

Exhibit C - Base Rent

Tenant:      Vernon G. Boudro      SV1025

Total Square Footage:      830.00  
Ground Lease - Hangar 4

Year of Lease	Lease Date	Initial Rate	Monthly Rent Payment	Total Rent Amount Per Year	Adjustment Factor
1st Year	23/24	\$ 0.326	\$ 22.55	\$ 270.58	4.414%
2nd Year	24/25	\$ 0.340	\$ 23.52	\$ 282.20	4.414%
3rd Year	25/26	\$ 0.355	\$ 24.55	\$ 294.65	4.414%
4th Year	26/27	TBD	TBD	TBD	TBD
5th Year	27/28	TBD	TBD	TBD	TBD

In Process