

# EXHIBIT F

21c Durham

**DRAW/COST SUMMARY**

	Budget Category	Budget Code Description	Durham - PROJECTED
1000	Land Cost and Development		
		1010 Land Cost and Building Purchase	5,500,000.00
		1020 Relocation Expense	-
		1040 Owner's Representative Fee	-
		1050 Owner's Representative Performance Bonus	-
		1060 On-Site Rep & Reimbursables	-
		1090 1100 2011 2012 Property Taxes	-
		<b>Category Subtotal</b>	<b>5,500,000.00</b>
2000	Financing and Closing Costs		
		2010 Construction Period Interest	796,111.00
		2020 Transaction Costs	1,397,545.00
		<b>Category Subtotal</b>	<b>2,193,656.00</b>
3000	Design Services and Consultants		
		3010 Base Design Contract	1,928,745.00
		3130 Graphic Design Constr	-
		3140 Interior Design Contract - Deborah Berke & Partners Architects	243,616.00
		3150 Civil Engineering	-
		3160 Food Facilities Consultant	-
		3170 Spa Facilities Consultant	-
		3180 Design Reimbursables	100,000.00
		3190 Audio Visual Design Constr	-
		Environmental Consultant	-
		3210 Incentive Contract	-
		<b>Category Subtotal</b>	<b>2,272,361.00</b>
4000	Construction Costs		
		4010 Construction Costs	23,784,081.60
		4030 Environmental Demo & Abatement Allowance	1,250,000.00
		4050 Energy System Upgrade	-
		4060 Light Fixtures - By Owner	1,200,000.00
		Carpet & Lighting	110,927.00
		4070 Construction Contingency <i>moved to div 8000</i>	-
		<b>Category Subtotal</b>	<b>26,345,008.60</b>
5000	Insurance and Property Tax		
		5010 Sterling G Thompson Ins Co	250,000.00
		Property Taxes <i>moved to div 1000</i>	250,000.00
		<b>Category Subtotal</b>	<b>500,000.00</b>
6000	Furniture Fixtures and Equipment		
		6010 6020 FF&E Purchases	2,500,000.00
		OSE Purchases	1,210,000.00
		6050 IT Purchases	594,000.00
		6070 Permanent Art	500,000.00
		6080 Graphics and Signage Purchase/Installation	115,000.00
		6040 FF&E /OSE Contingency	-
		<b>Category Subtotal</b>	<b>4,919,000.00</b>
7000	Pre-Opening Costs		
		7011 7013 Pre-Opening and Working Capital	(100,000.00)
		7020 Pre-Opening Management/Consulting Fees	156,600.00
		7012 Pre-Opening Office Space/Renovations	50,000.00
		<b>Category Subtotal</b>	<b>106,600.00</b>
8000	Contingency		
		Contingency	1,100,000.00
		<b>Category Subtotal</b>	<b>1,100,000.00</b>
9000	Unbudgeted Expenses		
		9030	-
		<b>Category Subtotal</b>	<b>-</b>
	Development Costs		
		Developer Fee	5,581,761.33
		<b>Category Subtotal</b>	<b>5,581,761.33</b>
		<b>Total Project Costs:</b>	<b>48,518,386.93</b>

43,811,625.60 Actual cash required for project completion.