

Base Rent Schedule

**Stearns Wharf Inc.
d.b.a. Topside and Old Wharf Trading Company**

Annual Base Rent \$149,553.30

Average Monthly Base Rent \$12,462.78

Allocation Schedule of Base Rent:

| | | |
|-----------|---------------------|----------------|
| January | \$8,670.75 | 5.83% |
| February | \$8,670.75 | 5.83% |
| March | \$8,670.75 | 5.83% |
| April | \$12,769.15 | 8.33% |
| May | \$16,132.25 | 10.83% |
| June | \$16,132.25 | 10.83% |
| July | \$16,132.25 | 10.83% |
| August | \$16,132.25 | 10.83% |
| September | \$16,132.25 | 10.83% |
| October | \$12,769.15 | 8.33% |
| November | \$8,670.75 | 5.83% |
| December | \$8,670.75 | 5.83% |
| | \$149,553.30 | 100.00% |