

## ATTACHMENT C

- Leasing Commissions:
  - GLA/Retail - \$6.00 per Rentable Square Foot
  - Ground Lease - 3% of rent payable by ground rent tenant during first 10 years of lease.
- Finance / Loan Procurement (Capitalized) - .5% of Loan
- Tenant Coordination - \$100k Pre-Tenant Services Fee and \$3,500 per tenant
- Tenant Site Supervision - \$300k
- Pre-Contract Services - \$200,000
- Owner's Rep - \$1.8M
- Development Management – 2.5% of total project cost
- Pre-Opening Management Services: \$419k

Note:

1. Development, Construction and Leasing Services fees for future phases may be adjusted to reflect comparable market rate fees