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www.mcginisrealty.com

LEINER WALKER SQUARE OFFICE LEASE
846 Walker Square Unit 32-1 * Dover, Kent County, Delaware 19904
OFFICE FILE # 28008 * MLS # N/A
\$10.00 Per Square Foot Net Lease



Tax Map Identification ED05 - 067.19 - 02 - 02.40

Deed Reference M - 50 - 113

Zoning CPO, Central Professiona Office, City of Dover

Census Tract 408

Flood Hazard Map 10001C0166H; May 5, 2003

Bldg Area (sq ft) 1,800 SF +/-
First Floor 1,800 SF +/-

City Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft
\$250,900	\$139.39	\$0.330	\$827.97	\$0.46

County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft
\$59,000	\$32.78	\$1.9754	\$1,165.49	\$0.65

TOTAL PROPERTY TAX			\$1,993.46	\$1.11
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LISTING BROKERAGE REPRESENTS SELLER * PAGE 1 OF 3 PAGES

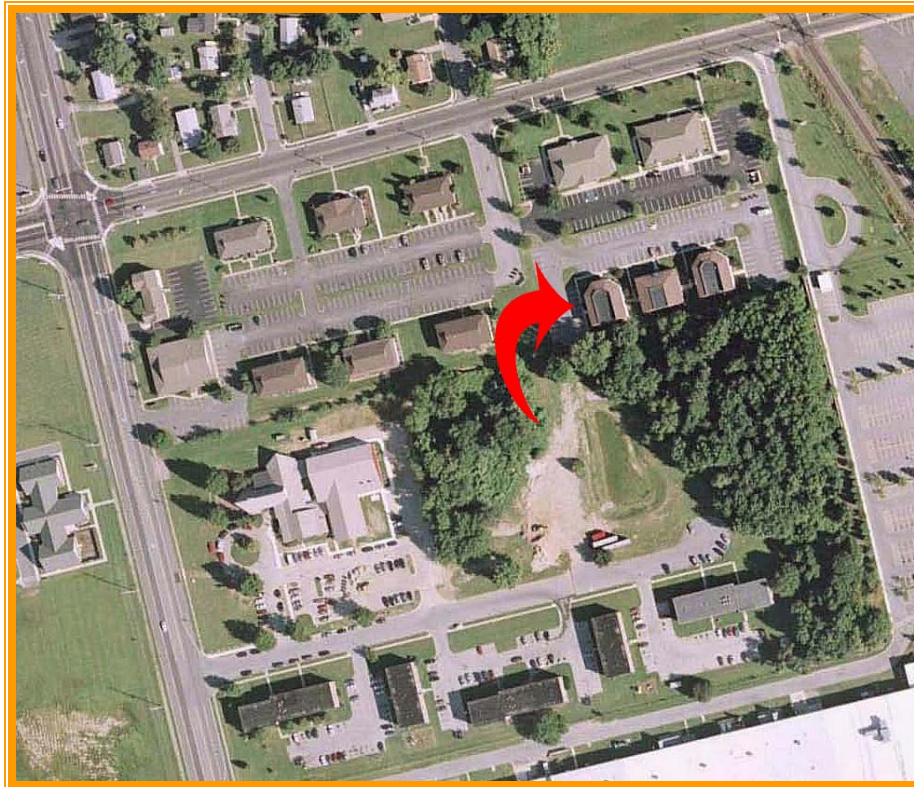
**LEINER OFFICE
SECOND FLOOR 32-1**

		1,800	sf
	<i>total</i>	<i>per sq ft</i>	<i>monthly</i>
city tax	\$827.97	\$0.46	\$69.00
county tax	\$1,165.49	\$0.65	\$97.12
total property tax	\$1,993.46	\$1.11	\$166.12
condo fees	\$3,195.50	\$1.78	\$266.29
total pass through	\$5,188.96	\$2.77	\$432.41

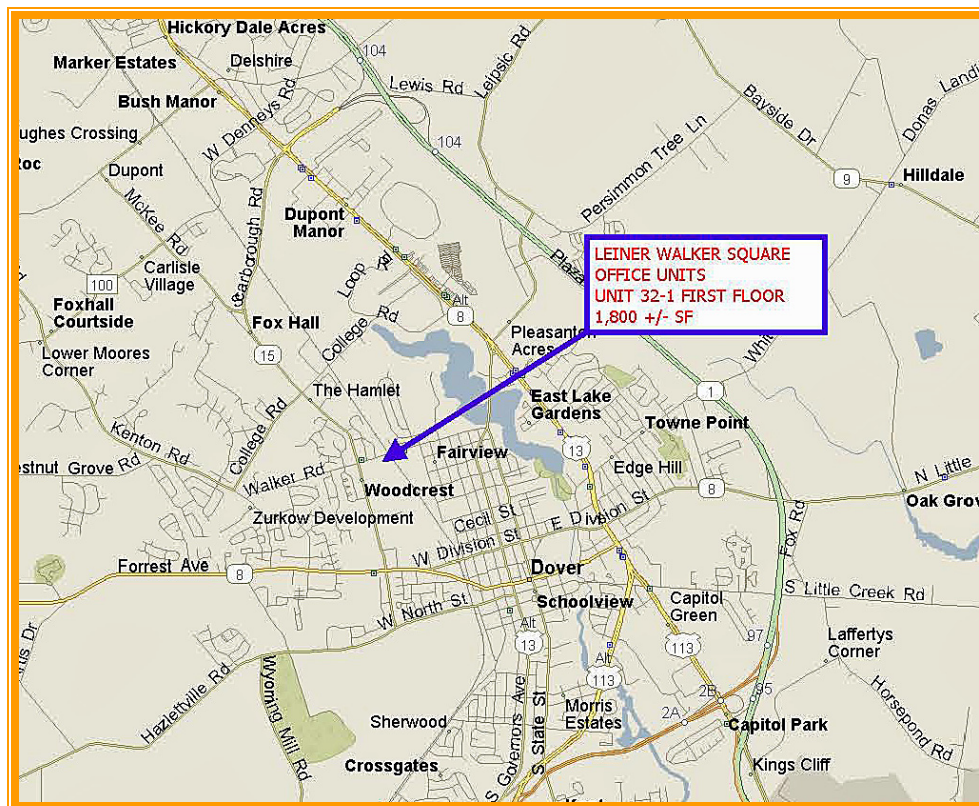
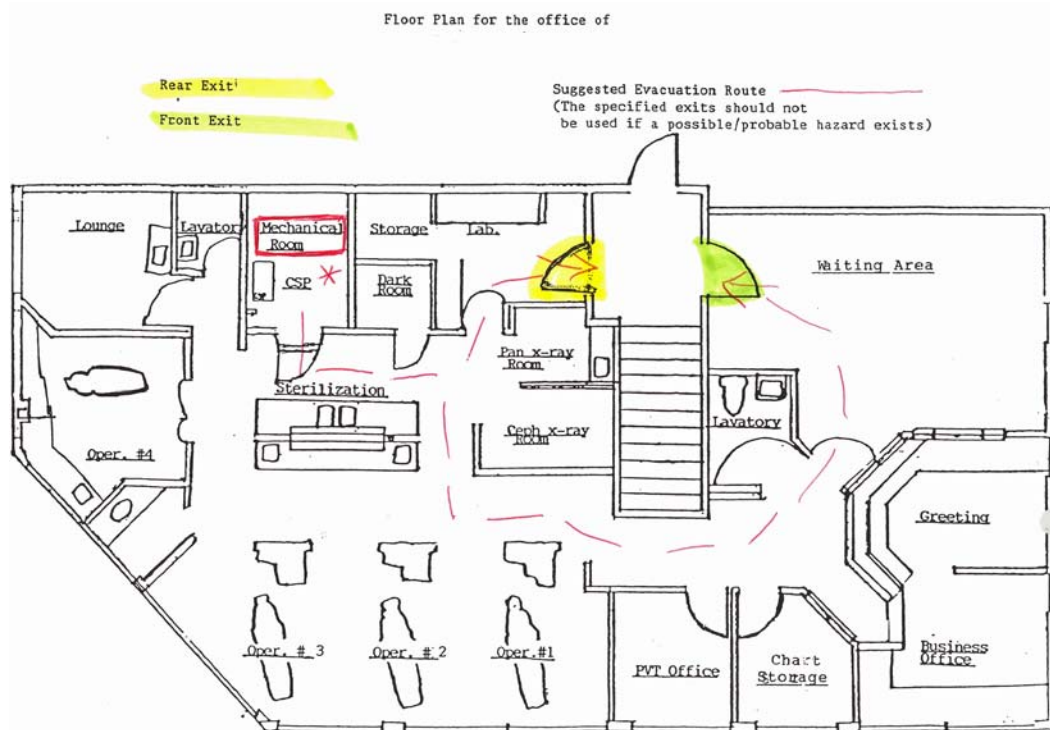
2009-10 property tax billing

	<i>rent</i>	<i>tax</i>	<i>condo</i>	<i>total</i>
<i>psf</i>	\$10.00	\$1.11	\$1.70	\$12.77
<i>bldg area</i>	1,875	1,875	1,875	1,875
<i>annual</i>	\$18,750.00	\$1,993.46	\$3,195.50	\$23,938.96
<i>monthly</i>	\$1,562.50	\$166.12	\$266.29	\$1,994.91

Plus Utilities



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