

EXHIBIT D

Monthly Lease Rates for Subsequent Five Year Periods of the Lease

<u>Years</u>	<u>Sq. Ft. Rate</u>	<u>Monthly</u>	<u>Annually</u>
6-10	\$0.5500	\$8,155	\$97,860
11-15	\$0.6050	\$8,970	\$107,640
16-20	\$0.6655	\$9,867	\$118,404
21-25	\$0.7321	\$10,854	\$130,248
26-30	\$0.8053	\$11,939	\$143,268