

# Exhibit 10

# COUNTY OF MONTEREY

## Estimated Annual Operational Costs (Warehouse Only)

|  | Budget   | SF Rate |
|--|----------|---------|
| Property Tax (Assessments only)            | \$8,000  | 0.008   |
| Insurance                                  | \$24,000 | 0.023   |
| Common Area Maintenance                    | \$48,000 | 0.046   |
| General Maintenance to Premises            | \$48,000 | 0.046   |
| Property Management/Administration         | \$36,000 | 0.034   |
| Utilities (PG&E, Water, Garbage and Sewer) | \$84,000 | 0.080   |
| Janitorial                                 | \$36,000 | 0.034   |
| Security                                   | \$36,000 | 0.034   |
| Capital Improvement Account (*BUA)         | \$0      | 0.000   |
| Future Tenant Improvement Account          | \$24,000 | 0.023   |

**ANNUAL OPERATIONAL COST** **\$344,000** **0.329**

Warehouse square footage **87,207**

\* Included in Building Use Allowance