

University of Michigan - Proposed Venture Accelerator Lease Agreements at North Campus Research Complex - Sept. 2012

COMPANY	UM EMPLOYEES	TERM	MONTHLY RENT SCHEDULE			UNITS RENTED			MONTHLY RENT
			OFFICE	LAB	CUBICLE	OFFICE	LAB	CUBICLE	
3D Biomatrix, LLC	Jack Ball; Nicholas Kotov	Sept. 1, 2012 - Aug. 31, 2013	\$225	\$2,250	\$80	3	1	0	\$2,925
		Renewal Option: Sept. 1, 2013 - Aug. 31, 2014	\$250	\$2,350	\$100				
Ambiq Micro, Inc.	David Blaauw; Dennis Sylvester	Jul. 1, 2012 - Jun. 30, 2013	\$250	\$2,250	\$100	1	0	0	\$250
		Renewal Option: Jul. 1, 2013 - Jun. 30, 2014	\$275	\$2,350	\$125				
		Jul. 1, 2014 - Jun. 30, 2015	\$300	\$2,450	\$150				
Arborlight, LLC	Dr. Pei-Cheng Ku; Dr. Max Shtein	Dec. 1, 2012 - Nov. 30, 2013	\$225	\$534	\$100	1	1	0	\$759
		Renewal Option: Dec. 1, 2013 - Nov. 30, 2014	\$250	\$558	\$125				
		<i>Note: Tenant leasing a small lab (171 sf); if growth warrants full lab portion, rates increase to \$2250)</i>							
CSquared Innovations, LLC	Pravansu S. Mohanty	Oct. 1, 2012 - Sept. 30, 2013	\$225	\$2,250	\$80	1	0	0	\$225
		Renewal Option: Oct. 1, 2013 - Sept. 30, 2014	\$250	\$2,350	\$100				
ChemXlerate, LLC	Adam J. Matzger; Antek G. Wong-Foy	Sept. 1, 2012 - Aug. 31, 2013	\$225	\$2,250	\$80	1	1.5	0	\$3,600
		Renewal Option: Sept. 1, 2013 - Aug. 31, 2014	\$250	\$2,350	\$100				
Civionics, LLC	Jerome P. Lynch	Sept. 1, 2012 - Aug. 31, 2013	\$225	\$2,250	\$80	1	0	0	\$225
		Renewal Option: Sept. 1, 2013 - Aug. 31, 2014	\$250	\$2,350	\$100				
Diapin Therapeutics, LLC	Yuqing Chen	Sept. 1, 2012 - Jan. 31, 2013	\$200	\$2,150	\$100	1	1	1	\$2,450
		Renewal Option: Feb. 1, 2013 - Jan. 31, 2014	\$225	\$2,250	\$100				
		Feb. 1, 2014 - Jan. 31, 2015	\$250	\$2,350	\$125				
Edington Associates	D. W. Edington	Sept. 1, 2012 - Aug. 31, 2013	\$225	\$2,250	\$80	1	0	0	\$225
		Renewal Option: Sept. 1, 2013 - Aug. 31, 2014	\$250	\$2,350	\$100				
Electric Field Solutions, Inc.	Nilton O. Renno; Steven Rogacki	Sept. 1, 2012 - Aug. 31, 2013	\$225	\$2,250	\$80	1	0	0	\$225
		Renewal Option: Sept. 1, 2013 - Aug. 31, 2014	\$250	\$2,350	\$100				
Possibilities for Change, LLC	Jennifer Salerno	Dec. 1, 2012 - Nov. 30, 2013	\$225	\$2,250	\$100	1	0	0	\$225
		Renewal Option: Dec. 1, 2013 - Nov. 30, 2014	\$250	\$2,350	\$125				
Reveal Design Automation, Inc.	Karem Sakallah	Sept. 1, 2012 - Aug. 31, 2013	\$225	\$2,250	\$80	1	0	1	\$305
		Renewal Option: Sept. 1, 2013 - Aug. 31, 2014	\$250	\$2,350	\$100				
SenSigma, LLC	Jyotirmoy Mazumder	Sept. 1, 2012 - Aug. 31, 2013	\$225	\$2,250	\$80	2	0	0	\$450
		Renewal Option: Sept. 1, 2013 - Aug. 31, 2014	\$250	\$2,350	\$100				
Silicium Energy, Inc.	Akram Boukai	Sept. 1, 2012 - Nov. 30, 2012	\$200	\$2,150	\$100	2	1	3	\$2,850
		Renewal Option: Dec. 1, 2012 - Nov. 30, 2013	\$225	\$2,250	\$100				
		Dec. 1, 2013 - Nov. 30, 2014	\$250	\$2,350	\$125				
Tissue Regeneration Systems, Inc.	Stephen Feinberg; Scott Hollister; Frank LaMarca	Oct. 1, 2012 - Sept. 30, 2013	\$225	\$2,250	\$100	1	1	0	\$2,475
		Renewal Option: Oct. 1, 2013 - Sept. 30, 2014	\$250	\$2,350	\$125				
Wolverine Energy Solutions and Technology, Inc.	Theodore Goodson III; Stephanie Goodson; Meng Guo; Oleg Varnavski	Sept. 1, 2012 - Dec. 31, 2012	\$225	\$2,250	\$80	1	1	0	\$2,475
		Renewal Option: Jan. 1, 2013 - Jun. 30, 2013	\$225	\$2,250	\$80				
		Jul. 1, 2013 - Dec. 31, 2013	\$250	\$2,350	\$100				
		Jan. 1, 2014 - Jun. 30, 2014	\$250	\$2,350	\$100				
		Jul. 1, 2014 - Dec. 31, 2014	\$300	\$2,450	\$125				

NOTES:

1. Renewal Option will be exercised only if acceptable to all parties and will be executed via amendment.
2. All tenants have the option to lease units up to the following maximums: Eight (8) offices; Eight (8) cubicles; Three (3) Labs