MEMORANDUM

TO: Mr. Douglas Heller
Vice President
Binswanger

FROM: Russell W. Hall, SIOR

DATE: November 11, 2010

RE: **Final Issues StrengthBuilding Partners (SBP) and Texas Instruments (TI) Facility at 6730 South Tucson Boulevard, Tucson, AZ**

Thank you for your most recent Counter Offer dated October 5, 2010. We are making progress and are hopeful that this position will advance us to an understanding. The remaining issues requiring resolution are as follows:

Lease Term: Four (4) years beginning December 15, 2010.

Beneficial Occupancy: Rent fee waived, months 1 through 12.

Operating Expenses: Waived months 1 through 19.

Lease Rate: As above, no rent for months 1 through 12

Beginning Month 24:	10¢ per sq ft per month
Months 25-36:	25¢ per sq ft with NNN
Months 37-48:	35¢ per sq ft with NNN

Purchase Terms: SBP reserves the right to buy the property at any time during the Lease term.

Purchase price and timing.

Months 1-24:	$4,000,000
Months 25-36:	$4,500,000
Months 37-48:	$4,900,000

Site Marketing:	For years 1-2, no site marketing After year 2, per the October 5, 2010 Counter Offer.
Security Deposit:	SBP will provide a security deposit equal to $25,000 at Lease execution.

We look forward to an expeditious reply by Wednesday, November 24, 2010.

Thank you.

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