

As Of 12/98

Lease: 225 HG0061 Boulevard Video Prior Year End: 12/97
Suite: 100 Last Review Date:
Average GLA: 15,000

Percentage / Overage Rent Calculation Requirements for Income Category: OVR Overage Rent

Current Reporting Year End:	12/98	Report Type required to Bill:	Reported Sales
Pct Rent in Lieu of Base:	N	Report Type required for Reconciliation:	Unknown
Bill at break or Calc Freq:	Calc Freq	Adjustments required for Close:	N
Sales Reporting Frequency:	Monthly	Billing Method:	Automatic
Calculation Frequency:	Annual Cumulative	Primary Formula:	PCTG_STD
Reconciliation Frequency:	Cumulative	Estimate Formula:	TNT

Annual Breakpoints - Gross Sales

Effective	Amount	Amount	Percentage
01/01/1992	300,000.00	450,000.00	3.50
	450,000.00	500,000.00	2.50
	500,000.00	OVER	1.00
08/15/1995	320,000.00	470,000.00	3.50
	470,000.00	550,000.00	2.50
	550,000.00	OVER	1.00

Sales and Billing Detail History - Gross Sales

Period	Year Ended 12/98	----- Billed To Date -----			Year Ended 12/97
		Estimates	Excess	Total	
01/98	185,000.00RPT				125,000.00RPT
02/98	186,000.00RPT				140,000.00RPT
03/98	188,000.00RPT				155,000.00RPT
04/98	190,000.00RPT				156,000.00RPT
05/98	195,000.00RPT				160,000.00RPT
06/98	198,000.00RPT				165,000.00RPT
07/98	198,500.00RPT				150,000.00RPT
08/98	198,500.00RPT				170,000.00RPT
09/98	198,500.00RPT				170,000.00RPT
10/98	198,800.00RPT				180,000.00RPT
11/98	198,800.00RPT				180,000.00RPT
12/98	198,800.00RPT				180,000.00RPT
	2,333,900.00	0.00	0.00	0.00	1,897,000.00

Excess Rent Calculation - Gross Sales

Period	To Date Sales	Breakpoint	Breakpoint	Percentage	Excess Sales	Overage
12/98	2,333,900.00	320,000.00	470,000.00	3.50	150,000.00	5,250.00
		470,000.00	550,000.00	2.50	80,000.00	2,000.00
		550,000.00	OVER	1.00	1,783,900.00	17,839.00
				Total Excess:	25,089.00	
				Less Estimates	0.00	
				Less Billed in Prior Periods	0.00	
				Excess Billing 12/98	25,089.00	

**** Sales Year will be closed for 12/98 ****

Rolling Sales Analysis
Landmark Plaza
December, 1998

Tenant	Suite Id	Year End	GLA	Current Month	% Chg	----- Calendar Year Sales -----			--- Tenant's Lease Year Sales ---			----- Fiscal Year -----			- Last 12 Months -	
						Current YTD	Prior YTD	% Chg	Current YTD	Prior YTD	% Chg	Current YTD	Prior YTD	% Chg	Total	PSF

In-line Tenant I

Accessories/Jewelry

Accessories																
The Cosmetic Center	500	04/47	8,600	75,398	10.9	819,457	728,000	12.6	350,418	326,000	7.5	754,457	0	0.0	819,457	95.29
Total Comparable			8,600	75,398	0.0	819,457	728,000	0.0	350,418	326,000	0.0	754,457	0	0.0	819,457	0.00
Total Accessories/Jewelry			8,600	75,398	0.0	819,457	728,000	0.0	350,418	326,000	0.0	754,457	0	0.0	819,457	0.00

Entertainment

Book Stores																
Crowne Books	410	01/47	3,500	143,316	55.8	1,433,750	704,899	103.4	1,433,750	704,899	103.4	1,433,750	0	0.0	1,433,750	409.64
Video Sales																
Boulevard Video	100	01/47	15,000	198,800	10.4	2,333,900	1,897,000	23.0	2,333,900	1,897,000	23.0	2,148,900	0	0.0	2,333,900	155.59
Total Comparable			18,500	342,116	0.0	3,767,650	2,601,899	0.0	3,767,650	2,601,899	0.0	3,582,650	0	0.0	3,767,650	0.00
Total Entertainment			18,500	342,116	0.0	3,767,650	2,601,899	0.0	3,767,650	2,601,899	0.0	3,582,650	0	0.0	3,767,650	0.00

Food/Restaurant

Fast Food																
* Cinnaroll	200	01/47	4,800	16,800E	20.0	171,600E	143,000	20.0	171,600	143,000	20.0	159,600	0	0.0	171,600	35.75
Home Baked Pies	600	04/47	28,000	95,980	92.0	768,226	565,500	35.8	304,878	195,000	56.3	713,226	0	0.0	768,226	27.44
Total Comparable			28,000	95,980	0.0	768,226	565,500	0.0	304,878	195,000	0.0	713,226	0	0.0	768,226	0.00
Total Food/Restaurant			32,800	112,780	0.0	939,826	708,500	0.0	476,478	338,000	0.0	872,826	0	0.0	939,826	0.00