



Need a better way to track your leases?

Abstract Pro is an Excel based program providing an economical solution to your lease management needs. Abstract Pro is ideal for small to medium size lease portfolios for tenants, landlords, property managers, law firms and real estate brokers.

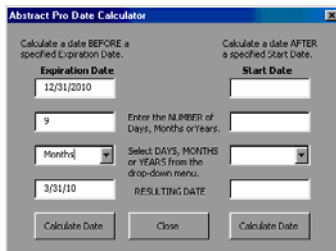
Features:

User Friendly Design...

- User-friendly design keeps any lease abstract or report just a mouse-click away.
- Easy to learn and use with help section and printable comprehensive User Guide included.
- Proven Microsoft® Excel based platform means low cost and use on virtually any PC.



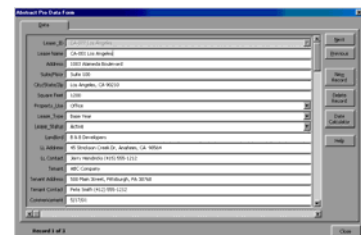
Accurate and Customizable Data Entry...



- Pop-up date calculator for critical dates. Renewal dates are automatically calculated.
- 15 user-defined lease clause fields to customize to your project needs.
- Export lease abstract data for analysis or conversion to other software platforms.
- Copy individual abstracts to email to clients or peers.

Easy on the budget...Guaranteed!

- \$299.00 * per software license which allows use on up to 10 computer stations.
- 30-day money back guarantee.
- FREE fully functional trial copy at www.abstractpro.com.
- Purchase on-line or use the order form (Purchase Orders only accepted from businesses and institutions).
- Visit www.abstractpro.com, email chris@abstractpro.com or call (800) 631-1632 for more information.



*Price is as of 1/1/07 and is \$US dollars and is subject to change without notice.

Sample Abstract- Page 1

Your company, portfolio or building name appears here and on all portfolio reports

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Control Panel

Lease Summary

All lease abstracts are just a mouse click away

Premises		Parties	
Lease ID:	CA-001 Los Angeles	Landlord:	B & B Developers
Address:	1003 Alameda Boulevard	Address:	45 Strickson Creek Dr, Anaheim, CA 98584
Suite/Floor:	Suite 100	Contact:	Jerry Hendricks (415) 555-1212
City / State / Zip	Los Angeles, CA 90210	Tenant:	ABC Company
Rentable SF:	1,200	Address:	500 Main Street, Pittsburgh, PA 38768
Property Use:	Office	Contact:	Pete Smith (412) 555-1212

Lease Information

Commencement:	May 17, 2001	Status:	Active
Lease Term:	10 years	Type:	Base Year
Expiration:	May 31, 2011	Sec Dep:	\$1,500.00

Rent

Base Rent

Start	Monthly	Annual	\$/RSF	Start	Monthly	Annual	\$/RSF
5/17/01	\$1,500.00	\$18,000.00	\$15.00	6/1/06	\$2,000.00	\$24,000.00	\$20.00
6/1/02	\$1,600.00	\$19,200.00	\$16.00	6/1/07	\$2,100.00	\$25,200.00	\$21.00
6/1/03	\$1,700.00	\$20,400.00	\$17.00	6/1/08	\$2,200.00	\$26,400.00	\$22.00
6/1/04	\$1,800.00	\$21,600.00	\$18.00	6/1/09	\$2,300.00	\$27,600.00	\$23.00
6/1/05	\$1,900.00	\$22,800.00	\$19.00	6/1/10	\$2,400.00	\$28,800.00	\$24.00

Rent Comments:

Operating Expenses:	Included in Base Rent.
Property Taxes:	Included in Base Rent.
Utilities:	TT shall pay all utilities directly as separately metered. (L12/MIII)
Other Rent:	N/A

Annual and \$/RSF Rent is automatically calculated

Options

		Notice Date
Renewal:	2, 5-year renewal options with at least 9 months prior notice. Rent to be at FMV. (L/Rider/7)	8/31/10
Expansion:	TT has ROFR to lease space 110 (550 SF). TT must notify LL within 10 days of LL's offer notice to exercise.	10 days
Termination:	TT may terminate the Lease at the end of the 5th year with 9 months notice. (L25/23)	5/31/06
Other Option:	None	

Option Critical dates are tracked and reported on abstract and portfolio reports

Sample Abstract- Page 2

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Lease Clauses

Lease ID:	CA-001 Los Angeles
Alterations	LL consent is required for alterations visible from the exterior of Premises. (L14/IX 6)
Assign/Sublet	LL consent is required. LL entitled to all excess rent from a transfer. (L15/X)
Default	Monetary and Non-monetary cure period of 10 days after LL's notice (L17/XXV)
Estoppel	TT shall evidence subordination of Lease upon LL's request. (L16/XIII)
Holdover	150% MTM (L17/XX)
Insurance	Fire and ext. for 80% of the value of the Building (L3/I D)
Late Charges	10% of the current monthly Rent and Add'l Rent if not paid by the 5th of the month (L2/I B)
Notice	Notice by certified or registered mail, RRR. (L21/XXVI)
Repairs	TT to maintain premises. (L8/V)
Sec. Deposit	Refundable within 30 days of expiration. (L23/XXV)
Subordination	TT to deliver SNDA within 10 days of LL's request. (L22/XXV)
TI Allowance	None
Turnover	TT to deliver in broom clean condition. (L25/XXVI)
Use	General office (L3/III)
Comments	Abstracted by Joe Smith 5/1/01

User-defined lease clause fields allow customization

Sample Portfolio Reports

Rent Summary Report

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Rent Summary

Rent Summary report lists "real time" current monthly and annual per square foot rent and "real time" next rent increase date, monthly rent and % increase.

<u>Lease ID</u>	<u>Current Base Rent</u>	<u>Base Rent/SF</u>	<u>Next Increase</u>	<u>Next Mo Rent</u>	<u>% Increase</u>
CA-001 Los Angeles	\$1,800.00	\$18.00	6/1/05	\$1,900.00	5.56%
MO-001 St. Louis	\$2,600.00	\$28.36	3/1/05	\$2,800.00	7.69%
NY-001 New York City	\$2,150.00	\$26.60	9/1/05	\$2,200.00	2.33%

Lease Expiration Report

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Lease Expirations

Lease Expirations report lists location information listed in chronological order by expiration date.

<u>Lease Name</u>	<u>Address</u>	<u>Suite/Floor</u>	<u>City/State/Zip</u>	<u>Square Feet</u>	<u>Expiration</u>
MO-001 St. Louis	335 Route 9 South	Suite 310	St. Louis, MO 63498	1,100	2/28/06
NY-001 New York City	205 42nd Street	Suite 1710	New York, NY 10010	970	8/31/07
CA-001 Los Angeles	1003 Alameda Boulevard	Suite 100	Los Angeles, CA 90210	1,200	5/31/11

Termination, Expansion and Other Option Reports

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Termination Options

Termination, Expansion and Other Options reports list upcoming critical dates in chronological order.

<u>Lease ID</u>	<u>Termination Desc</u>	<u>Term Notice</u>
CA-001 Los Angeles	TT may terminate the Lease at the end of the 5th year with 9 months notice. (L25/23)	5/31/06
MO-001 St. Louis	TT has the right to terminate the lease upon 180 days notice and payment of 2 months rent to LL. (L12/15.2)	180 days
NY-001 New York City	TT may terminate the lease upon 180 days prior notice to Landlord.	180 days

Renewal Option Report

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Renewal Options

Renewal Options report lists upcoming notice dates in chronological order.

<u>Lease ID</u>	<u>Renewal Summary</u>	<u>Renewal Notes</u>	<u>Next Notice</u>
MO-001 St. Louis	2, 3-year renewal options with at least 90 days prior notice.	1st year at FMV thereafter increased annually by 3%. (LRider/7)	11/30/05
CA-001 Los Angeles	2, 5-year renewal options with at least 9 months prior notice.	Rent to be at FMV. (LRider/7)	8/31/10