

Springer Publishing - 11 West 42nd Street (11,577 RSF)

2017 Rent Bill Summary

2017	Base Rent	FAI	Real Estate Taxes	Operating Expenses	Fuel	Electric	HVAC	Water	Rubbish	Freight	Security	Cleaning	Misc. 1	Misc. 2	Misc. 3	Total
JAN	\$42,449.00		\$5,504.57	\$3,547.57		\$865.45						\$680.50				\$53,047.09
FEB																\$0.00
MAR																\$0.00
APR																\$0.00
MAY																\$0.00
JUN																\$0.00
JUL																\$0.00
AUG																\$0.00
SEP																\$0.00
OCT																\$0.00
NOV																\$0.00
DEC																\$0.00
Total	\$42,449.00	\$0.00	\$5,504.57	\$3,547.57	\$0.00	\$865.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$680.50	\$0.00	\$0.00	\$0.00	\$53,047.09
11,577 SF	\$3.67	\$0.00	\$0.48	\$0.31	\$0.00	\$0.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.06	\$0.00	\$0.00	\$0.00	\$4.58

2017 Month Over Month Percent Change

2017	Base Rent	FAI	Real Estate Taxes	Operating Expenses	Fuel	Electric	HVAC	Water	Rubbish	Freight	Security	Cleaning	Misc. 1	Misc. 2	Misc. 3	Total
JAN																0.0%
FEB																
MAR																
APR																
MAY																
JUN																
JUL																
AUG																
SEP																
OCT																
NOV																
DEC																
2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$889.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$889.05
YOY % Change																

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Historical Year Over Year Percent Change

	Base Rent	FAI	Real Estate Taxes	Operating Expenses	Fuel	Electric	HVAC	Water	Rubbish	Freight	Security	Cleaning	Misc. 1	Misc. 2	Misc. 3	Total
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$889.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$889.05
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
YOY % Change																
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
YOY % Change																
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
YOY % Change																
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
YOY % Change																
2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
YOY % Change																
2011																\$0.00
2010																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2010																\$0.00
2009																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2009																\$0.00
2008																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2008																\$0.00
2007																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

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2017 Rent Bill Summary

	Base Rent	FAI	Real Estate Taxes	Operating Expenses	Fuel	Electric	HVAC	Water	Rubbish	Freight	Security	Cleaning	Misc. 1	Misc. 2	Misc. 3	Total
2007																\$0.00
2006																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
2006																\$0.00
2005																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
2005																\$0.00
2004																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
2004																\$0.00
2003																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
																\$0.00
																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	

Springer Publishing - 11 West 42nd Street (2,902 RSF)

2017 Rent Bill Summary

2017	Base Rent	FAI	Real Estate Taxes	Operating Expenses	Fuel	Electric	HVAC	Water	Rubbish	Freight	Security	Cleaning	Misc. 1	Misc. 2	Misc. 3	Total
January	\$11,608.00		\$1,068.36	\$875.15												\$13,551.51
February																\$0.00
March																\$0.00
April																\$0.00
May																\$0.00
June																\$0.00
July																\$0.00
August																\$0.00
September																\$0.00
October																\$0.00
November																\$0.00
December																\$0.00
Total	\$11,608.00	\$0.00	\$1,068.36	\$875.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,551.51
2,902 SF	\$4.00	\$0.00	\$0.37	\$0.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4.67

2017 Month Over Month Percent Change

2017	Base Rent	FAI	Real Estate Taxes	Operating Expenses	Fuel	Electric	HVAC	Water	Rubbish	Freight	Security	Cleaning	Misc. 1	Misc. 2	Misc. 3	Total
January																0.0%
February																
March																
April																
May																
June																
July																
August																
September																
October																
November																
December																
2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
YOY % Change																

Historical Year Over Year Percent Change

	Base Rent	FAI	Real Estate Taxes	Operating Expenses	Fuel	Electric	HVAC	Water	Rubbish	Freight	Security	Cleaning	Misc. 1	Misc. 2	Misc. 3	Total
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
YOY % Change																
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
YOY % Change																
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
YOY % Change																
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
YOY % Change																
2012																
2011																
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2011																
2010																
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2010																
2009																
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2009																
2008																
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2008																
2007																
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

	Base Rent	FAI	Real Estate Taxes	Operating Expenses	Fuel	Electric	HVAC	Water	Rubbish	Freight	Security	Cleaning	Misc. 1	Misc. 2	Misc. 3	Total
2007																\$0.00
2006																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
2006																\$0.00
2005																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
2005																\$0.00
2004																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
2004																\$0.00
2003																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
																\$0.00
																\$0.00
YOY % Change	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	

TISHMAN SPEYER PROPERTIES, L.P
AS MANAGER FOR
11 WEST 42 REALTY INVESTORS, L.L.C.
11 West 42nd Street, New York, NY 10036

January 1, 2017

Springer Publishing

11 West 42nd Street
New York, NY 10036

Contract ID: 1A10-00046
Unit ID: 15-15/B1

Re: Statement of 2017 Operating Expenses

Pursuant to the terms of your lease, your estimated operating expense charge for the calendar year 2017 had been calculated as follows:

Estimated 2017 Operating Expenses as per attached statement	\$14,004,559
Base year 2011	<u>10,614,859</u>
Increase over the base amount	3,389,700
Tenant's pro-rata share	1.2560%
Annual Share	42,574.63
New monthly operating escalation charge effective January 1, 2017	<u>\$3,547.89</u>

Please be advised that your January 1, 2017 rent statement reflects the above new monthly charge of \$3,547.89.

Very truly yours,
TISHMAN SPEYER PROPERTIES, L.P
AS MANAGER FOR
11 WEST 42 REALTY INVESTORS, L.L.C.

Lauren Rothman

Cc: Tenant files

SPRINGER PUBLISHING COMPANY LLC
 JEFF MELTZER
 11 WEST 42ND STREET
 NEW YORK, NY, 10036
 USA

Statement Date : 1/3/2017
 Property Id : 1A10-P01
 Contract Id : 1A10-00046
 Account Number : 1A10-000046

Amount May Be Remitted Electronically :

To : WELLS FARGO BANK, NA
 Account : 11 West 42 Realty Investors LLC (Lockbox)
 Account # : 4126985092
 ABA for Wires : 121000248
 ABA for ACH : 121000248

Remit Payment via Overnight/Courier ONLY to :

11 West 42 Realty Investors LLC
 LOCKBOX - 2927 MAC Y1372-045
 401 MARKET STREET
 PHILADELPHIA, PA, 19106
 USA

Date	Floor	Unit	Billing Type	Additional Description	Charges	Payments	Amount Due
12/1/2016	15	15-15/B1	Sales Tax	Sales Tax 09/16/16 - 10/18/16	\$54.79	\$0.00	\$54.79
12/1/2016	15	15-15/B1	Sub Meter Electric	Submeter 09/16/16 - 10/18/16	\$834.26	\$0.00	\$834.26
1/1/2017			Sales Tax	Sales Tax 10/18/16-11/16/16	\$53.73	\$0.00	\$53.73
1/1/2017			Sub Meter Electric	Sub Meter Electric 10/18/16-11/16/16	\$811.72	\$0.00	\$811.72
1/1/2017	15	15-15/D1	Operating Escalation	2017 Operating Escalation	\$875.15	\$0.00	\$875.15
1/1/2017	15	15-15/B1	Operating Escalation	2017 Operating Escalation	\$3,547.89	\$0.00	\$3,547.89
1/1/2017	15	15-15/D1	Real Estate Tax	17/18 RTX - 1st half	\$1,068.36	\$0.00	\$1,068.36
1/1/2017	15	15-15/B1	Real Estate Tax	17/18 RTX - 1st half	\$5,504.57	\$0.00	\$5,504.57
1/1/2017	15	15-15/D1	Base Rent	Base Rent	\$11,608.00	\$0.00	\$11,608.00
1/1/2017	15	15-15/B1	Base Rent	Base Rent	\$42,449.00	\$0.00	\$42,449.00

Current	30	60	90	120+	Balance Due
65,918.42	889.05	0.00	0.00	0.00	66,807.47

For Billing Questions, Please Call

KEEP THIS PORTION FOR YOUR RECORDS

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU

From :

11 WEST 42ND STREET
 NEW YORK, NY, 10036
 USA

Statement Date	Property Id	Contract Id	Account Number	Amount Due
1/3/2017	1A10-P01	1A10-00046	1A10-000046	66,807.47

MAKE CHECKS PAYABLE TO :

11 West 42 Realty Investors LLC (Lockbox)

AMOUNT PAID

Bill To :

SPRINGER PUBLISHING COMPANY LLC
 JEFF MELTZER
 11 WEST 42ND STREET
 NEW YORK, NY, 10036
 USA

REMIT PAYMENT VIA STANDARD MAIL TO :

11 WEST 42 REALTY INVESTORS LLC
 LOCKBOX # 2927
 P O BOX 8500
 PHILADELPHIA, PA, 19178-2927
 USA

\$