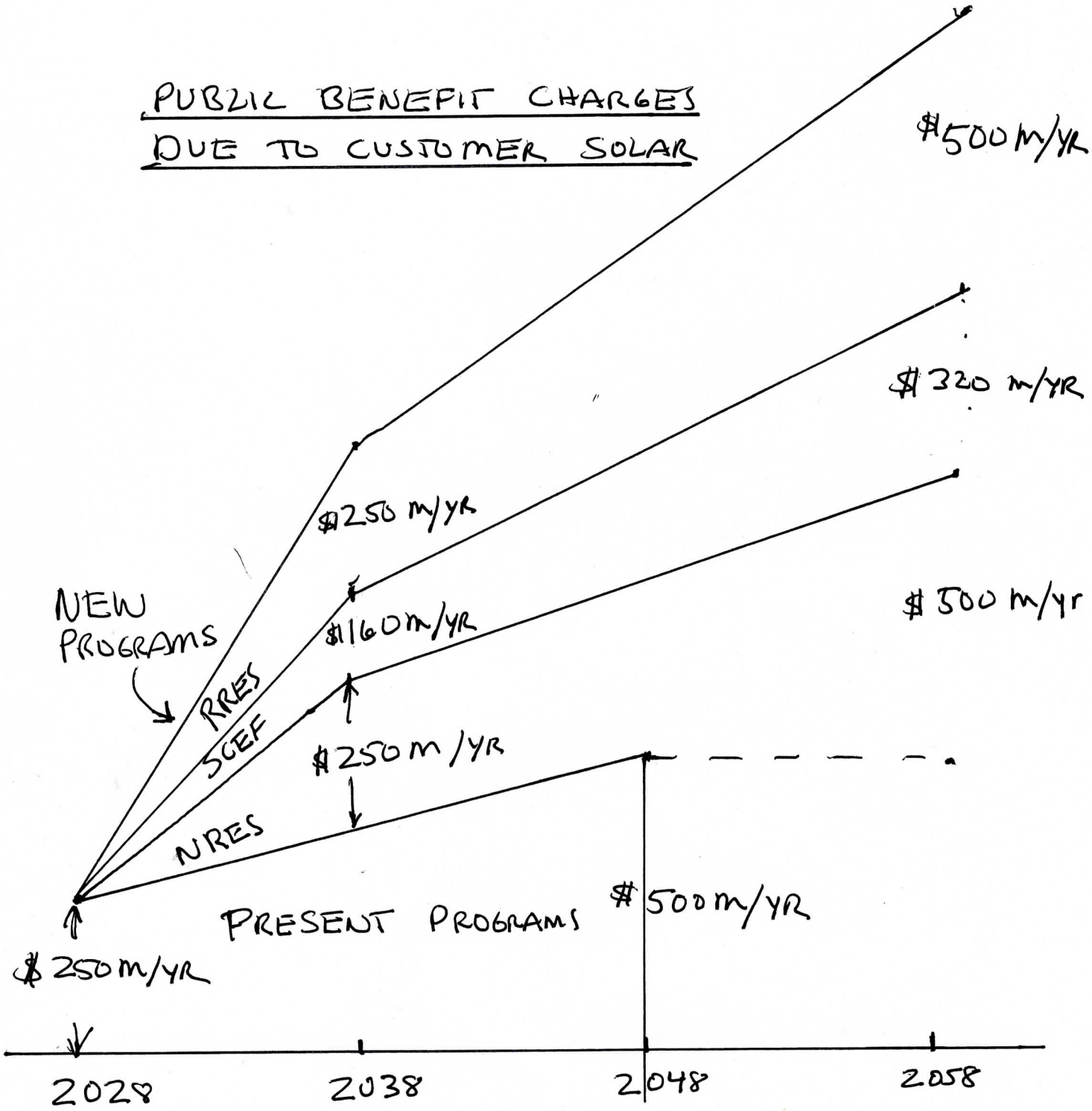


ASSUMES 3.5%/YR ESCALATION (DOUBLES IN 20 YRS)