

To: Jeffrey Epstein[jeevacation@gmail.com]
From: Jeanne Brennan
Sent: Thur 2/13/2014 5:59:40 PM
Subject: RE: Lease space sq. ft. analysis.xlsx

Monthly rent without CAM:

STC space \$6,062

New space \$9,995

From: Jeffrey Epstein [mailto:jeevacation@gmail.com]
Sent: Thursday, February 13, 2014 1:40 PM
To: Jeanne Brennan; Darren Indyke
Subject: Re: Lease space sq. ft. analysis.xlsx

no no no no no. just put in how much rent per month that we are willing to pay. no more no less. seeprate from cam. i do not need a chart .

On Thu, Feb 13, 2014 at 6:37 PM, Jeanne Brennan <[REDACTED]> wrote:

Jeffrey,

Please see attached schedule of rental cost for AYH space under 2 scenarios.

- A. STC current offices with a \$6 decrease in base rent per sq. ft.
- B. New office space with a \$6 decrease in base rent per sq. Ft. based upon the current base rent Trust Asset is paying.

Please review and confirm if format is okay to incorporate in Darren's legal document.

In addition please advise on following:

Initial term of lease for current space or new space:

Number and term of Options to extend: 2-5 years, 3-3 years

Rent increase: are we agreeing to any increase in rent in option years, and if so CPI or fixed amount. Our initial lease term will have no rent increases.

Thanks,
Jeanne

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