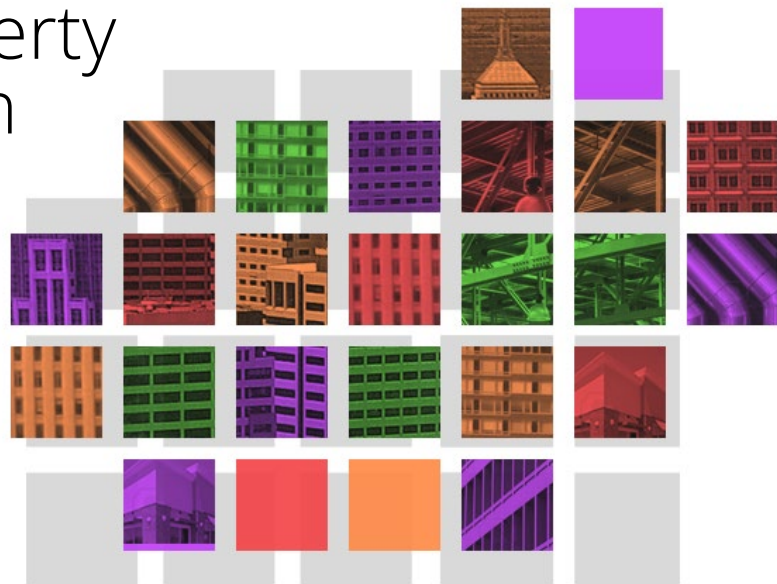




Take control of lease and real property administration



Lease Harbor LLC is an industry leading provider of software services that address the needs of corporate real estate departments and their service providers. Our system – Harbor FlexSM – provides a robust 100% web-based lease and real property portfolio administration system, with all of the features found in traditional applications, but without the problems associated with implementing and maintaining a complex and costly software package.

System Features

One of the most important features of Harbor Flex is its ease of use. Using our system, clients have significantly reduced the amount of time spent completing common functions related to the administration of their lease and owned property portfolio.

Core Features

The core of Harbor Flex is a portfolio administration system. Features include:

- » General location information – leased, owned or subleased
- » Location detail information – including unlimited custom data fields with data type validation
- » Key date management with automatic notification and email reminders
- » Straight-line expense calculation and reporting
- » Base rent/expense schedules with automated proration
- » Percent rent/sales tracking
- » Payments (with ERP system linkage)
- » Expense item responsibility
- » Sarbanes-Oxley reports and a flexible user security model
- » Contacts
- » Documents
- » Mapping
- » Allocations
- » Log items
- » Options
- » Clauses

Additional Features

In addition to the standard features, Harbor Flex provides functionality above and beyond other portfolio management systems:

Summary Screens with Metrics

Each portfolio in Harbor Flex has navigation based hierarchical summaries for counts, report filtering and creation, pending key dates, and standard metrics. Custom metrics can also be created.

Straight-Line Rent and Prepaid Rent

Harbor Flex features powerful functionality for accurately calculating straight-line expense amounts. This allows for deferred rent reporting at all levels of the portfolio, location level amortization schedules, and the ability to electronically feed prepaid rent and deferred rent amounts to a company's general ledger system. Harbor Flex can ultimately serve as the subsidiary ledger for prepaid and deferred rent balance sheet carrying amounts.

Extensive Reporting Capabilities

Harbor Flex comes with a comprehensive set of standard reports and a powerful reporting engine that allows users to easily and quickly customize any report as well as to create their own reports. Reports can range from simple modifications to our existing reports to detailed company-specific designs such as internal 10-K reports, Sarbanes-Oxley reports, risk reports, and detailed follow-up reports. True, drill-down reporting is offered at every level within the portfolio. Reports are delivered to the user's browser or inbox in their choice of Adobe PDF, Microsoft Excel, or Microsoft Word Merge format.

System Features *continued*

Multi-National Support

For our multi-national users, Harbor Flex provides effortless conversion of currencies, size measurements, and date formatting. Foreign currency exchange rates can be automatically updated daily or can be managed with client-specific exchange rates. All reports and system features accurately convert currencies and measurements at every level of the portfolio with no user intervention required. Date formats are selected at the user level to accommodate the needs of large global user bases.

Portfolio Organization

Each portfolio in Harbor Flex offers multi-level support for navigation and drill-down reporting by geography and/or organizational structure. Clients can structure and organize their real estate data as their business truly operates. User security supports differing levels of access that can be assigned at

every level in the region and organizational structures. User access can then be further limited by record type (leased, owned, project, etc.) and functional area (i.e. options, clauses, key dates, custom sections, etc.).

Online Document Management

Harbor Flex provides a repository where clients can store and maintain electronic copies of lease documents, pictures, floor plans, templates, or any other type of file that is needed. These items can be downloaded and edited using the corresponding desktop application, and then reposted in Harbor Flex.

Electronic Data Exchange

Through Lease Harbor LLC's breakthrough application of ASP technology, companies can exchange information with ERP, human resources, or accounting systems. Additionally, data can be downloaded from our system in Excel or XML formats for custom reporting, ad hoc data analysis, or off-line database backups.

Technical Architecture and Methodology

Harbor Flex has been designed and built using current technologies that are reliable and proven in the web-based application industry. The core technologies include:

- » Microsoft Windows Server
- » Microsoft Internet Information Server
- » Microsoft SQL Server
- » Microsoft .NET Framework

Services

Lease Harbor LLC's services include both access to a premier hosted database application, as well as the related consulting/implementation/support services needed to ensure that each client's goals are achieved.

Portfolio Administration

The core of Harbor Flex is a portfolio administration system targeting the needs of corporate real estate departments. This web-based application efficiently tracks leases, owned properties and subleases.

Electronic Payment Integration

Harbor Flex Payments is capable of sophisticated two-way integration with a company's accounting, ERP systems. Additionally it can provide an extensive set of optional functionality that provides for efficient batch processing of payments and/or receivables.

Transaction Management

Harbor Flex's Transaction Management functionality extends the capability of the Harbor Flex database to include the management of ongoing real estate transactions and broker/service provider relationships. Transaction Management may be used as an integrated option within the real estate portfolio, or as a stand-alone portfolio of transactions.

Beyond Lease Administration

In addition to traditional lease administration, Harbor Flex's added flexibility and power make it adaptable for tracking other types of information such as easements, licenses, equipment and cell towers.

Power Reporting

Harbor Flex's proprietary ad hoc reporting tool allows users to easily define and create their own reports. Power Reporting increases a user's ability to analyze the portfolio data and provide powerful results in a few, simple steps.

Customization

Each client's needs are specific. Harbor Flex was designed with a clean, flexible structure that allows the system to be easily customized for the needs of each client.

Data Conversion Services

Already have an existing database? Lease Harbor LLC can accurately, quickly, and cost-effectively convert this data. Lease Harbor LLC has extensive experience converting data

from other commercial lease administration systems, as well as clients' internal proprietary systems.

Consulting Services

Lease Harbor LLC's team has extensive experience in both Information Technology and the commercial real estate industry. This experience enables us to guide even the most complex organizations to the optimal software solution for their corporate real estate department.

Technical Support

Lease Harbor LLC is an industry leader in the use of technology to provide technical support and problem resolution. Our systems proactively monitor problem situations, and automatically notify support personnel when needed.

About Lease Harbor

Lease Harbor LLC was created for the express purpose of providing corporate real estate departments with a powerful, easy-to-use, and cost-effective lease administration tool.

Lease Harbor LLC was founded by Scott Williams and Sean Black, who have proven expertise in the development and support of web-based software for the commercial real estate industry. The two have successfully worked together for more than fourteen years building real estate applications that have significantly improved both back-office and front-office operations in large corporate environments.

Lease Harbor LLC is grounded in quality software engineering and customer service. The company continues to rapidly release software enhancements as well as provide direct, responsive support services to its clients.

Lease Harbor LLC is a debt-free, profitable company with more than 500 companies using its system. The company has experienced a continuous, steady expansion of its client base since its inception in March of 2000. Through a sound business plan, Lease Harbor LLC has achieved long-term viability without dependence on outside funding sources.

Scott Williams, CEO

Scott Williams brings a broad background to the company. Prior to founding Lease Harbor LLC, Mr. Williams was the Chief Information Officer for the Grubb & Ellis Company. As part of the company's 10-member senior management team, he was responsible for the development and implementation of Grubb & Ellis' three-year, \$12 million technology plan. This technology plan resulted in a comprehensive replacement or upgrade to all elements of the company's technology infrastructure including enterprise applications and large-scale web-based development. In addition to his 12-year career at Grubb & Ellis, Mr. Williams' background includes consulting experience in the areas of systems design and implementation, and formal training as an economist, statistician, and systems analyst. Mr. Williams holds bachelor's and master's degrees from Arizona State University.

Sean Black, President

Sean Black has primary responsibility for technical architecture, infrastructure, and operations at Lease Harbor LLC. Prior to founding Lease Harbor, Mr. Black was a Senior Architect at IntegrationWare, Inc., a Chicago-based software consulting company. In this role, he provided the lead technical architecture, technical coordination, and project management for Grubb & Ellis' three-year technology plan. His involvement encompassed all aspects of a complete technology upgrade for Grubb & Ellis, including infrastructure, fully integrated enterprise applications, and multiple web-based development projects that spanned a period of over three years. He also was responsible for a number of large-scale projects for other Chicago-based companies including McDonald's Corporation, Walgreens, and West Suburban Hospital. Mr. Black is also experienced in software product Program Management and holds bachelor's and master's degrees in computer science from Northern Illinois University.