

**Estimated Financial Impact of TSA Extensions**  
Harrisburg Associates, LLC & Lerner Associates LLC Properties

236 Westminster Street Alice Building		
Year & Tax %	Full Taxation*	Proposed TSA Payment
1 - 25%	\$135,258	\$33,815
2 - 40%	\$135,258	54,103
3 - 55%	\$135,258	74,392
4 - 70%	\$135,258	94,681
5 - 95%	\$135,258	128,495
<b>Total</b>	<b>\$676,292</b>	<b>\$385,486</b>
<i>Assessed Valuation</i>	<i>\$3,680,500</i>	
<i>Tax Rate/ thousand</i>	<i>\$36.75</i>	

249 Westminster Street Peerless Building		
Year & Tax %	Full Taxation*	Proposed TSA Payment
1 - 25%	\$472,006	\$118,001
2 - 40%	\$472,006	188,802
3 - 55%	\$472,006	259,603
4 - 70%	\$472,006	330,404
5 - 95%	\$472,006	448,406
<b>Total</b>	<b>\$2,360,030</b>	<b>\$1,345,217</b>
<i>Assessed Valuation</i>	<i>\$12,843,700</i>	
<i>Tax Rate/ thousand</i>	<i>\$36.75</i>	

220 Westminster Street Burgess/O'Gorman Buildings		
Year & Tax %	Full Taxation*	Proposed TSA Payment
1 - 25%	\$73,676	\$18,419
2 - 40%	\$73,676	29,471
3 - 55%	\$73,676	40,522
4 - 70%	\$73,676	51,573
5 - 95%	\$73,676	69,993
<b>Total</b>	<b>\$368,382</b>	<b>\$209,978</b>
<i>Assessed Valuation</i>	<i>\$2,004,800</i>	
<i>Tax Rate/ thousand</i>	<i>\$36.75</i>	

210 Westminster Street Wilkinson Building		
Year & Tax %	Full Taxation*	Proposed TSA Payment
1 - 25%	\$43,670	\$10,918
2 - 40%	\$43,670	17,468
3 - 55%	\$43,670	24,019
4 - 70%	\$43,670	30,569
5 - 95%	\$43,670	41,487
<b>Total</b>	<b>\$218,350</b>	<b>\$124,460</b>
<i>Assessed Valuation</i>	<i>\$1,188,300</i>	
<i>Tax Rate/ thousand</i>	<i>\$36.75</i>	

Combined 210, 220, 236, 249 Westminister Street		
Year & Tax %	Full Taxation*	Proposed TSA Payment
1 - 25%	\$724,611	\$181,153
2 - 40%	\$724,611	289,844
3 - 55%	\$724,611	398,536
4 - 70%	\$724,611	507,228
5 - 95%	\$724,611	688,380
<b>Total</b>	<b>\$3,623,054</b>	<b>\$2,065,141</b>
<i>Total Assessed Valuation</i>	<i>\$19,717,300</i>	
<i>Tax Rate/ thousand</i>	<i>\$36.75</i>	

\* Full taxation is based upon static assessed valuation and tax rate at \$36.75/thousand for period of extensions