

| <b>Standard lab rental rates (798 rsf)</b>                            | <b>S.F. Rental Rate</b> | <b>Cost p/year</b> | <b>Cost p/month</b> |
|---|-------------------------|--------------------|---------------------|
| Incubator Year 1  | \$25.00                 | \$19,950.00        | \$1,662.50          |
| Incubator Year 2  | \$27.00                 | \$21,546.00        | \$1,795.50          |
| Incubator Year 3  | \$29.00                 | \$23,142.00        | \$1,928.50          |
| Incubator Year 4  | \$31.00                 | \$24,738.00        | \$2,061.50          |
| Incubator Year 5  | \$33.00                 | \$26,334.00        | \$2,194.5           |
| Increase of \$.50 per rsf for every year after 5                      | ~+1.5%                  |                    |                     |
| <b>Anchor lab rental rates per 798 rsf<br/>(1.5% increase p/year)</b> |                         |                    |                     |
| Anchor Year 1   | \$34.00                 | \$27,132.00        | \$2,261.00          |
| Anchor Year 2   | \$34.51                 | \$27,538.98        | \$2,294.92          |
| Anchor Year 3   | \$35.03                 | \$27,953.94        | \$2,329.50          |
| Anchor Year 4   | \$35.55                 | \$28,368.90        | \$2,364.08          |
| Anchor Year 5   | \$36.09                 | \$28,799.82        | \$2,399.99          |
| Renewal rate is 1.5% increase per rsf per year                        | +1.5%                   |                    |                     |
| <b>Skunk Works lab rental rates per 798 rsf<br/>(max of 3 years)</b>  | \$40.00                 | \$31,920.00        | \$2,660.00          |
| <b>Launch MI Lab rental rates (max of 3 years)</b>                    |                         |                    |                     |
| Monthly rate  | N/A                     | \$4,800            | \$400               |
| Daily rate (special circumstances)                                    |                         |                    | \$50/day            |
| <b>Ideation Station co-working rates (max of 3 years)</b>             |                         |                    |                     |
| 24/7 access   | N/A                     | \$1,188            | \$99                |
| Extra person fee  | N/A                     | \$600              | \$50                |
| Daily rate  |                         |                    | \$20/day            |
| <b>Office rental rate—various rsf available</b>                       | \$20.00                 | Varies             | varies              |