

Radian Group Inc.
Notes to Consolidated Financial Statements - (Continued)

We lease office space for use in our operations. The lease agreements, which expire periodically through August 2017, contain provisions for scheduled periodic rent increases. Net rental expense in connection with these leases totaled \$5.6 million in 2012, \$5.0 million in 2011 and \$4.9 million in 2010. The commitment for non-cancelable operating leases in future years is as follows:

<u>(In thousands)</u>	
2013	\$ 12,863
2014	12,810
2015	10,071
2016	4,458
2017	2,939
Thereafter	—
	<u>\$ 43,141</u>

The commitment for non-cancelable operating leases in future years has not been reduced by future minimum sublease rental payments aggregating approximately \$14.1 million at December 31, 2012.