: 6		Last Payment: 4/30/2015 5,108.89	
			Security Deposit:	9,999.00				
3/17/2014	PPR	Prepaid Rent	CR	-5.05	0.00	0.00	0.00	-5.05
1/16/2015	PPR	Prepaid Rent	CR	-257.73	0.00	0.00	0.00	-257.73
4/1/2015	RTT	RET True-up	NC	-40.60	-40.60	0.00	0.00	0.00
4/17/2015	PPR	Prepaid Rent	CR	-20,364.00	-20,364.00	0.00	0.00	0.00
4/30/2015	PPR	Prepaid Rent	CR	-5,108.89	-5,108.89	0.00	0.00	0.00

	PPR	Prepaid Rent		-25,735.67	-25,472.89	0.00	0.00	-257.73
	RTT	RET True-up		-40.60	-40.60	0.00	0.00	0.00

**LIVESAFE, INC. Total:** -25,776.27 -25,513.49 0.00 0.00 -257.73 -5.05

3450-010503	<b>CURIOSITY MEDIA, INC.</b> Chris Cummings 703-597-3034		Master Occupant Id: 00003178-1 00A06 Current		Exp. Date: 2/28/2015 SQFT: 0 Day Due: 1 Delq Day: 6		Last Payment: 5/18/2015 5,486.45	
			Security Deposit:	16,208.01				
1/9/2015	PPR	Prepaid Rent	CR	-262.42	0.00	0.00	0.00	-262.42
3/2/2015	PPR	Prepaid Rent	CR	-5.64	0.00	-5.64	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	135.74	135.74	0.00	0.00	0.00

	PPR	Prepaid Rent		-268.06	0.00	-5.64	0.00	-262.42
	RNT	Commercial Rent		135.74	135.74	0.00	0.00	0.00

**CURIOSITY MEDIA, INC. Total:** -132.32 135.74 -5.64 0.00 -262.42 0.00

3450-010526	<b>LCG, Inc.</b> Mr. Jammeh Pa-Hali		Master Occupant Id: 00003187-1 09901 Current		Exp. Date: 8/15/2019 SQFT: 0 Day Due: 1 Delq Day: 6		Last Payment: 5/5/2015 5,000.00	
			Security Deposit:	0.00				
4/29/2015	PPR	Prepaid Rent	CR	-12,527.27	-12,527.27	0.00	0.00	0.00

	PPR	Prepaid Rent		-12,527.27	-12,527.27	0.00	0.00	0.00
--	-----	--------------	--	------------	------------	------	------	------

**LCG, Inc. Total:** -12,527.27 -12,527.27 0.00 0.00 0.00 0.00

3450-010537	<b>Performyard Inc</b>		Master Occupant Id: 00003200-1 00A05 Current		Exp. Date: 8/31/2015 SQFT: 0 Day Due: 1 Delq Day: 6		Last Payment: 4/27/2015 4,024.50	
			Security Deposit:	7,664.58				
3/30/2015	PPR	Prepaid Rent	CR	-4,024.50	0.00	-4,024.50	0.00	0.00
4/27/2015	PPR	Prepaid Rent	CR	-4,024.50	-4,024.50	0.00	0.00	0.00

	PPR	Prepaid Rent		-8,049.00	-4,024.50	-4,024.50	0.00	0.00
--	-----	--------------	--	-----------	-----------	-----------	------	------

**Performyard Inc Total:** -8,049.00 -4,024.50 -4,024.50 0.00 0.00 0.00

Database: MONDAYPROD	Aged Delinquencies	Page: 4
BLDG: 3450	Monday Production DB	Date: 5/27/2015
	1400 Key Boulevard	Time: 01:24 PM
	Period: 04/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
3450-010542	<b>Oblong Industries Inc</b>		Master Occupant Id: 00003205-1	Exp. Date: 4/30/2019	SQFT: 0			
			00A07 Current	Day Due: 1	Delq Day: 6			
			Security Deposit: 9,902.34	Last Payment: 4/1/2015	4,951.17			
4/1/2015	PPR Prepaid Rent	CR	-4,951.17	-4,951.17	0.00	0.00	0.00	0.00
	PPR Prepaid Rent		-4,951.17	-4,951.17	0.00	0.00	0.00	0.00
	<b>Oblong Industries Inc Total:</b>		-4,951.17	-4,951.17	0.00	0.00	0.00	0.00
3450-010565	<b>Alqimi Analytics &amp; Intelligenc</b>		Master Occupant Id: 00003221-1	Exp. Date: 9/30/2017	SQFT: 0			
			00A09 Current	Day Due: 1	Delq Day: 6			
			Security Deposit: 12,157.50	Last Payment: 4/30/2015	4,052.50			
8/12/2014	PPR Prepaid Rent	CR	-4,052.50	0.00	0.00	0.00	0.00	-4,052.50
4/30/2015	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
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: 4/29/2015	22,830.53			
5/1/2014	PPR Prepaid Rent	CR	-314.94	0.00	0.00	0.00	-314.94	0.00
1/1/2015	LPC Late Pay Charge	CH	154.39	0.00	0.00	0.00	154.39	0.00
4/29/2015	PPR Prepaid Rent	CR	-21,606.25	-21,606.25	0.00	0.00	0.00	0.00
	LPC Late Pay Charge		154.39	0.00	0.00	0.00	154.39	0.00
	PPR Prepaid Rent		-21,921.19	-21,606.25	0.00	0.00	-314.94	0.00
	<b>Gold's Gym, Inc. #46004 Total:</b>		-21,766.80	-21,606.25	0.00	0.00	-160.55	0.00
3450-010152	<b>GSA GS 11B-01727</b>		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			
12/1/2012	RET Real Estate Tax	CH	14,822.59	0.00	0.00	0.00	0.00	14,822.59
12/1/2012	RET Real Estate Tax	CH	24,254.34	0.00	0.00	0.00	0.00	24,254.34
12/1/2012	RET Real Estate Tax	CH	24,106.02	0.00	0.00	0.00	0.00	24,106.02
	RET Real Estate Tax		63,182.95	0.00	0.00	0.00	0.00	63,182.95
	<b>GSA GS 11B-01727 Total:</b>		63,182.95	0.00	0.00	0.00	0.00	63,182.95
3450-010517	<b>GSA GS 11B-01727</b>		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: 5/1/2015	85,049.12			
4/1/2015	RNT Commercial Rent	CH	30,325.11	30,325.11	0.00	0.00	0.00	0.00
4/1/2015	RNT Commercial Rent	CH	30,325.11	30,325.11	0.00	0.00	0.00	0.00
4/1/2015	RNT Commercial Rent	CH	24,398.90	24,398.90	0.00	0.00	0.00	0.00
	RNT Commercial Rent		85,049.12	85,049.12	0.00	0.00	0.00	0.00
	<b>GSA GS 11B-01727 Total:</b>		85,049.12	85,049.12	0.00	0.00	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: 5/1/2015	34,606.90			
12/1/2012	RET Real Estate Tax	CH	2,371.28	0.00	0.00	0.00	0.00	2,371.28

Database:	MONDAYPROD	Aged Delinquencies	Page:	5
BLDG:	3450	Monday Production DB	Date:	5/27/2015
		1400 Key Boulevard	Time:	01:24 PM
		Period: 04/15		

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
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	0.00	4.84
1/1/2015	ELS	Electric Submeter	CH	93.00	0.00	0.00	93.00	0.00
2/1/2015	ELS	Electric Submeter	CH	69.43	0.00	69.43	0.00	0.00
4/1/2015	RNT	Commercial Rent	CH	34,606.90	34,606.90	0.00	0.00	0.00

ELS	Electric Submeter			191.14	0.00	0.00	69.43	93.00	28.71
RET	Real Estate Tax			20,985.49	0.00	0.00	0.00	0.00	20,985.49
RNT	Commercial Rent			34,606.90	34,606.90	0.00	0.00	0.00	0.00

**GSA 11B-01862 Total:** 55,783.53 34,606.90 0.00 69.43 93.00 21,014.20

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	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	43,676.22
-----	-----------------	--	--	-----------	------	------	------	-----------

**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: 5/18/2015		293.34	
9/1/2014	ELS	Electric Submeter	CH	474.19	0.00	0.00	0.00	0.00	0.00	474.19
4/28/2015	PPR	Prepaid Rent	CR	-1,444.16	-1,444.16	0.00	0.00	0.00	0.00	0.00

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

**MCI Telecommunications Lease Total:** -969.97 -1,444.16 0.00 0.00 0.00 474.19

3450-005777				Riverside Research Institute		Master Occupant Id: Riversid-1		Exp. Date: 3/31/2014		SQFT: 0	
				Cheryl Wesley		12001 Inactive		Day Due: 1		Delq Day: 6	
				703-908-2102		Security Deposit: 0.00		Last Payment: 3/26/2014		90.16	
Letter of Credit Info:											
10/1/2014	OPT	Operating True-up	NC	-7,173.00	0.00	0.00	0.00	0.00	0.00	-7,173.00	
4/1/2015	RTT	RET True-up	NC	-1,548.80	-1,548.80	0.00	0.00	0.00	0.00	0.00	

OPT	Operating True-up			-7,173.00	0.00	0.00	0.00	-7,173.00
RTT	RET True-up			-1,548.80	-1,548.80	0.00	0.00	0.00

**Riverside Research Institute Total:** -8,721.80 -1,548.80 0.00 0.00 0.00 -7,173.00

ELS	Electric Submeter			665.33	0.00	0.00	69.43	93.00	502.90
LPC	Late Pay Charge			511.54	303.00	0.00	0.00	154.39	54.15
OPT	Operating True-up			-7,173.00	0.00	0.00	0.00	0.00	-7,173.00
PPR	Prepaid Rent			-166,406.81	-145,249.01	-10,205.67	-1,500.00	-835.09	-8,617.04
RET	Real Estate Tax			127,844.66	0.00	0.00	0.00	0.00	127,844.66
RNT	Commercial Rent			119,855.54	119,855.54	0.00	0.00	0.00	0.00
RTT	RET True-up			-4,766.81	-4,192.18	0.00	0.00	0.00	-574.63

**BLDG 3450 Total:** 70,530.45 -29,282.65 -10,205.67 -1,430.57 -587.70 112,037.04

Database: MONDAYPROD	Aged Delinquencies	Page: 6
	Monday Production DB	Date: 5/27/2015
BLDG: 3450	1400 Key Boulevard	Time: 01:24 PM
	Period: 04/15	

Invoice Date	Category	Source	Amount	Current	1 Month	2 Months	3 Months	4 Months
	ELS Electric Submeter		665.33	0.00	0.00	69.43	93.00	502.90
	LPC Late Pay Charge		511.54	303.00	0.00	0.00	154.39	54.15
	OPT Operating True-up		-7,173.00	0.00	0.00	0.00	0.00	-7,173.00
	PPR Prepaid Rent		-166,406.81	-145,249.01	-10,205.67	-1,500.00	-835.09	-8,617.04
	RET Real Estate Tax		127,844.66	0.00	0.00	0.00	0.00	127,844.66
	RNT Commercial Rent		119,855.54	119,855.54	0.00	0.00	0.00	0.00
	RTT RET True-up		-4,766.81	-4,192.18	0.00	0.00	0.00	-574.63

<b>Grand Total:</b>	70,530.45	-29,282.65	-10,205.67	-1,430.57	-587.70	112,037.04
---------------------	-----------	------------	------------	-----------	---------	------------

Database:	MONDAYPROD	<b>Open Status Report</b>							Page:	1
		<b>Monday Production DB</b>							Date:	5/27/2015
ENTITY:	3450	<b>1400 Key Boulevard</b>							Time:	01:17 PM
All Invoices open at End of Month thru Fiscal Period 04/15										
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: CLE005 Clean & Polish-Mid-Atlantic LLC**

30397	1/15/2015		Flag Hanging & Remov	5388-0000	1,476.00	0.00	1,476.00			
			Expense Period 01/15 Total:		1,476.00	0.00	1,476.00			

Expense Period: 04/15

**Vendor: CDW001 CDW DIRECT LLC**

ALTS08931	4/9/2015		324 VA RECEPTION	5758-0003	6.77	0.00	6.77	5/4/2015	13324	05/15
ALTS36161	4/10/2015		324 VA RECEPTION	5758-0003	2.56	0.00	2.56	5/4/2015	13326	05/15

**Vendor: CLE010 Clean & Polish Bldg Solutions, Inc.**

30932	4/21/2015		Exterior Cleaning	5130-0000	7,500.00	0.00	7,500.00	5/19/2015	6789	05/15
30932	4/21/2015		Interior Cleaning	5132-0000	1,200.00	0.00	1,200.00	5/19/2015	6789	05/15

**Vendor: COM029 COMMERCIAL PROTECTION SYSTEMS, INC**

4121	4/27/2015		FirePanelTrouble	5372-0000	170.00	0.00	170.00	5/5/2015	6768	05/15
------	-----------	--	------------------	-----------	--------	------	--------	----------	------	-------

**Vendor: COM032 COMCAST**

4/21 969423018	4/21/2015		4/21 969423018	5732-0000	91.03	0.00	91.03	5/5/2015	6769	05/15
----------------	-----------	--	----------------	-----------	-------	------	-------	----------	------	-------

**Vendor: COR020 CoreNet Global Inc.**

ALERS2015001	2/13/2015		Cornet event	6411-0000	1,840.85	0.00	1,840.85	5/4/2015	13327	05/15
--------------	-----------	--	--------------	-----------	----------	------	----------	----------	-------	-------

**Vendor: COS004 COSTAR REALTY INFORMATION INC**

AL192895PSI	2/10/2015		Jan 31 day Ad Run Ro	6410-0000	145.52	0.00	145.52	5/4/2015	13329	05/15
-------------	-----------	--	----------------------	-----------	--------	------	--------	----------	-------	-------

Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	2	
			<b>Monday Production DB</b>					Date:	5/27/2015	
ENTITY:	3450		<b>1400 Key Boulevard</b>					Time:	01:17 PM	
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: CRE011 CRESA PARTNERSOF WASHINGTON DC INC**

WAS2015-0030	4/15/2015		Cresa LiveSafe Commi	0202-0001	15,946.04	0.00	15,946.04	5/5/2015	6770	05/15
--------------	-----------	--	----------------------	-----------	-----------	------	-----------	----------	------	-------

**Vendor: DAT003 Datawatch Systems Inc.**

695025	5/1/2015		Jun2015FireMonitorin	5372-0000	40.00	0.00	40.00	5/5/2015	6771	05/15
--------	----------	--	----------------------	-----------	-------	------	-------	----------	------	-------

**Vendor: DIS004 Distinctive Plantings**

29764	4/27/2015		Apr2015PlantMaint	5385-0000	265.39	0.00	265.39	5/5/2015	6772	05/15
-------	-----------	--	-------------------	-----------	--------	------	--------	----------	------	-------

**Vendor: ENE003 Energy Watch, Inc.**

4253	3/20/2015		QtrlyEngAprJun15	5390-0000	268.07	0.00	268.07	5/11/2015	13354	05/15
------	-----------	--	------------------	-----------	--------	------	--------	-----------	-------	-------

**Vendor: ENG003 Engineers Outlet**

271265	2/4/2015		BitSet	5380-0000	186.39	0.00	186.39	5/5/2015	6773	05/15
--------	----------	--	--------	-----------	--------	------	--------	----------	------	-------

274568	4/20/2015		Microwave	5380-0000	259.70	0.00	259.70	5/5/2015	6773	05/15
--------	-----------	--	-----------	-----------	--------	------	--------	----------	------	-------

**Vendor: FED007 FEDERAL LOCK & SAFE, INC**

0110618-IN	4/22/2015		DuplicateKeys	5381-0000	171.80	0.00	171.80	5/5/2015	6774	05/15
------------	-----------	--	---------------	-----------	--------	------	--------	----------	------	-------

0110624-IN	4/27/2015		6thFlrReKey	5381-0000	515.40	0.00	515.40	5/5/2015	6774	05/15
------------	-----------	--	-------------	-----------	--------	------	--------	----------	------	-------

**Vendor: FIR010 FIRST CORPORATE SEDANS CORP**

AL795621	4/23/2015		NY #393411 CAR SERVI	5758-0008	1.90	0.00	1.90	5/4/2015	13332	05/15
----------	-----------	--	----------------------	-----------	------	------	------	----------	-------	-------

**Vendor: GOT005 Gotham Technologies**

7194	5/1/2015		May2015HVACWtrTreatm	5336-0000	397.48	0.00	397.48	5/5/2015	6775	05/15
------	----------	--	----------------------	-----------	--------	------	--------	----------	------	-------

Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	3	
			<b>Monday Production DB</b>					Date:	5/27/2015	
ENTITY:	3450		<b>1400 Key Boulevard</b>					Time:	01:17 PM	
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: KCS001 KCS Landscape Management, Inc.**

15392-401	4/20/2015		Spring2015MulchInsta	5412-0000	477.00	0.00	477.00	5/5/2015	6776	05/15
-----------	-----------	--	----------------------	-----------	--------	------	--------	----------	------	-------

**Vendor: LOC016 Local News Now LLC**

AL1824	4/16/2015		ArlNow 12 Ad Run	6410-0000	184.09	0.00	184.09	5/4/2015	13335	05/15
--------	-----------	--	------------------	-----------	--------	------	--------	----------	-------	-------

**Vendor: MME111 Mitchell's Music and Entertainment**

15042201	4/6/2015		Earth Day2015 MusicD	5772-0000	46.03	0.00	46.03	5/4/2015	13336	05/15
----------	----------	--	----------------------	-----------	-------	------	-------	----------	-------	-------

**Vendor: MON\_LC MONDAY PROPERTIES SERVICES LLC**

3450LS-EXPMC	4/15/2015		Monday LiveSafe Comm	0202-0006	7,973.02	0.00	7,973.02	5/5/2015	6777	05/15
--------------	-----------	--	----------------------	-----------	----------	------	----------	----------	------	-------

**Vendor: MON020 MONDAY PROPERTIES SERVICES, LLC**

DTF0315ROSS	4/26/2015		DUE TO MGT AGNT 3/15	0491-0010	9,788.43	0.00	9,788.43	5/5/2015	6778	05/15
-------------	-----------	--	----------------------	-----------	----------	------	----------	----------	------	-------

**Vendor: MONMGT MONDAY PROPERTIES SERVICES LLC**

3450_00000000001	4/30/2015		Management Fee	5610-0000	627.65	0.00	627.65	5/5/2015	6779	05/15
3450_00000000002	4/30/2015		Management Fee	5610-0000	81.05	0.00	81.05	5/5/2015	6779	05/15
3450_00000000003	4/30/2015		Management Fee	5610-0000	0.00	0.00	0.00			
3450_00000000004	4/30/2015		Management Fee	5610-0000	7,467.20	0.00	7,467.20	5/5/2015	6779	05/15
3450_00000000005	5/1/2015		Management Fee	5610-0000	183.23	0.00	183.23	5/5/2015	6779	05/15

**Vendor: ORK001 Orkin LLC**

34315456	4/24/2015		Apr2015PestControl	5384-0000	585.24	0.00	585.24	5/5/2015	6780	05/15
----------	-----------	--	--------------------	-----------	--------	------	--------	----------	------	-------

**Vendor: OTJ001 OTJ ARCHITECTS**

153445	3/31/2015		BlanketLandlordServi	6412-0000	329.47	0.00	329.47	5/5/2015	6781	05/15
--------	-----------	--	----------------------	-----------	--------	------	--------	----------	------	-------

Database:	MONDAYPROD		<b>Open Status Report</b>					Page:	4	
			<b>Monday Production DB</b>					Date:	5/27/2015	
ENTITY:	3450		<b>1400 Key Boulevard</b>					Time:	01:17 PM	
All Invoices open at End of Month thru Fiscal Period 04/15										
Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period

**Vendor: PEA004 Peapod, LLC**

ALk61277967	4/20/2015		Customer ID ox82558	5758-0001	1.90	0.00	1.90	5/4/2015	13339	05/15
-------------	-----------	--	---------------------	-----------	------	------	------	----------	-------	-------

**Vendor: RAM006 RAMCO OF VIRGINIA, INC.**

9761280	4/28/2015		RestroomUpgrades	0162-0004	508.80	0.00	508.80	5/5/2015	6782	05/15
---------	-----------	--	------------------	-----------	--------	------	--------	----------	------	-------

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

AL033831	4/15/2015		Account# 2840200	5758-0008	0.69	0.00	0.69	5/4/2015	13341	05/15
----------	-----------	--	------------------	-----------	------	------	------	----------	-------	-------

**Vendor: TOY002 To Your Taste Catering, LLC**

168172	4/15/2015		EngineersHolidayLunc	5732-0000	90.07	0.00	90.07	5/11/2015	13367	05/15
--------	-----------	--	----------------------	-----------	-------	------	-------	-----------	-------	-------

**Vendor: WAL008 WALSH, COLUCCI, LUBELEY & WALSH P.C**

187835	11/13/2013		OEI Strategy	6632-0000	2,046.91	0.00	2,046.91	5/5/2015	6783	05/15
--------	------------	--	--------------	-----------	----------	------	----------	----------	------	-------

**Vendor: WAS004 WASHINGTON GAS**

WT3455042215A	4/22/2015		3/23-4/21/15 3617916	0491-3450	809.13	0.00	809.13	5/12/2015	55042215A	05/15
---------------	-----------	--	----------------------	-----------	--------	------	--------	-----------	-----------	-------

**Vendor: ZAC001 Accenture LLP**

VC1100005427	4/3/2015		3/15 LSE ADMIN	5758-0011	148.56	0.00	148.56	5/6/2015	13345	05/15
--------------	----------	--	----------------	-----------	--------	------	--------	----------	-------	-------

Expense Period 04/15 Total:	60,357.37	0.00	60,357.37
-----------------------------	-----------	------	-----------

<b>1400 Key Boulevard Total:</b>	<b>61,833.37</b>	<b>0.00</b>	<b>61,833.37</b>
----------------------------------	------------------	-------------	------------------

<b>Grand Total:</b>	<b>61,833.37</b>	<b>0.00</b>	<b>61,833.37</b>
---------------------	------------------	-------------	------------------



Database:	MONDAYPROD	Check Register	Page:	1
ENTITY:	3450	Monday Production DB	Date:	5/27/2015
		1400 Key Boulevard	Time:	01:27 PM
04/15 Through 04/15				
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

6719	4/7/2015	04/15	ARL004	ARLINGTON COUNTY, VIRGINIA *** VOID ***			Voided Check			
3450	PermitFees			0142-0002	345034554115	4/1/2015	5/1/2015	1,428.00	0.00	1,428.00
3450	lost check			0142-0002	345034554115	4/1/2015	5/1/2015	-1,428.00	0.00	-1,428.00
							Check Total:	0.00	0.00	0.00
6720	4/7/2015	04/15	CLE010	Clean & Polish Bldg Solutions, Inc.						
3450	Flag Hanging & Remov	345004151		5388-0000	30397	1/15/2015	2/14/2015	1,476.00	0.00	1,476.00
							Check Total:	1,476.00	0.00	1,476.00
6721	4/7/2015	04/15	DAT003	Datawatch Systems Inc.						
3450	May2015FireMonitorin			5372-0000	688534	4/1/2015	5/1/2015	40.00	0.00	40.00
							Check Total:	40.00	0.00	40.00
6722	4/7/2015	04/15	DEL002	DELAWARE SECRETARY OF STATE						
3450	NashAssoc2014DELLCf			6632-0000	3949550-2015	3/25/2015	4/24/2015	300.00	0.00	300.00
							Check Total:	300.00	0.00	300.00
6723	4/7/2015	04/15	DEL002	DELAWARE SECRETARY OF STATE						
3450	Rs140JrMzz2014DELLC			6632-0000	5128024-2015	3/25/2015	4/24/2015	300.00	0.00	300.00
							Check Total:	300.00	0.00	300.00
6724	4/7/2015	04/15	DEL002	DELAWARE SECRETARY OF STATE						
3450	Rs140SrMzz2014DELLC			6632-0000	5128027-2015	3/25/2015	4/24/2015	300.00	0.00	300.00
							Check Total:	300.00	0.00	300.00
6725	4/7/2015	04/15	DIS004	Distinctive Plantings						
3450	Mar2015PlantMaint			5385-0000	29663	3/27/2015	4/26/2015	265.39	0.00	265.39
							Check Total:	265.39	0.00	265.39
6726	4/7/2015	04/15	ELE012	Elevator Control Service						
3450	March20115 Elev Main			5320-0000	0181043-IN	3/10/2015	4/9/2015	2,350.00	0.00	2,350.00
							Check Total:	2,350.00	0.00	2,350.00
6727	4/7/2015	04/15	ENG003	Engineers Outlet						

Database: MONDAYPROD		Check Register						Page: 2	
ENTITY: 3450		Monday Production DB						Date: 5/27/2015	
		1400 Key Boulevard						Time: 01:27 PM	
04/15 Through 04/15									
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount
3450	MiscHVACSupplies			5334-0000	273646	3/27/2015	4/26/2015	182.79	182.79
							Check Total:	182.79	182.79
6728	4/7/2015	04/15	GOT005	Gotham Technologies					
3450	Apr2015HVACWtrTreatr			5332-0000	7030	4/1/2015	5/1/2015	397.48	397.48
							Check Total:	397.48	397.48
6729	4/7/2015	04/15	GRI005	Griffith Energy Services, Inc					
3450	GeneratorFuel			5370-0000	2526621	3/9/2015	4/8/2015	590.64	590.64
							Check Total:	590.64	590.64
6730	4/7/2015	04/15	GRNSTN	GREENSTEIN DELORME & LUCHS PC					
3450	TheBoeingCompany			6630-0000	176602	3/9/2015	4/8/2015	648.00	648.00
3450	UberOffices			6630-0000	176684	3/9/2015	4/8/2015	8,460.90	8,460.90
							Check Total:	9,108.90	9,108.90
6731	4/7/2015	04/15	KAS001	KASTLE SYSTEMS					
3450	May2015OperationsFee			5520-0000	553381	4/1/2015	5/1/2015	226.00	226.00
							Check Total:	226.00	226.00
6732	4/7/2015	04/15	MON020	MONDAY PROPERTIES SERVICES, LLC					
3450	DUE TO MPS 2/15			0491-0010	DTF0215ROSS	3/16/2015	4/15/2015	9,994.76	9,994.76
							Check Total:	9,994.76	9,994.76
6733	4/7/2015	04/15	MONMGT	MONDAY PROPERTIES SERVICES LLC					
3450	Management Fee			5610-0000	3450_0000000001	3/31/2015	3/31/2015	8,789.02	8,789.02
							Check Total:	8,789.02	8,789.02
6734	4/7/2015	04/15	MPC001	MPC SERVICES, LLC					
3450	LCG9thFlr			0162-0004	34500025-3	3/31/2015	4/30/2015	10,557.60	10,557.60
3450	12thFlrRestroom			0162-0004	34501503-1	3/31/2015	4/30/2015	7,920.00	7,920.00
							Check Total:	18,477.60	18,477.60
6735	4/7/2015	04/15	NAT024	National Association of Power					

Page: 3  
Date: 5/27/2015  
Time: 01:27 PM

Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name		Invoice		Invoice	Discount	Check
Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount
3450	AirConditioningll		3450011520	5754-0000	3450011520	3/15/2015	4/14/2015	1,165.46	0.00	1,165.46
3450	AirConditioning1		345002152	5754-0000	345002152	3/15/2015	4/14/2015	1,126.00	0.00	1,126.00
							Check Total:	2,291.46	0.00	2,291.46
6736	4/7/2015	04/15	NEW002	CONSTELLATION NEWENERGY, INC						
3450	Feb2015Gas			5220-0000	3/23 301873660	3/23/2015	4/22/2015	1.20	0.00	1.20
							Check Total:	1.20	0.00	1.20
6737	4/7/2015	04/15	OTJ001	OTJ ARCHITECTS						
3450	12thFIADASatelliteRR		3450011519	0162-0004	152455	2/28/2015	3/30/2015	5,169.59	0.00	5,169.59
							Check Total:	5,169.59	0.00	5,169.59
6738	4/7/2015	04/15	PRO025	IESI-MD Corporation						
3450	Apr2015Trash			5152-0000	1300345565	4/1/2015	5/1/2015	412.94	0.00	412.94
							Check Total:	412.94	0.00	412.94
6739	4/7/2015	04/15	QUI006	Quick Messenger Services of DC Inc						
3450	1400 Courier Charges			6411-0000	0567132	1/2/2015	2/1/2015	11.59	0.00	11.59
							Check Total:	11.59	0.00	11.59
6740	4/7/2015	04/15	RAM006	RAMCO OF VIRGINIA, INC.						
3450	12thFloor			0162-0004	9760848	3/25/2015	4/24/2015	1,187.99	0.00	1,187.99
							Check Total:	1,187.99	0.00	1,187.99
6741	4/7/2015	04/15	RED013	Red Coats, Inc.						
3450	PressureWashSidewalk		3465031514	5160-0000	223875	3/25/2015	4/24/2015	461.33	0.00	461.33
							Check Total:	461.33	0.00	461.33
6742	4/7/2015	04/15	SEC009	SecurAmerica LLC						
3450	Feb2015SecurityRover			5520-0000	INV901016	3/11/2015	4/10/2015	901.29	0.00	901.29
3450	Feb2015 Rovers			5520-0000	INV901018	3/11/2015	4/10/2015	3,252.36	0.00	3,252.36
							Check Total:	4,153.65	0.00	4,153.65
6743	4/7/2015	04/15	WBE001	WB Engineers and Consultants						

Database: MONDAYPROD		Check Register							Page: 4	
ENTITY: 3450		Monday Production DB							Date: 5/27/2015	
		1400 Key Boulevard							Time: 01:27 PM	
04/15 Through 04/15										
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	12thFlrRestroom			0162-0004	21592	3/12/2015	4/11/2015	6,216.45	0.00	6,216.45
							Check Total:	6,216.45	0.00	6,216.45
6744	4/17/2015	04/15	ARL004	ARLINGTON COUNTY, VIRGINIA						
3450	PermitFees			0142-0002	345034554115	4/1/2015	5/1/2015	1,428.00	0.00	1,428.00
							Check Total:	1,428.00	0.00	1,428.00
6745	4/28/2015	04/15	CAP038	Capital Design, Inc						
3450	8th FI Plan Eblast		3450031510	6410-0000	3595	3/24/2015	4/23/2015	1,640.00	0.00	1,640.00
							Check Total:	1,640.00	0.00	1,640.00
6746	4/28/2015	04/15	CIN001	CINTAS CORPORATION #145						
3450	Uniforms			5390-0000	145219888	3/25/2015	4/24/2015	43.70	0.00	43.70
3450	Uniforms			5390-0000	145223290	4/1/2015	5/1/2015	33.59	0.00	33.59
3450	Uniforms			5390-0000	145226669	4/8/2015	5/8/2015	33.59	0.00	33.59
							Check Total:	110.88	0.00	110.88
6747	4/28/2015	04/15	CLA021	Clark Construction Group, LLC						
3450	REFUND PPD RENT			2517-0000	RFND040615	4/6/2015	5/6/2015	2,236.00	0.00	2,236.00
							Check Total:	2,236.00	0.00	2,236.00
6748	4/28/2015	04/15	COM029	COMMERCIAL PROTECTION SYSTEMS, INC						
3450	FireAlarmInspecRepai		345001155	5372-0000	4102	4/21/2015	5/21/2015	565.32	0.00	565.32
							Check Total:	565.32	0.00	565.32
6749	4/28/2015	04/15	COM032	COMCAST						
3450	4/7 956050014			5732-0000	4/7 956050014	4/7/2015	5/7/2015	21.74	0.00	21.74
3450	3/21 969423018			5732-0000	3/21 969423018	3/21/2015	4/20/2015	88.87	0.00	88.87
3450	4/7 951979017			5732-0000	4/7 951797017	4/7/2015	5/7/2015	112.42	0.00	112.42
							Check Total:	223.03	0.00	223.03
6750	4/28/2015	04/15	ELE012	Elevator Control Service						
3450	April2015 Elev Maint			5320-0000	0181848-IN	4/10/2015	5/10/2015	2,350.02	0.00	2,350.02

Database:	MONDAYPROD	Check Register							Page:	5
ENTITY:	3450	Monday Production DB							Date:	5/27/2015
		1400 Key Boulevard							Time:	01:27 PM
04/15 Through 04/15										
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

Check Total: 2,350.02 0.00 2,350.02

**6751 4/28/2015 04/15 ENG003 Engineers Outlet**

3450	DoorGasket		5334-0000	274168	4/9/2015	5/9/2015	116.60	0.00	116.60
3450	MiscSupplies	345003155	5380-0000	274167	4/9/2015	5/9/2015	164.33	0.00	164.33
3450	MechanicsGloves	345503159	5380-0000	273849	4/1/2015	5/1/2015	114.17	0.00	114.17

Check Total: 395.10 0.00 395.10

**6752 4/28/2015 04/15 FED007 FEDERAL LOCK & SAFE, INC**

3450	LCG	345003158	6212-0000	0110018-IN	3/23/2015	4/22/2015	403.94	0.00	403.94
3450	Rekey12thFlr	345004154	5381-0000	0110456-IN	4/9/2015	5/9/2015	276.80	0.00	276.80

Check Total: 680.74 0.00 680.74

**6753 4/28/2015 04/15 GRNSTN GREENSTEIN DELORME & LUCHS PC**

3450	Starfish Stock Purch		6630-0000	176372	3/4/2015	4/3/2015	729.00	0.00	729.00
3450	ACT College Lease		6630-0000	177194	4/13/2015	5/13/2015	445.50	0.00	445.50
3450	Uber Offices		6630-0000	177660	4/21/2015	5/21/2015	3,254.64	0.00	3,254.64

Check Total: 4,429.14 0.00 4,429.14

**6754 4/28/2015 04/15 KCS001 KCS Landscape Management, Inc.**

3450	2015SpringPansy	345003157	5412-0000	15392-501	4/6/2015	5/6/2015	1,235.43	0.00	1,235.43
------	-----------------	-----------	-----------	-----------	----------	----------	----------	------	----------

Check Total: 1,235.43 0.00 1,235.43

**6755 4/28/2015 04/15 MON026 Mona Electric Group, Inc.**

3450	DLevelParkingGarage	345004156	5372-0000	266382	4/10/2015	5/10/2015	275.00	0.00	275.00
------	---------------------	-----------	-----------	--------	-----------	-----------	--------	------	--------

Check Total: 275.00 0.00 275.00

**6756 4/28/2015 04/15 MONCMF MONDAY PROPERTIES SERVICES LLC**

3450	TRANSFORMER REPL		0142-0020	3450CMF0415	4/1/2015	5/1/2015	143.53	0.00	143.53
3450	LCG LL WORK		0162-0020	3450CMF0415	4/1/2015	5/1/2015	316.73	0.00	316.73
3450	12001A VACANT LL WF		0162-0020	3450CMF0415	4/1/2015	5/1/2015	614.82	0.00	614.82

Check Total: 1,075.08 0.00 1,075.08

**6757 4/28/2015 04/15 NEW002 CONSTELLATION NEWENERGY, INC**

Database: MONDAYPROD		Check Register							Page: 6	
ENTITY: 3450		Monday Production DB							Date: 5/27/2015	
		1400 Key Boulevard							Time: 01:27 PM	
04/15 Through 04/15										
Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice	Invoice	Invoice	Discount	Check	
Entity	Reference		Address ID	Account Number	Number	Date	Due Date	Amount	Amount	Amount
			P.O. Number							
3450	Jan2015Gas			5220-0000	4/13 210646022	4/13/2015	5/13/2015	6,170.18	0.00	6,170.18
3450	Feb2015Gas			5220-0000	Feb 210646022	4/13/2015	5/13/2015	9,331.23	0.00	9,331.23
							Check Total:	15,501.41	0.00	15,501.41
6758	4/28/2015	04/15	ORK001	Orkin LLC						
3450	Mar2015PestControl			5384-0000	25844036	4/7/2015	5/7/2015	585.24	0.00	585.24
							Check Total:	585.24	0.00	585.24
6759	4/28/2015	04/15	OTJ001	OTJ ARCHITECTS						
3450	CuriosityMedia		345003153	0162-0004	153446	3/3/2015	4/2/2015	759.36	0.00	759.36
							Check Total:	759.36	0.00	759.36
6760	4/28/2015	04/15	PRO025	IESI-MD Corporation						
3450	Mar2015Recycle			5152-0000	1300348115	3/31/2015	4/30/2015	208.23	0.00	208.23
							Check Total:	208.23	0.00	208.23
6761	4/28/2015	04/15	RED013	Red Coats, Inc.						
3450	Apr2015CleaningServi			5120-0000	224289	3/27/2015	4/26/2015	16,382.24	0.00	16,382.24
3450	Apr2015GaragePorter			6320-0000	224289	3/27/2015	4/26/2015	688.98	0.00	688.98
3450	Apr2015VacancyCredit			5121-0000	224289	3/27/2015	4/26/2015	-3,691.12	0.00	-3,691.12
3450	Apr2015Differential			6214-0000	224289	3/27/2015	4/26/2015	201.56	0.00	201.56
							Check Total:	13,581.66	0.00	13,581.66
6762	4/28/2015	04/15	SCH016	Schneider Electric Building						
3450	April2015 BAS			5342-0000	010441	4/8/2015	5/8/2015	759.42	0.00	759.42
							Check Total:	759.42	0.00	759.42
6763	4/28/2015	04/15	SEC009	SecurAmerica LLC						
3450	Mar2015SecurityRover			5520-0000	04/08/2015	4/8/2015	5/8/2015	991.42	0.00	991.42
							Check Total:	991.42	0.00	991.42
6764	4/28/2015	04/15	SHA007	Shalom Baranes Associates						
3450	wilson studies			6632-0000	20935	4/13/2015	5/13/2015	1,708.21	0.00	1,708.21
3450	OEI			6632-0000	34949470	4/22/2015	5/22/2015	349.05	0.00	349.05

Database: MONDAYPROD	Check Register							Page: 7		
ENTITY: 3450	Monday Production DB							Date: 5/27/2015		
	1400 Key Boulevard							Time: 01:27 PM		
04/15 Through 04/15										
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

Check Total: 2,057.26 0.00 2,057.26

<b>6765</b>	<b>4/28/2015</b>	<b>04/15</b>	<b>TEL005</b>	<b>Telco Experts LLC</b>				
3450	Apr2015FireMonitor			5372-0000	1639150401	4/1/2015	5/1/2015	332.81
3450	Apr2015ElevLines			5322-0000	1639150401	4/1/2015	5/1/2015	110.94
3450	Apr2015PhoneLines			5734-0000	2049150401	4/1/2015	5/1/2015	236.88

Check Total: 680.63 0.00 680.63

<b>6766</b>	<b>4/28/2015</b>	<b>04/15</b>	<b>THO013</b>	<b>Thornton Tomasetti, Inc.</b>				
3450	Garage Repairs			0142-0002	L15002.00-2	3/13/2015	4/12/2015	451.20
3450	GoldsGymCAServices			6632-0000	L15004.00-2	3/12/2015	4/11/2015	195.00

Check Total: 646.20 0.00 646.20

<b>6767</b>	<b>4/28/2015</b>	<b>04/15</b>	<b>WBM001</b>	<b>W.B. MASON</b>				
3450	Office Supplies			5732-0000	IS0343558	3/31/2015	4/30/2015	92.49

Check Total: 92.49 0.00 92.49

<b>13009</b>	<b>4/22/2015</b>	<b>04/15</b>	<b>TIM005</b>	<b>TIME WARNER CABLE OF NYC *** VOID ***</b>	<b>Voided Check</b>			
3450	lost check			5758-0001	AL24835084	2/22/2015	3/24/2015	-0.42

Check Total: -0.42 0.00 -0.42

<b>13141</b>	<b>4/6/2015</b>	<b>04/15</b>	<b>DEN005</b>	<b>Deniz Yener</b>				
3450	Broker Events			6411-0000	ALDY032415	3/24/2015	4/23/2015	28.77

Check Total: 28.77 0.00 28.77

<b>13144</b>	<b>4/6/2015</b>	<b>04/15</b>	<b>KBUR01</b>	<b>Kevin Burns</b>				
3450	Staff lunch			5758-0013	KevinB.3/19/15	3/19/2015	4/18/2015	4.64

Check Total: 4.64 0.00 4.64

<b>13146</b>	<b>4/6/2015</b>	<b>04/15</b>	<b>PEA004</b>	<b>Peapod, LLC</b>				
3450	Customer ID ox82558			5758-0001	ALk60561695	3/23/2015	4/22/2015	1.87

Check Total: 1.87 0.00 1.87

<b>13148</b>	<b>4/6/2015</b>	<b>04/15</b>	<b>QUI007</b>	<b>iPROMOTEU</b>				
--------------	-----------------	--------------	---------------	------------------	--	--	--	--

Database: MONDAYPROD		Check Register							Page: 8	
ENTITY: 3450		Monday Production DB							Date: 5/27/2015	
		1400 Key Boulevard							Time: 01:27 PM	
04/15 Through 04/15										
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check		
Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount	Amount
3450	VDay spec suite mail		MNDSRV03154	6410-0000	AL872556QM	2/5/2015	3/7/2015	1,018.20	0.00	1,018.20
Check Total:								1,018.20	0.00	1,018.20
13149	4/6/2015	04/15	REA002	REALDATA MANAGEMENT INC						
3450	NY 8098Z SUPPORT S\			6410-0000	AL8098Z.Q2.15	4/1/2015	5/1/2015	223.45	0.00	223.45
Check Total:								223.45	0.00	223.45
13151	4/6/2015	04/15	TIM007	TIM HELMIG						
3450	Cab from airport			5758-0008	ALTHPers0315	3/17/2015	4/16/2015	0.41	0.00	0.41
3450	Broker Event GLove			6411-0000	ALTHPers0315	3/17/2015	4/16/2015	64.41	0.00	64.41
Check Total:								64.82	0.00	64.82
13162	4/13/2015	04/15	COM032	COMCAST						
3450	Acct# 05613951384012			5758-0001	Comcast3/15	3/21/2015	4/20/2015	3.32	0.00	3.32
Check Total:								3.32	0.00	3.32
13163	4/13/2015	04/15	CUS003	CUSHMAN & WAKEFIELD						
3450	APPRAISING 10 PROP			6632-0000	AL14260019558	1/5/2015	2/4/2015	3,500.00	0.00	3,500.00
Check Total:								3,500.00	0.00	3,500.00
13168	4/13/2015	04/15	DEL002	DELAWARE SECRETARY OF STATE						
3450	RossSeries2014DELLCf			6632-0000	AL4331175-2015	3/25/2015	4/24/2015	30.00	0.00	30.00
Check Total:								30.00	0.00	30.00
13172	4/13/2015	04/15	INS004	INSTITUTE OF REAL ESTATE MGMT						
3450	IREMGalaCommittee			6634-0000	VA04032015	4/3/2015	5/3/2015	104.50	0.00	104.50
Check Total:								104.50	0.00	104.50
13173	4/13/2015	04/15	JBUR01	Jennifer Burns						
3450	StaffMeals			5732-0000	JBurns03312015	3/31/2015	4/30/2015	80.60	0.00	80.60
3450	Gas			5430-0000	JBurns03312015	3/31/2015	4/30/2015	5.89	0.00	5.89
3450	EngineersWorkbook			5754-0000	JBurns03312015	3/31/2015	4/30/2015	19.51	0.00	19.51
Check Total:								106.00	0.00	106.00



Database:	MONDAYPROD	Check Register	Page:	9
ENTITY:	3450	Monday Production DB	Date:	5/27/2015
		1400 Key Boulevard	Time:	01:27 PM
04/15 Through 04/15				
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

13174	4/13/2015	04/15	MAY003	Mayer Brown LLP						
3450	OEI Strategy			6632-0000	34932741	3/16/2015	4/15/2015	348.50	0.00	348.50
							Check Total:	348.50	0.00	348.50
13176	4/13/2015	04/15	MME111	Mitchell's Music and Entertainment						
3450	Earth Day sound syst			5772-0000	15042201.1	4/6/2015	5/6/2015	11.51	0.00	11.51
							Check Total:	11.51	0.00	11.51
13179	4/13/2015	04/15	PEA004	Peapod, LLC						
3450	Customer ID ox82558			5758-0001	ALk60746588	3/30/2015	4/29/2015	1.88	0.00	1.88
							Check Total:	1.88	0.00	1.88
13182	4/13/2015	04/15	RED005	Red Top Cab of Arlington						
3450	Acct# 2840200			5758-0008	AL022192	3/15/2015	4/14/2015	1.91	0.00	1.91
							Check Total:	1.91	0.00	1.91
13183	4/13/2015	04/15	REM004	REMLU, INC						
3450	EAPprog QtyJan-Mar20			5372-0000	REM 15-017	3/12/2015	4/11/2015	1,250.00	0.00	1,250.00
							Check Total:	1,250.00	0.00	1,250.00
13185	4/13/2015	04/15	TEL005	Telco Experts LLC						
3450	VA-Acct# 1775 4/1/15			5758-0005	AL1775150401	4/1/2015	5/1/2015	29.67	0.00	29.67
							Check Total:	29.67	0.00	29.67
13195	4/20/2015	04/15	PET005	PETTY CASH						
3450	NY Office Supply			5758-0001	ALPC041315	4/13/2015	4/20/2015	0.24	0.00	0.24
							Check Total:	0.24	0.00	0.24
13197	4/21/2015	04/15	ALL019	Allied Telecom Group LLC						
3450	208 INTRNT ACCESS			5758-0002	AL1031984	4/5/2015	5/5/2015	16.80	0.00	16.80
							Check Total:	16.80	0.00	16.80
13201	4/21/2015	04/15	CDW001	CDW DIRECT LLC						
3450	324 R POTTERTON			5758-0003	ALTK59011	3/26/2015	4/25/2015	68.82	0.00	68.82

Database:	MONDAYPROD	Check Register	Page:	10
ENTITY:	3450	Monday Production DB	Date:	5/27/2015
		1400 Key Boulevard	Time:	01:27 PM
04/15 Through 04/15				
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: 68.82 0.00 68.82

**13208**    **4/21/2015**    **04/15**    **COS004**    **COSTAR REALTY INFORMATION INC**  
3450    28 Day Ad Run    MNDSRV03159    6410-0000    AL193086PSI    3/10/2015    4/9/2015    156.25    0.00    156.25

Check Total: 156.25 0.00 156.25

**13214**    **4/21/2015**    **04/15**    **FIR010**    **FIRST CORPORATE SEDANS CORP**  
3450    Andrew McGeorge    5758-0008    AL793780    4/9/2015    5/9/2015    1.79    0.00    1.79

Check Total: 1.79 0.00 1.79

**13217**    **4/21/2015**    **04/15**    **FRE013**    **Freshdirect**  
3450    NY 11717338932-20150    5758-0001    AL201503    4/7/2015    4/22/2015    1.82    0.00    1.82

Check Total: 1.82 0.00 1.82

**13218**    **4/21/2015**    **04/15**    **GRNSTN**    **GREENSTEIN DELORME & LUCHS PC**  
3450    Costar Contract Revi    6630-0000    AL176370    3/4/2015    4/3/2015    24.79    0.00    24.79

Check Total: 24.79 0.00 24.79

**13221**    **4/21/2015**    **04/15**    **ICO002**    **iContact LLC**  
3450    5/1-5/31 Monthy Subs    6410-0000    AL5658874    4/10/2015    5/10/2015    7.95    0.00    7.95

Check Total: 7.95 0.00 7.95

**13223**    **4/21/2015**    **04/15**    **MPA004**    **MDISTRICT PARK 1**  
3450    3/1/15 Elcon Parkers    5322-0000    118769    2/20/2015    3/22/2015    92.51    0.00    92.51

Check Total: 92.51 0.00 92.51

**13224**    **4/21/2015**    **04/15**    **MPA004**    **MDISTRICT PARK 1**  
3450    Jan, Feb, Mar 2015 Elco    5322-0000    118842    2/20/2015    3/22/2015    78.27    0.00    78.27

Check Total: 78.27 0.00 78.27

**13225**    **4/21/2015**    **04/15**    **MPA004**    **MDISTRICT PARK 1**  
3450    April 2015 Elcon Park    5322-0000    119670    3/20/2015    4/19/2015    92.51    0.00    92.51

Database:	MONDAYPROD	Check Register	Page:	11
ENTITY:	3450	Monday Production DB	Date:	5/27/2015
		1400 Key Boulevard	Time:	01:27 PM
04/15 Through 04/15				
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: 92.51 0.00 92.51

**13226**    **4/21/2015**    **04/15**    **NEX004**    **Next Generation Security Concepts**  
3450    4/1/15-6/30/15 CCTV    5540-0000    033115-1    3/1/2015    3/31/2015    515.00    0.00    515.00

Check Total: 515.00 0.00 515.00

**13229**    **4/21/2015**    **04/15**    **PEA004**    **Peapod, LLC**  
3450    Customer ID ox82558    5758-0001    ALk59941012    3/2/2015    4/1/2015    1.80    0.00    1.80

Check Total: 1.80 0.00 1.80

**13231**    **4/21/2015**    **04/15**    **PEA004**    **Peapod, LLC**  
3450    Customer ID ox82558    5758-0001    ALk60966805    4/6/2015    5/6/2015    1.88    0.00    1.88

Check Total: 1.88 0.00 1.88

**13233**    **4/21/2015**    **04/15**    **PEA004**    **Peapod, LLC**  
3450    Customer ID ox82558    5758-0001    ALk61146272    4/13/2015    5/13/2015    1.87    0.00    1.87

Check Total: 1.87 0.00 1.87

**13234**    **4/21/2015**    **04/15**    **PIL001**    **PILLSBURY WINTHROP SHAW PITTMAN LLP**  
3450    OEI Strategy    6632-0000    7971294    3/24/2015    4/23/2015    79.77    0.00    79.77

Check Total: 79.77 0.00 79.77

**13237**    **4/21/2015**    **04/15**    **REA002**    **REALDATA MANAGEMENT INC**  
3450    335 RDM DOCS SUBSC    5758-0003    AL8098K.Q2.15    4/1/2015    5/1/2015    93.63    0.00    93.63

Check Total: 93.63 0.00 93.63

**13238**    **4/21/2015**    **04/15**    **REA024**    **Reallogic Analytics Inc**  
3450    340 ABSTRACTING    5758-0003    AL33334    2/28/2015    3/30/2015    150.00    0.00    150.00

Check Total: 150.00 0.00 150.00

**13240**    **4/21/2015**    **04/15**    **RED005**    **Red Top Cab of Arlington**  
3450    Account# 2840200    5758-0008    AL029450    3/31/2015    4/30/2015    0.99    0.00    0.99

Database:	MONDAYPROD	Check Register	Page:	12
ENTITY:	3450	Monday Production DB	Date:	5/27/2015
		1400 Key Boulevard	Time:	01:27 PM
04/15 Through 04/15				
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: 0.99 0.00 0.99

13242 4/21/2015 04/15 RED007 Redirect, Inc.  
3450 215 HELP DESK 5758-0002 AL14972 3/4/2015 4/3/2015 61.78 0.00 61.78

Check Total: 61.78 0.00 61.78

13244 4/21/2015 04/15 RED007 Redirect, Inc.  
3450 202 SCORECARD 5758-0002 AL15007 3/12/2015 4/11/2015 27.03 0.00 27.03

Check Total: 27.03 0.00 27.03

13246 4/21/2015 04/15 RED007 Redirect, Inc.  
3450 215 HELP DESK 5758-0002 AL15050 4/3/2015 5/3/2015 62.57 0.00 62.57

Check Total: 62.57 0.00 62.57

13248 4/21/2015 04/15 SEA005 SEAMLESSWEB PROFESSIONAL  
3450 Staff Meal 5732-0000 2053917 4/12/2015 5/12/2015 54.18 0.00 54.18

Check Total: 54.18 0.00 54.18

13252 4/21/2015 04/15 SEC008 Secure Shred LLC  
3450 On Site Shredding 5758-0012 AL8911 3/31/2015 4/30/2015 7.57 0.00 7.57

Check Total: 7.57 0.00 7.57

13253 4/21/2015 04/15 SPE008 Special Olympics District Columbia  
3450 special olympics don 6634-0000 SO41715 4/17/2015 5/17/2015 197.59 0.00 197.59

Check Total: 197.59 0.00 197.59

13256 4/21/2015 04/15 TEL005 Telco Experts LLC  
3450 Account #1197 5758-0005 AL1197150401 4/1/2015 5/1/2015 19.02 0.00 19.02

Check Total: 19.02 0.00 19.02

13258 4/21/2015 04/15 TIM005 TIME WARNER CABLE OF NYC  
3450 2.22 TO 3.21.15 5758-0001 AL24835084 2/22/2015 3/24/2015 0.42 0.00 0.42

Database: MONDAYPROD	Check Register	Page: 13								
ENTITY: 3450	Monday Production DB	Date: 5/27/2015								
	1400 Key Boulevard	Time: 01:27 PM								
04/15 Through 04/15										
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

Check Total: 0.42 0.00 0.42

13260 4/21/2015 04/15 TIM009 Time Warner Cable  
3450 210 4/15 #030065301 5758-0002 AL04012015 4/1/2015 5/1/2015 10.64 0.00 10.64

Check Total: 10.64 0.00 10.64

13261 4/21/2015 04/15 TRE003 State Corporation Commission  
3450 2015VALLCRegAssessr 6632-0000 ALT03427922015 3/1/2015 3/31/2015 5.00 0.00 5.00

Check Total: 5.00 0.00 5.00

13263 4/21/2015 04/15 UNI005 UNITED PARCEL SERVICE  
3450 VA 0721WH/A148V1 4/1 5758-0007 AL000A148V1165 4/18/2015 5/18/2015 2.34 0.00 2.34

Check Total: 2.34 0.00 2.34

13267 4/21/2015 04/15 VER013 VERIZON WIRELESS  
3450 VA-Acct#720396355000 5758-0006 AL9743092113 3/28/2015 4/27/2015 120.20 0.00 120.20

Check Total: 120.20 0.00 120.20

13276 4/21/2015 04/15 WBM001 W.B. MASON  
3450 NY C2012992 RENTAL 5758-0004 ALIS0343496 3/31/2015 4/30/2015 0.22 0.00 0.22  
3450 NY C2012992 OFF SUP 5758-0001 ALIS0343496 3/31/2015 4/30/2015 5.02 0.00 5.02

Check Total: 5.24 0.00 5.24

13280 4/21/2015 04/15 WBM001 W.B. MASON  
3450 Item for B.Potterton 5758-0001 ALIS0343548 3/31/2015 4/30/2015 4.67 0.00 4.67  
3450 Office supplies 5758-0001 ALIS0343548 3/31/2015 4/30/2015 30.54 0.00 30.54  
3450 Coffee machine renta 5758-0004 ALIS0343548 3/31/2015 4/30/2015 1.71 0.00 1.71

Check Total: 36.92 0.00 36.92

13282 4/21/2015 04/15 XER005 Xerox Financial Services LLC  
3450 VA-Con#010000055900 5758-0004 AL296677 4/5/2015 5/5/2015 50.90 0.00 50.90

Check Total: 50.90 0.00 50.90

13284 4/28/2015 04/15 AMT002 AmTrust North America, Inc.

Database: MONDAYPROD		Check Register						Page: 14	
ENTITY: 3450		Monday Production DB						Date: 5/27/2015	
		1400 Key Boulevard						Time: 01:27 PM	
04/15 Through 04/15									
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Invoice Number	Date	Due Date	Amount	Amount
3450	2015 DisabilityPremi			5710-5000	04022015	4/2/2015	5/2/2015	2.30	0.00
							Check Total:	2.30	0.00
									2.30
13285	4/28/2015	04/15	ATS002	At Site Real Estate					
3450	March2015 BPM serv			5390-0000	2015092	3/15/2015	4/14/2015	605.17	0.00
							Check Total:	605.17	0.00
									605.17
13289	4/28/2015	04/15	CAH001	CAHILL, AILEEN					
3450	VA Travel			5758-0014	AC04162015	4/16/2015	5/16/2015	33.90	0.00
3450	VA Taxi			5758-0008	AC04162015	4/16/2015	5/16/2015	0.59	0.00
3450	VA Meals			5758-0013	AC04162015	4/16/2015	5/16/2015	3.32	0.00
							Check Total:	37.81	0.00
									37.81
13291	4/28/2015	04/15	CIT006	CITISTORAGE INC.					
3450	NY #2510 STORAGE FE			5758-0001	AL0800439	4/1/2015	5/1/2015	6.05	0.00
							Check Total:	6.05	0.00
									6.05
13294	4/28/2015	04/15	DCJ001	DCJOBS.Com					
3450	Renewal Jul14-Aug15			5758-0012	142946	4/1/2015	5/1/2015	104.47	0.00
							Check Total:	104.47	0.00
									104.47
13295	4/28/2015	04/15	DEN005	Deniz Yener					
3450	Broker lunch/drinks			6411-0000	ALDY042015	4/20/2015	5/20/2015	16.92	0.00
							Check Total:	16.92	0.00
									16.92
13298	4/28/2015	04/15	INT023	Interior Foliage Design Inc					
3450	NY #3980 4/15 MNTNA			5758-0012	AL188307	4/10/2015	5/10/2015	0.42	0.00
							Check Total:	0.42	0.00
									0.42
13300	4/28/2015	04/15	KAS002	KASTLE SYSTEMS (VA)					
3450	iPhone security fobs			5758-0006	ALW0082540	3/18/2015	4/17/2015	1.63	0.00
							Check Total:	1.63	0.00
									1.63
13301	4/28/2015	04/15	NOV006	Nova Offset Corp					

Database: MONDAYPROD		Check Register						Page: 15	
ENTITY: 3450		Monday Production DB						Date: 5/27/2015	
		1400 Key Boulevard						Time: 01:27 PM	
04/15 Through 04/15									
Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Invoice	Invoice	Discount	Check	
Entity	Reference		P.O. Number	Account Number	Number	Date	Due Date	Amount	Amount
3450	bus. cards	J. Tackti		5758-0001	AL55630	4/16/2015	5/16/2015	23.58	23.58
							Check Total:	23.58	23.58
13304	4/28/2015	04/15	ROB025	Robinson & Cole LLP					
3450	Legal-Employment			5758-0012	50132486	10/6/2014	11/4/2014	13.61	13.61
							Check Total:	13.61	13.61
13306	4/28/2015	04/15	ROB025	Robinson & Cole LLP					
3450	Legal-Employment			5758-0012	50137751	12/5/2014	1/4/2015	136.30	136.30
							Check Total:	136.30	136.30
13310	4/28/2015	04/15	SEA005	SEAMLESSWEB PROFESSIONAL					
3450	Gigi retirement lunc			5758-0013	AL2055644	4/19/2015	5/19/2015	15.96	15.96
							Check Total:	15.96	15.96
13313	4/28/2015	04/15	STR009	STRATEGIC PRODUCTS AND SERVICES					
3450	Customer# MONPROVA			5758-0005	ALS1663065	4/17/2015	5/17/2015	21.21	21.21
							Check Total:	21.21	21.21
13314	4/28/2015	04/15	TEL005	Telco Experts LLC					
3450	Apr2015PhoneLines			5734-0000	1645150401	4/1/2015	5/1/2015	282.10	282.10
							Check Total:	282.10	282.10
13316	4/28/2015	04/15	TIM005	TIME WARNER CABLE OF NYC					
3450	NY 8150200070312472			5758-0001	AL25071831	4/20/2015	5/20/2015	0.37	0.37
							Check Total:	0.37	0.37
13319	4/28/2015	04/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C					
3450	Realize Rosslyn			6630-0000	AL204619	3/11/2015	4/10/2015	706.20	706.20
							Check Total:	706.20	706.20
13320	4/28/2015	04/15	WAL008	WALSH, COLUCCI, LUBELEY & WALSH P.C					
3450	Realize Rosslyn			6630-0000	AL205602	4/13/2015	5/13/2015	2,138.47	2,138.47

Database: MONDAYPROD	Check Register	Page: 16								
ENTITY: 3450	Monday Production DB	Date: 5/27/2015								
	1400 Key Boulevard	Time: 01:27 PM								
04/15 Through 04/15										
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

						Check Total:	2,138.47	0.00	2,138.47
<b>WT031715</b>	<b>3/17/2015</b>	<b>04/15</b>	<b>1701NF</b>	<b>1701 NORTH FORT MEYER</b>	<b>Hand Check</b>				
3450	03-15 Leasing Draw R			0491-3470	WT031715	3/17/2015	305,499.97	0.00	305,499.97
						Check Total:	305,499.97	0.00	305,499.97
<b>011515234</b>	<b>1/15/2015</b>	<b>04/15</b>	<b>WEL001</b>	<b>WELLS FARGO BANK</b>	<b>Hand Check</b>				
3450	01-15 PORT INT PYMN			8201-0000	WT61702340115A	1/15/2015	32,291.67	0.00	32,291.67
3450	01-15 RESRVE PYMNT			0611-1600	WT61702340115A	1/15/2015	94,505.48	0.00	94,505.48
						Check Total:	126,797.15	0.00	126,797.15
<b>0215STAMP</b>	<b>2/28/2015</b>	<b>04/15</b>	<b>STA034</b>	<b>Stamps.com, Inc.</b>	<b>Hand Check</b>				
3450	STAMP.COM			5758-0004	WT0215STAMP	4/7/2015	0.95	0.00	0.95
3450	VA POSTAGE			5758-0007	WT0215STAMP	4/7/2015	3.55	0.00	3.55
						Check Total:	4.50	0.00	4.50
<b>041515234</b>	<b>4/15/2015</b>	<b>04/15</b>	<b>WEL001</b>	<b>WELLS FARGO BANK</b>	<b>Hand Check</b>				
3450	0415 PortfolioIntere			8201-0000	WT617002340415	4/15/2015	32,291.67	0.00	32,291.67
3450	0415 Reserve Payment			0611-1600	WT617002340415	4/15/2015	97,428.97	0.00	97,428.97
						Check Total:	129,720.64	0.00	129,720.64
<b>041515236</b>	<b>4/15/2015</b>	<b>04/15</b>	<b>WEL001</b>	<b>WELLS FARGO BANK</b>	<b>Hand Check</b>				
3450	0415MezzLoanInterest			8201-0000	WT417002360415	4/15/2015	49,513.89	0.00	49,513.89
						Check Total:	49,513.89	0.00	49,513.89
<b>34550324A</b>	<b>4/13/2015</b>	<b>04/15</b>	<b>WAS004</b>	<b>WASHINGTON GAS</b>	<b>Hand Check</b>				
3450	2/19-3/23/15 3617916			0491-3455	WT3455032415A	3/24/2015	3,136.58	0.00	3,136.58
						Check Total:	3,136.58	0.00	3,136.58
<b>414151400</b>	<b>4/14/2015</b>	<b>04/15</b>	<b>1000OW</b>	<b>1000 - 1100 Wilson Owners</b>	<b>Hand Check</b>				
3450	414 InterProp Tsfr34			0491-3430	WT0414151400	4/14/2015	1,002,000.00	0.00	1,002,000.00
						Check Total:	1,002,000.00	0.00	1,002,000.00
<b>416151400</b>	<b>4/16/2015</b>	<b>04/15</b>	<b>1000OW</b>	<b>1000 - 1100 Wilson Owners</b>	<b>Hand Check</b>				



Database: MONDAYPROD		Check Register						Page: 17		
ENTITY: 3450		Monday Production DB						Date: 5/27/2015		
		1400 Key Boulevard						Time: 01:27 PM		
04/15 Through 04/15										
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
3450	0416 InterProTsf	343		0491-3430	WT0416151400	4/16/2015	4/16/2015	24,886.52	0.00	24,886.52
							Check Total:	24,886.52	0.00	24,886.52
50010415D	4/12/2015	04/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3450	3/2-3/31/15	16522853		5210-0000	WT3450040115D	4/1/2015	4/12/2015	1,137.45	0.00	1,137.45
							Check Total:	1,137.45	0.00	1,137.45
50040115B	4/12/2015	04/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3450	3/2-3/31/15	16350853		5210-0000	WT3450040115B	4/1/2015	4/12/2015	2,888.05	0.00	2,888.05
							Check Total:	2,888.05	0.00	2,888.05
50040115C	4/12/2015	04/15	DOM002	DOMINION VIRGINIA POWER			Hand Check			
3450	3/2-3/31/15	27098419		5210-0000	WT3450040115C	4/1/2015	4/12/2015	404.31	0.00	404.31
							Check Total:	404.31	0.00	404.31
50040615A	4/27/2015	04/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check			
3450	2/19-4/2/15	0913782		5250-0000	WT3450040615A	4/6/2015	4/27/2015	1,186.64	0.00	1,186.64
							Check Total:	1,186.64	0.00	1,186.64
50040615B	4/27/2015	04/15	ARL003	ARLINGTON COUNTY TREASURER			Hand Check			
3450	2/23-3/20/15	0913829		5250-0000	WT3450040615B	4/6/2015	4/27/2015	26.08	0.00	26.08
							Check Total:	26.08	0.00	26.08
C10142015	10/14/2014	04/15	ZAC001	Accenture LLP			Hand Check			
3450	200 9/14 LSE ADMIN			5758-0002	VC1000711633	10/7/2014	11/6/2014	266.67	0.00	266.67
							Check Total:	266.67	0.00	266.67
MEX042015	4/2/2015	04/15	AME007	AMERICAN EXPRESS TRAVEL RELATED			Hand Check			
3450	03/2015 EXPENSES			0222-0000	WTAMEX032015	3/30/2015	4/29/2015	220.02	0.00	220.02
3450	367 03/2015 EXPENSES			5758-0003	WTAMEX032015	3/30/2015	4/29/2015	0.62	0.00	0.62
3450	03/2015 EXPENSES			5758-0008	WTAMEX032015	3/30/2015	4/29/2015	9.26	0.00	9.26
3450	03/2015 EXPENSES			5758-0008	WTAMEX032015	3/30/2015	4/29/2015	59.84	0.00	59.84
3450	03/2015 EXPENSES			6411-0000	WTAMEX032015	3/30/2015	4/29/2015	424.07	0.00	424.07

Database:	MONDAYPROD	Check Register	Page:	18
ENTITY:	3450	Monday Production DB	Date:	5/27/2015
		1400 Key Boulevard	Time:	01:27 PM
04/15 Through 04/15				
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:	713.81	0.00	713.81
STX042015	4/20/2015	04/15	DEP014	Department of Taxation		Hand Check			
3450	03/2015 #208966379			6645-0000	WT3450STX0315 4/20/2015	4/20/2015	2.38	0.00	2.38
						Check Total:	2.38	0.00	2.38
						1400 Key Boulevard Total:	1,786,285.76	0.00	1,786,285.76
						Grand Total:	1,786,285.76	0.00	1,786,285.76

1400 Key February 1, 2015 Management Fees	ACCT	SSA 05/06/15																TOTAL	Budget	Variance
	LEASING	AF 5.15.15																		
	MGMT	AK 5.12.15																		
			Committed	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15					
				7,323	7,739	10,288	9,974	8,069	8,065	9,146	9,139	9,083	9,791	9,804	9,810			108,231	105,456	2,775
				7,323	7,739	10,288	9,974	8,069	8,065	9,146	9,139	9,083	9,791	9,804	9,810			108,231	105,456	2,775

Leasing Commission - OB																		
1400 Key	Lease Sq Footages	Job Code	Committed	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 - INSERT CURIOSITY MEDIA COMMISSION	4,200			-	-	-	-	-	-	-	-	-	-	-	-	-	5,640	(5,640)
Suite 12001 B, Vacant	4,200			-	-	-	-	-	-	-	-	-	-	16,128	-	16,128	16,023	105
Suite 08801, Livesafe	4,657	3450LFBR	Y	-	-		15,946	-	-	-	-	-	-	-	-	15,946	16,203	(257)
Suite 08802, Vacant	4,849			-	-	-	-	-	-	-	-	-	-	17,456	-	17,456	16,203	1,253
Suite 06601, Vacant	9,506			-	-	-	-	-	-	-	-	-	-	9,506	-	9,506	9,506	-
Suite A06, Divvy Cloud	2,399		Y	-	-	-	-	4,700	-	-	-	-	-	-	-	4,700	5,171	(471)
Suite A05, Performyard, Inc.	1,689			-	-	-	-	-	-	3,358	-	-	-	-	-	3,358	3,358	-
Suite A04, Livesafe, Inc.	1,961			-	-	-	-	-	-	4,314	-	-	-	-	-	4,314	4,314	-
																-		-
																-	-	-
																-		-
TOTAL 1400 Key	33,461			\$ -	\$ -	\$ -	\$ 15,946	\$ 4,700	\$ -	\$ 7,672	\$ -	\$ -	\$ -	\$ 43,090	\$ -	\$ 71,409	\$ 76,418	(5,009)

Leasing Commission - MPS																			
1400 Key	Lease Sq Footages	Job Code	Committed	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 - INSERT CURIOSITY MEDIA COMMISSION	4,200			-	-	-	-	-	-	-	-	-	-	-	-	-	2,820	(2,820)	
Suite 12001 B, Vacant	4,200			-	-	-	-	-	-	-	-	-	-	8,011	-	8,011	8,011	-	
Suite 08801, Livesafe	4,657		Y	-	-	-	7,973	-	-	-	-	-	-	-	-	7,973	8,102	(129)	
Suite 06601, Vacant	9,506			-	-	-	-	-	-	-	-	-	-	4,753	-	4,753	4,753	-	
Suite A06, Divvy Cloud	9,506		Y	-	-	-	-	2,350	-	-	-	-	-	-	-	2,350	2,585	(235)	
Suite A05, Performyard, Inc.	2,399			-	-	-	-	-	-	1,679	-	-	-	-	-	1,679	1,679	-	
Suite A04, Livesafe, Inc.	1,689			-	-	-	-	-	-	2,157	-	-	-	-	-	2,157	2,157	-	
Suite 08802, Vacant	4,849			-	-	-	-	-	-	-	-	-	-	8,728	-	8,728	8,102	626	
																-		-	
																-	-	-	
																-		-	
TOTAL 1400 Key	41,006			\$ -	\$ -	\$ -	\$ 7,973	\$ 2,350	\$ -	\$ 3,836	\$ -	\$ -	\$ -	\$ 21,492	\$ -	\$ 35,651	\$ 38,209	(2,558)	

Leasing Commission - Legal																		
1400 Key	Lease Sq Footages	Job Code	Committed	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			-	-	-	-	-	-	-	1,175	-	-	-	-	1,175	1,175	-
Suite 12001 B, Vacant	9,481			-	-	-	-	1,175	-	-	0	-	-	-	-	1,175	1,175	-
Suite 08801, Vacant	4,944		Y	-	-	-	-	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		Y	-	-	-	-	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	Revised	Job Code	Committed	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
		MPC Job	MPC Job																	
Golds Gym	100,000			TBD	Y	-	-	-	-	-	-	100,000	-	-	-	-	-	100,000	100,000	-
	0					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
						-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL 1400 Key				-	-	-	-	-	-	-	-	100,000	-	-	-	-	-	100,000	100,000	-

	Total CM FEE 3%																	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000	3,000	-
TI - Landlord Work																																	
	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Committed	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	55,516	47,716		34501503	Y	-	-	20,494	1,268	16,877	16,877	-	-	-	-	-	-	55,516	70,500	(14,984)													
Suite 12001 B, Vacant	70,500					-	-	-	-	-	-				70,500	-	-	70,500	70,500	-													
Suite 08802, Vacant	86,295					-	-	-	-	-	-				-	86,295	-	86,295	86,295	-													
Suite 06601, Vacant	76,048					-	-	-	-	-	-				-	76,048	-	76,048	76,048	-													
Suite A06, Curiosity Media	10,895				Y	-	-	-	-	-	-				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	-													
Unbudgeted																		-	-	-													
Suite 9000 LCG	63,332	49775.2	10558	34500025	Y			10,558	-									10,558		10,558													
Suite 08801, Livesafe	39,430	31,930		34501504	Y					19,715	19,715							39,430	-	39,430													
TOTAL 1400 Key - NOTE THIS LINE WAS NOT SUMING EVERYTHING ABOVE	518,181	129,421	10,558		-	-	-	31,052	1,268	36,592	36,592	-	-	-	97,560	162,343	-	365,407	533,403	35,004													
I FIXED TO CAPTURE EVERYTHING THRU ROW 78	Total CM FEE 3%																	-	-	932	38	1,098	1,098	-	-	-	2,927	4,870	-	10,962	16,002	1,050	
BI - Non Esc																																	
	Full Cost of Proj.	Original MPC Job	Revised MPC Job	Job Code	Committed	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	46,898			34501501	Y	-	1,809	-	1,879			21,605	21,605		-	-	-	46,898	50,000	(3,102)													
Transformer Replacement	4,784			34501502	Y	-	-	4,784		-	-	-	-	-	-	-	-	4,784	10,600	(5,816)													
	0																	-	-	-													
	0																	-	-	-													
	0																	-	-	-													
TOTAL 1400 Key						-	1,809	4,784	1,879	-	-	21,605	21,605	-	-	-	-	51,683	60,600	(8,917)													
Total CM FEE 3%		0	0			-	54	144	56	-	-	648	648	-	-	-	-	1,550	1,818	(268)													
Total CM Fee						-	54	1,075	94	1,098	1,098	3,648	648	-	2,927	4,870	-	15,513	20,820	(5,307)													

## **SECTION 4**

Leasing Report


Rent Roll

Stacking Plan

# 1400 Key Boulevard

Leasing Status Report

as of April 30, 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>	69%	Vacant Office	51,681
		Vacant Retail	0
		Vacant Storage	1,412
		<b>Total Vacancy</b>	53,093

2015-2016 EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
LiveSafe	1,818	A Level	Apr-15	Relocating to 8th Fl
Curiosity Media	2,026	A Level	Apr-15	Relocating to 12th Fl
PerformYard	1,415	A Level	Aug-15	
GSA-01862	10,606	C Level	Jul-15	
Boundless	3,835	A Level	Dec-16	
US Crest	1,822	4th	Jun-16	
Digital Barriers	1,675	7th	Feb-16	
Caitland Construction	313	STR	Jul-16	
MCI	330	SAT	Dec-07	
<b>Total</b>	<b>23,840</b>			

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	53,093	30.69%
2015	16,195	9.36%
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%
	<b>172,972</b>	<b>100.00%</b>

CURRENT VACANCY		
Floor/ Suite	SF	General Space Condition
12th Floor	9,400	Partially leased to Curiosity Media
8th Floor	4,657	Leased to LiveSafe
8th Floor	4,849	Vacant
6th Floor	9,506	
5th Floor	9,506	
B Level	8,557	
A Level	5,206	Common Area
Storage	1,412	
<b>Total</b>	<b>53,093</b>	

OTHER MAJOR TENANT EXPIRATIONS			
Tenant	SF	Floor	LXP Status
GSA-DOD	10,606		Jul-19
Gold's	17,225		Sep-21
GSA-01727	25,976		Jul-15
<b>Total</b>	<b>53,807</b>		

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
HKI	New	4,849	8th	Sep-15	Cresa	5.3 yrs	\$ 29.50	3.00%	4 months	\$ 25.39	\$ 9.96	\$ 48,301	\$ 15.00	\$ 72,735	\$ -	\$ -	\$ 121,036
Total		4,849									\$ 48,301		\$ 72,735	\$ -	\$ -	\$ 121,036	

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
LiveSafe	New	4,657	8th	May-15	CRESA	3.3 yrs	\$ 29.00	4.50%	6 months	\$ 24.44	\$ 6.00	\$ 27,962	\$ 2.00	\$ 9,314	\$ 8.00	\$ 37,256	\$ 74,532
DivvyCloud	New	2,026	A-Level	May-15	CRESA	2.1 yrs	\$ 28.50	4.50%	2 months	\$ 26.59	\$ 3.67	\$ 7,439	\$ -	\$ -	\$ -	\$ -	\$ 7,439
Total		6,683										\$ 35,401	\$ -	\$ -	\$ -	\$ -	\$ 81,971

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	\$ 25.40	\$ 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 April 30, 2015*

[illegible]

<b>Total Available RSF:</b>	51,681	59,453	43,702	6,873	21,523	51,974	2,100	5,000	69,589
<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>	29.9%	14.5%	14.4%	6.0%	14.1%	36.2%	0.6%	3.0%	44.9%
<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	\$40.00	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 March 31, 2015*

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Feb-15	3003 Washington Blvd Clarendon		Keolis	15,000	10.70	\$52.50	\$75.00	10	\$39.23
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



**Rosslyn Class B**
*Lease Comparables*
*as of*
*March 31, 2015*

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.L.	Months Free	N.E.R.
Apr-15	1235 S Clark St Crystal City		Applied Research Associates	9,600	10.00	\$35.00	\$55.00	6	\$26.42
						* Renewal ** Rent reduced from \$47 psf			
Feb-15	1700 N Moore St Rosslyn		Innovative Discovery	11,555	7.00	\$38.50	\$30.00	3	\$34.99
			*Renewal						
Feb-15	2451 Crystal Drive Crystal City		American Diabetes Association	75,000	15.00	\$36.50	\$192.00	14	\$39.81
							* Includes \$5M lease liability & \$125 psf TIA		
Feb-15	1911 N Ft Myer Rosslyn	11th	Ringtail	7,554	6.30	\$38.50	\$72.00	7	\$21.20
Feb-15	1820 N Ft Myer Rosslyn	2nd	Kenealy Vaidya LLP	7,000	10.00	\$33.50	\$75.00	12	\$19.25
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 *	1	\$36.95 **
							* Spec Suite built for \$65 psf ** Spec Suite cost excluded from NER		
Jul-14	2100 & 2110 Washington Blvd Sequoia Plaza		Arlington County	217,488	15.00	\$35.50	\$75.00 *	9 *	
				72,748 rsf Expansion 144,740 rsf Extension			* Expansion Only		



**Rosslyn Retail**

Lease Comparables

as of

March 31, 2015

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

Database: MONDAYPROD  
Bldg Status: Active only  
1400 Key Boulevard

Rent Roll  
1400 Key Boulevard  
4/30/2015

Page: 1  
Date: 5/27/2015  
Time: 02:01 PM

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	-00A04	Divvy Cloud Corporation	5/22/2015	6/30/2015	1,818								
3450	-00C02	GSA 11B-01862	7/10/2015	7/31/2019	10,606								
3450	-06602	LCG, Inc.	5/1/2015	9/30/2015	0								
3450	-08801	LIVESAFE, INC.	5/15/2015	9/30/2018	4,657								

**Vacant Suites**

3450	-00B01	Vacant			8,557								
3450	-05501	Vacant			9,506								
3450	-06601	Vacant			9,506								
3450	-08801	Vacant			4,657								
3450	-08802	Vacant			4,849								
3450	-12001	Vacant			9,400								
3450	-STR03	Vacant			1,412								

**Occupied Suites**

3450	-00A01	Boundless Spatial, Inc	2/1/2014	12/31/2016	2,091	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	4,960.23	34.13		RNT	3/1/2016	5,208.75	35.84
				Total			3,835	10,907.38	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	5/17/2015	1,818	5,149.49	33.99							
3450	-00A05	Performyard Inc	3/1/2014	8/31/2015	1,415	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

Database: MONDAYPROD  
Bldg Status: Active only  
1400 Key Boulevard

Rent Roll  
1400 Key Boulevard  
4/30/2015

Page: 2  
Date: 5/27/2015  
Time: 02:01 PM

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	-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
										RNT	10/1/2016	6,349.97	34.97
										RNT	10/1/2017	6,540.63	36.02
3450	-00A09	Alqimi Analytics & Intelligenc	8/8/2014	9/30/2017	1,621	4,052.50	30.00						
										CON	1/1/2016	-4,255.13	-31.50
										RNT	10/1/2015	4,255.13	31.50
										RNT	10/1/2016	4,468.56	33.08
3450	-00A10	A Level Shared Space	4/1/2015	12/31/2099	5,206								
3450	-00C01	Gold's Gym, Inc. #46004	10/1/2014	9/30/2021	17,225	21,531.25	15.00		75.00				
										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	27,989.30	42.89	999.08					
										HLD	4/1/2020	47,269.88	72.44
										HLD	6/1/2020	63,026.50	96.58
										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
	Additional Space	3450	-STR01	4/2/2010	3/31/2020	450	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
	Additional Space	3450	-STR04	4/2/2010	3/31/2020	331	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
			Total			8,612	29,347.39	999.08				0.00	

Database: MONDAYPROD  
Bldg Status: Active only  
1400 Key Boulevard

Rent Roll  
1400 Key Boulevard  
4/30/2015

Page: 3  
Date: 5/27/2015  
Time: 02:01 PM

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	5,775.96	41.38	100.23					
3450	-09901	LCG, Inc.	4/1/2014	8/15/2019	9,506	28,153.60	35.54		-14,076.80	CON	4/1/2016	-14,500.61	-18.30
										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	13,705.01	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	14,852.60	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		-27,741.68	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						
<b>Totals:</b>		Occupied Sqft:	72.32%	27 Units	125,085	336,056.82		1,099.31				-41,743.48	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	27.68%	7 Units	47,887								
		Total Sqft:		34 Units	172,972	336,056.82							
<b>Total 1400 Key Boulevard:</b>		Occupied Sqft:	72.32%	27 Units	125,085	336,056.82		1,099.31				-41,743.48	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	27.68%	7 Units	47,887								
		Total Sqft:		34 Units	172,972	336,056.82							
<b>Grand Total:</b>		Occupied Sqft:	72.32%	27 Units	125,085	336,056.82		1,099.31				-41,743.48	
		Leased/Unoccupied Sqft:		0 Units	0								
		Vacant Sqft:	27.68%	7 Units	47,887								
		Total Sqft:		34 Units	172,972	336,056.82							

1400 Key Boulevard  
Stacking Plan

as of April 30, 2015

Floor	S to S	Current	Re-measured
12	Vacant: 5,254 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: 4,849 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	1,412
Total Vacancy	53,093

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

