

Exhibit A: Lease Cost Structure

Annual Expenses

Calendar Year	Base Rent	Parking Cost	Total Cost
2023	\$ 312,500.00	\$ 50,628.00	\$ 363,128.00
2024	\$ 379,209.70	\$ 50,628.00	\$ 429,837.70
2025	\$ 391,003.59	\$ 51,696.00	\$ 442,699.59
2026	\$ 403,033.37	\$ 52,764.00	\$ 455,797.37
2027	\$ 415,303.73	\$ 61,212.00	\$ 476,515.73
2028	\$ 427,819.51	\$ 62,412.00	\$ 490,231.51
2029	\$ 440,585.60	\$ 63,612.00	\$ 504,197.60
2030	\$ 453,607.01	\$ 64,812.00	\$ 518,419.01
2031	\$ 466,888.85	\$ 66,018.00	\$ 532,906.85
2032	\$ 480,436.33	\$ 67,212.00	\$ 547,648.33
2033	\$ 494,254.75	\$ 68,412.00	\$ 562,666.75
2034	\$ 508,349.55	\$ 69,612.00	\$ 577,961.55
2035	\$ 522,726.24	\$ 70,812.00	\$ 593,538.24
Totals	\$ 5,383,218.23	\$ 749,202.00	\$ 6,132,420.23