

Exhibit A

New Downtown Library			
100 N Main St., Fort Worth, Texas 76102			
Base Rent Schedule			
First Floor (5,105 SF)			
Term	Price Per SF	Annual Base Rent	Monthly Base Rent
Months 1 - 3	\$0.00	\$0.00	\$0.00
Year 1	\$25.00	\$125,375.00	\$10,447.92
Year 2	\$25.50	\$127,882.50	\$10,656.88
Year 3	\$26.00	\$130,390.00	\$10,865.83
Year 4	\$26.50	\$132,897.50	\$11,074.79
Year 5	\$27.00	\$135,405.00	\$11,283.75
Year 6	\$27.50	\$137,912.50	\$11,492.71
Year 7	\$28.00	\$140,420.00	\$11,701.67
Year 8	\$28.50	\$142,927.50	\$11,910.63
Year 9	\$29.00	\$145,435.00	\$12,119.58
Year 10	\$29.50	\$147,942.50	\$12,328.54
Total		\$1,366,587.50	
Basement (3,731 SF)			
Term	Price Per SF	Annual Base Rent	Monthly Base Rent
Months 1 - 3	\$0.00	\$0.00	\$0.00
Year 1	\$18.00	\$67,158.00	\$5,596.50
Year 2	\$18.50	\$69,023.50	\$5,751.96
Year 3	\$19.00	\$70,889.00	\$5,907.42
Year 4	\$19.50	\$72,754.50	\$6,062.88
Year 5	\$20.00	\$74,620.00	\$6,218.33
Year 6	\$20.50	\$76,485.50	\$6,373.79
Year 7	\$21.00	\$78,351.00	\$6,529.25
Year 8	\$21.50	\$80,216.50	\$6,684.71
Year 9	\$22.00	\$82,082.00	\$6,840.17
Year 10	\$29.50	\$110,064.50	\$9,172.04
Total		\$781,644.50	
Grand Total Base Rent for 10 year term		\$2,148,232.00	
Average per year		\$214,823.20	