

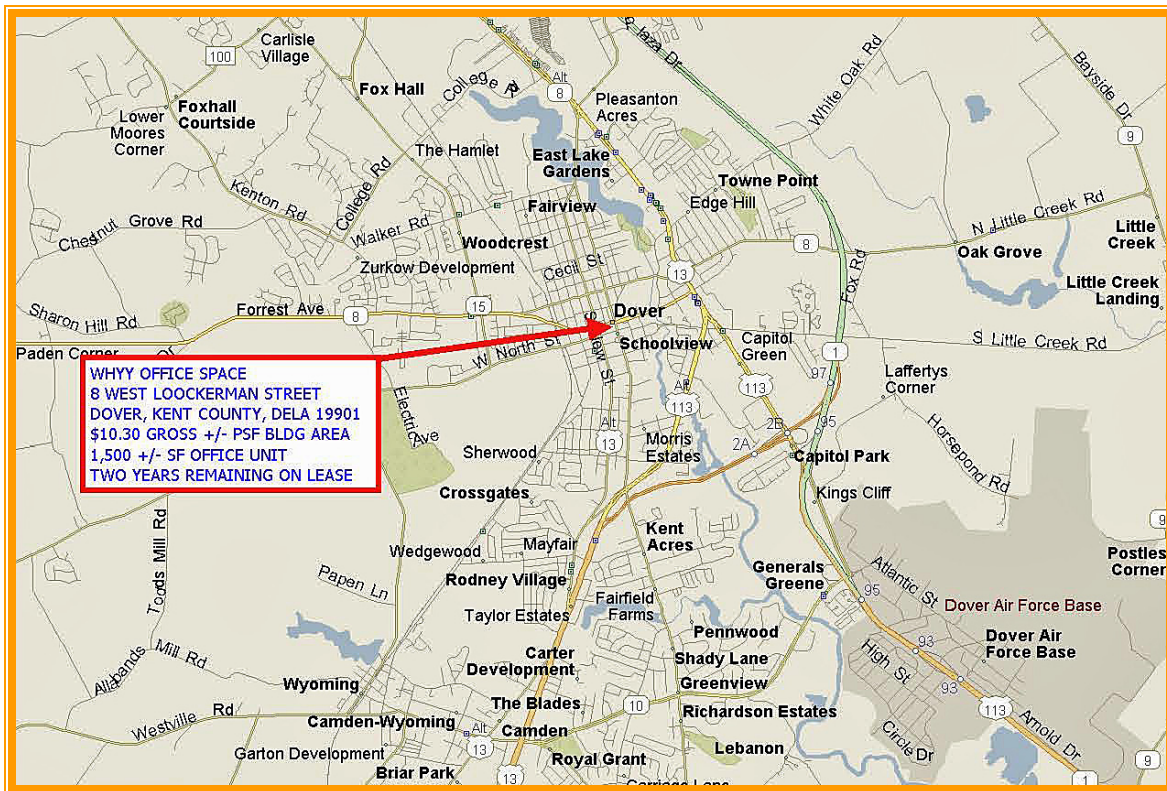
**WHYY OFFICE SPACE**  
**8 WEST LOOCKERMAN STREET, DOVER, KENT COUNTY, DELAWARE 19901**



**LEASE PRICE \$ 10.30 PER SQUARE FOOT NET \* \$15,450 Per Year, \$1,288 Per Month**  
**FINISHED OFFICE SPACE**

<b>LOCATION</b>	CITIZENS BANK BUILDING
<b>ADDRESS</b>	8 WEST LOOCKERMAN ST, 2 <sup>ND</sup> FLOOR
<b>SPACE AVAILABLE</b>	1,500 +/- SF
<b>USEABLE SPACE AVAILABLE</b>	1,200 +/- SF
<b>RENTAL RATE</b>	\$10.30 PSF PER YEAR
<b>RENTAL TERMS</b>	NET OF UTILITIES, TAXES, INSURANCE, CAM
<b>PROPORTIONATE SHARE</b>	7 % EXPENSES, 1.4 % ELECTRICITY
<b>JURISDICTION</b>	CITY OF DOVER
<b>ORIGINAL LEASE DATE</b>	SEPTEMBER 1, 2006
<b>LEASE EXPIRATION DATE</b>	August 31, 2011
<b>REMAINING TERM</b>	2.0 YEARS - 24 MONTHS
<b>RENEWAL OPTIONS</b>	ONE AT FIVE YEARS
<b>ANNUAL RENT INCREASES</b>	THREE PERCENT





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# Exhibit C

