

**LEASE
EXHIBIT E-1**

OPTION SPACE ALLOWANCES

1615 Heartwood Mckinleyville

Option Space Allowances (Finish items not framing)

Engineering	\$3,300.00
Architecture	\$6,600.00
Permit	\$3,300.00
Stairway Covering	\$4,000.00
Doors	\$6,900.00
Elevator	in previous
windows	in previous
Plumbing	in previous
Painting	\$5,400.00
Drywall	\$26,400.00
Tile	\$3,600.00
Flooring	\$15,800.00
T Bar Ceiling	\$13,800.00
Blinds	\$2,300.00
Plumbing	in previous
HVAC	\$30,000.00
Electrical	\$23,600.00
Phone & Data	\$5,000.00
Total Allowance Items	\$150,000.00