

EXHIBIT 1

EXHIBIT "R" ²

SCHEDULE OF MINIMUM FIXED RENT [UPDATE BASED ON FINAL NEGOTIATED AMOUNTS]

Year	Lease Amount
1	\$400,000
2	\$800,000
3	\$1,200,000
4	\$1,600,000
5	\$2,000,000
6	\$2,040,000
7	\$2,080,800
8	\$2,122,416
9	\$2,164,864
10	\$2,208,162

*As provided in Section 4.4(a), this amount shall apply from the Rent Commencement Date to December 31 of the year in which the first anniversary of the Rent Commencement Date occurs, prorated for any partial months and partial calendar years.