

## **AMENDED EXHIBIT D**

<b>Project Budget</b>		
<b>Uses</b>	<b>Amount</b>	<b>Percent</b>
<b>Land</b>	<b>\$ 5,118,300</b>	<b>4.8%</b>
<b>Hard Costs (including tenant improvements)</b>	<b>\$79,061,474</b>	<b>74.5%</b>
<b>Professional Fees</b>	<b>\$ 6,923,000</b>	<b>6.5%</b>
Soft Costs (including financing & marketing)	\$10,513,775	9.9%
Developer Fee	\$ 4,559,030	4.3%
<b>Total Uses</b>	<b>\$106,175,579</b>	<b>100%</b>

The total private investment of the Project is anticipated to be \$106,175,579. The required private investment in the Project is a minimum of ~~\$73,800,000~~ \$75,500,000, including site acquisition/contribution, site preparation (on-site infrastructure, off-site infrastructure, utilities, paving, grading, environmental remediation), and construction hard costs (foundation, interior and exterior building improvements, structures, lighting, landscaping, contractor fees, and the cost of equipment, supplies, materials, and construction labor associated with such site preparation and development), tenant improvements (including tenant improvement allowances paid by Developer and any tenant improvement expenditures in excess or in lieu of such allowances), and professional fees (architectural, engineering, surveying, interior design, environmental remediation) but (excluding site acquisition/contribution, developer fees and soft costs for legal, financing, leasing, and marketing). The Developer shall provide verification of all expenditures utilized to satisfy the minimum private investment requirement. Costs incurred prior to November 15, 2019, the final execution date of the Letter of Intent, shall not be eligible to count toward the minimum private investment.