

Exhibit 1
From August 01 2026 to July 31 2027

FY 26	Base Rent	CAM
Aug	\$ 7,500.00	\$ 774.61
Sep	\$ 7,500.00	\$ 774.61
FY26 Total	\$ 15,000.00	\$ 1,549.21

FY 27	Base Rent	CAM
Oct	\$ 7,500.00	\$ 774.61
Nov	\$ 7,500.00	\$ 774.61
Dec	\$ 7,500.00	\$ 774.61
Jan	\$ 7,500.00	\$ 774.61
Feb	\$ 7,500.00	\$ 774.61
Mar	\$ 7,500.00	\$ 774.61
Apr	\$ 7,500.00	\$ 774.61
May	\$ 7,500.00	\$ 774.61
Jun	\$ 7,500.00	\$ 774.61
Jul	\$ 7,500.00	\$ 774.61
FY27 Total	\$ 75,000.00	\$ 7,746.05

CAM rate = (\$7.01 per square foot multiplied by 1,326 square feet)/12