

**ANALYSIS OF RENTAL AMOUNTS FOR STC OFFICE IN SETTLEMENT NEGOTIATIONS**

|                                | Trust Asset Space -with<br>out \$6 reduction | Trust Asset Space -per<br>rent roll with a CPI<br>adjustment Approximate | Current rent<br>payments being<br>made by STC under<br>FTC lease | Base rent per FTC lease<br>with reduction as<br>contemplated in the<br>settlement points | CPI YR<br>1 | CPI Yr<br>2 | Settlement<br>contemplated reduced<br>Base Rent with an<br>approx CPI annual<br>adjustment |
|--------------------------------|--|--|--|--|-------------|-------------|--|
| Annual rent                    | \$ 155,958                                   | \$ 155,958   | \$ 89,532  | \$ 79,548  |             |             | 70,624   |
| Months                         | 12   | 12   | 12.00  | 12.00  |             |             | 12.00  |
| Monthly rent                   | \$ 12,997                                    | \$ 12,997  | \$ 7,461   | \$ 6,629   |             |             | \$ 5,885   |
| Square footage                 | 6000   | 6000   | 2,800  | 2,800  |             |             |  |
| Price per Square foot          | \$ 25.99                                     | \$ 25.99   | \$ 31.98   | \$ 28.41   | 29.56       | 30.75       | 31.98  |
| Reduction                      |  | \$ (6.00)  | \$ (6.00)  | \$ (6.00)  |             |             |  |
| Revised price per<br>square ft | \$ 25.99                                     | \$ 19.99   | \$ 25.98   | \$ 22.41   | 23.32       | 24.25       | 25.22  |
| Sq ft                          | 6,000  | 6,000  | 2,800  | 2,800  |             |             | 2,800  |
| Annual rent                    | \$ 155,958                                   | \$ 119,958   | \$ 72,732  | \$ 62,748  |             |             | \$ 70,624  |
| CAM charges                    | \$ 11.44                                     | \$ 11.44   | 11.44  | 11.44  |             |             | 11.44  |
| Annual CAM                     | \$ 68,640.00                                 | \$ 68,640.00   | \$ 32,032.00   | \$ 32,032.00   |             |             | \$ 32,032.00   |
| Total cost                     | \$ 224,598                                   | \$ 188,598   | \$ 104,764   | \$ 94,780  |             |             | \$ 102,656   |

Rent Roll  
 American Yacht Harbor  
 2/1/2013

| Bldg Id-Suit Id | Occupant Name               | Rent Start | Expiration | GLA Sqft | Monthly Base Rent | Annual Rate PSF | Monthly Cost Recovery | Expense Stop | Monthly Other Income | Future Rent Increases |           |                    |
|-----------------|-----------------------------|------------|------------|----------|-------------------|-----------------|-----------------------|--------------|----------------------|-----------------------|-----------|--------------------|
|                 |                             |            |            |          |                   |                 |                       |              |                      | Cat                   | Date      | Monthly Amount PSF |
| AYH -B3-1       | Caribbean Saloon            | 1/1/2010   | 12/31/2014 | 3,504    | 6,961.10          | 23.84           | 3,340.48              |              | 250.00               |                       |           |                    |
| AYH -B3-3       | Financial Trust Co.         | 10/1/2009  | 9/30/2014  | 2,800    | 7,243.70          | 31.04           | 2,669.33              |              | 375.00               | BRN                   | 10/1/2013 | 7,461.01 31.98     |
| AYH -C1-6       | Trust Asset Mgmt            | 1/1/2012   | 12/31/2014 | 6,000    | 12,617.50         | 25.24           | 5,720.00              |              | 175.00               | BRN                   | 1/1/2014  | 12,996.03 25.99    |
| AYH -C2-2       | Cool Signs                  | 6/1/2011   | 5/31/2015  | 892      | 3,493.91          | 33.17           | 1,205.01              |              | 50.00                | BRN                   | 6/1/2013  | 3,738.48 35.49     |
|                 | Additional Space AYH -C2-3  | 6/1/2011   | 5/31/2015  | 372      |                   |                 |                       |              |                      | BRN                   | 6/1/2014  | 4,000.17 37.98     |
|                 | Total                       |            |            | 1,264    | 3,493.91          |                 | 1,205.01              |              | 50.00                |                       |           |                    |
| AYH -C2-4       | Red Hook Videos             | 4/1/2008   | 3/31/2013  | 890      | 2,517.03          | 33.94           | 848.47                |              | 75.00                |                       |           |                    |
| AYH -C2-5       | Augusto Tromben             | 10/1/2011  | 9/30/2014  | 500      | 1,793.75          | 43.05           | 476.67                |              | 50.00                | BRN                   | 10/1/2013 | 1,883.44 45.20     |
| AYH -C2-6       | Elizabeth Jane              | 3/1/2009   | 2/28/2014  | 514      | 1,310.24          | 30.59           | 490.01                |              | 25.00                | BRN                   | 3/1/2013  | 1,349.55 31.51     |
| AYH -C2-7       | Keep Left                   | 5/1/2012   | 4/30/2015  | 1,500    | 4,733.62          | 37.87           | 1,430.00              |              | 160.00               | BRN                   | 5/1/2013  | 5,064.98 40.52     |
|                 |                             |            |            |          |                   |                 |                       |              |                      | BRN                   | 5/1/2014  | 5,419.53 43.36     |
| AYH -C2-8       | The Captain School          | 6/1/2012   | 5/31/2015  | 522      | 1,333.33          | 30.65           | 497.64                |              | 135.00               | BRN                   | 6/1/2013  | 1,400.00 32.18     |
|                 |                             |            |            |          |                   |                 |                       |              |                      | BRN                   | 6/1/2014  | 1,470.00 33.79     |
| AYH -C3-14      | Island Time                 | 7/1/2009   | 6/30/2014  | 1,367    | 2,605.40          | 22.87           | 1,303.21              |              | 100.00               | BRN                   | 7/1/2013  | 2,683.56 23.56     |
| AYH -D1-1       | Molly Malone's              | 7/1/2010   | 6/30/2015  | 3,724    | 7,839.93          | 25.26           | 3,550.21              |              | 260.00               | BRN                   | 7/1/2013  | 7,234.43 23.31     |
|                 |                             |            |            |          |                   |                 |                       |              |                      | BRN                   | 7/1/2014  | 7,596.15 24.48     |
| AYH -E1-1       | Red Hook Dive               | 9/1/2010   | 8/31/2013  | 1,380    | 4,659.44          | 40.52           | 1,315.60              |              | 75.00                |                       |           |                    |
| AYH -F1-1       | La Providence, Inc          | 11/1/2001  | 10/31/2006 | 838      | 1,251.26          | 17.92           | 798.89                |              | 135.00               |                       |           |                    |
| AYH -F2-1       | East End Cafe - The Room    | 11/1/2008  | 2/28/2015  | 1,670    | 3,552.34          | 25.53           | 1,592.07              |              | 100.00               |                       |           |                    |
| AYH -F2-2       | East End Cafe - Cellar      | 12/1/2006  | 2/28/2015  | 1,429    | 3,351.24          | 28.14           | 1,362.31              |              |                      | BRN                   | 12/1/2013 | 3,518.81 29.55     |
|                 |                             |            |            |          |                   |                 |                       |              |                      | BRN                   | 12/1/2014 | 3,694.75 31.03     |
| AYH -F2-3       | East End Cafe - East End    | 3/1/2005   | 2/28/2015  | 2,300    | 4,511.29          | 23.54           | 2,192.67              |              | 235.00               | BRN                   | 3/1/2013  | 4,669.19 24.36     |
|                 |                             |            |            |          |                   |                 |                       |              |                      | BRN                   | 3/1/2014  | 4,832.61 25.21     |
| AYH -GS-1       | Big Bambooz                 | 12/1/2008  | 11/30/2013 | 800      | 1,500.00          | 22.50           | 762.67                |              | 125.00               |                       |           |                    |
| AYH -Mrlin      | Latte's in Paradise (McKay) | 8/10/2011  | 7/31/2014  | 300      | 892.50            | 35.70           | 286.00                |              | 50.00                | BRN                   | 8/1/2013  | 937.13 37.49       |
| <b>Totals:</b>  | Occupied Sqft:              | 88.66%     | 33 Units   | 42,683   | 107,980.83        |                 | 40,691.13             |              | 3,700.00             |                       |           |                    |
|                 | Leased/Unoccupied Sqft:     |            | 0 Units    | 0        |                   |                 |                       |              |                      |                       |           |                    |
|                 | Vacant Sqft:                | 11.34%     | 5 Units    | 5,461    |                   |                 |                       |              |                      |                       |           |                    |
|                 | Total Sqft:                 |            | 38 Units   | 48,144   | 107,980.83        |                 |                       |              |                      |                       |           |                    |