Exhibit 3

RENT ANALYSIS - MASS TRANSIT TEMP SPACE

MASS TRANSIT TEMP SPACE						
Square Feet	6096					
Full Service Rent*	$20.00					
Rent Escalation	103.00%					
					TOTAL RENT	Per Sq. Ft.
Lease Year		1	2	3		
Annual Rent		$121,920.00	$125,577.60	$129,344.93	$376,842.53	$20.61
Monthy Rent		$10,160.00	$10,464.80	$10,778.74		
Note:	* Includes Electric.					
	(Tenant can terminate lease with 90 days proior written notice to Landlord)					