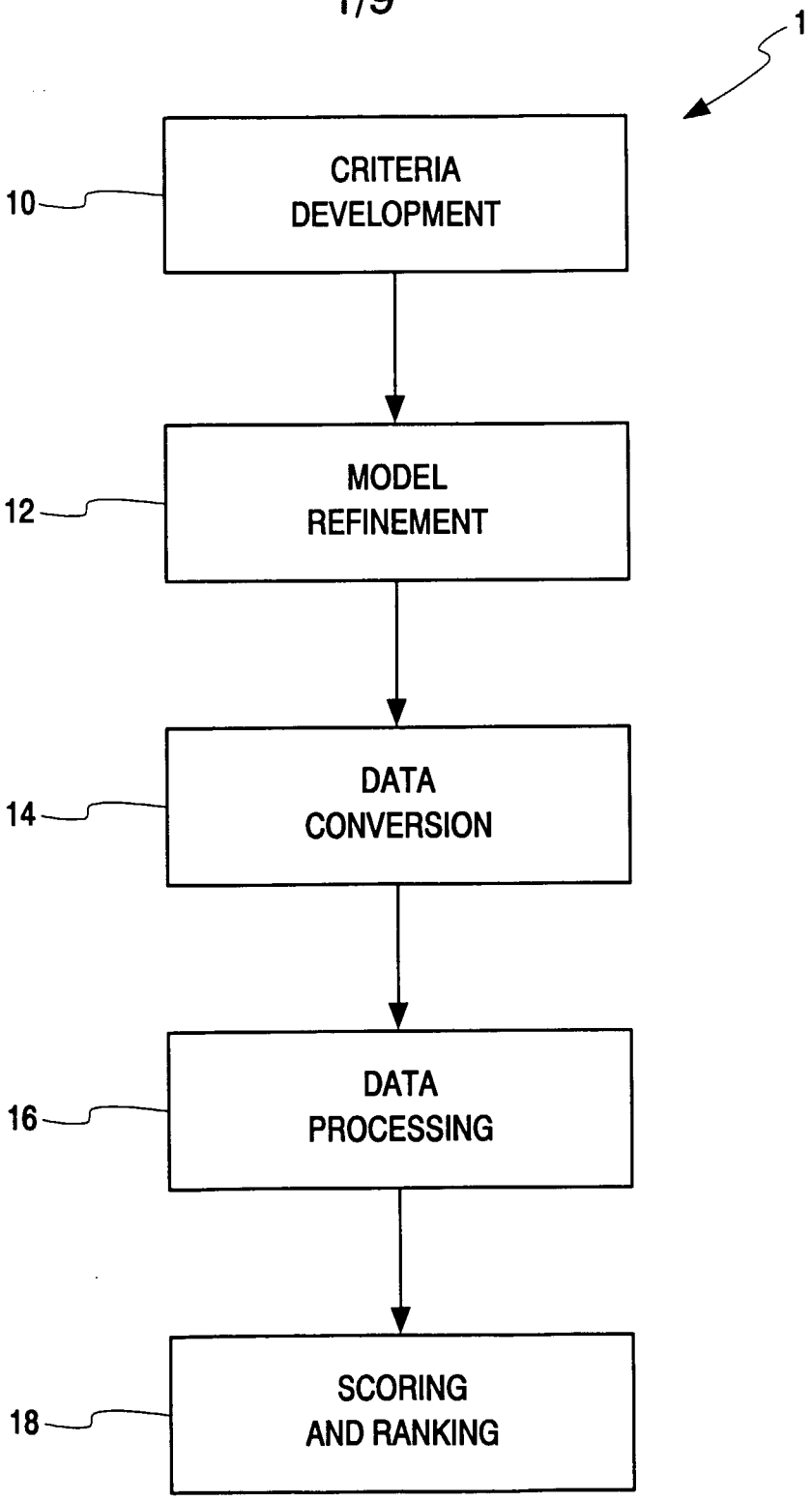

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Fig. 1

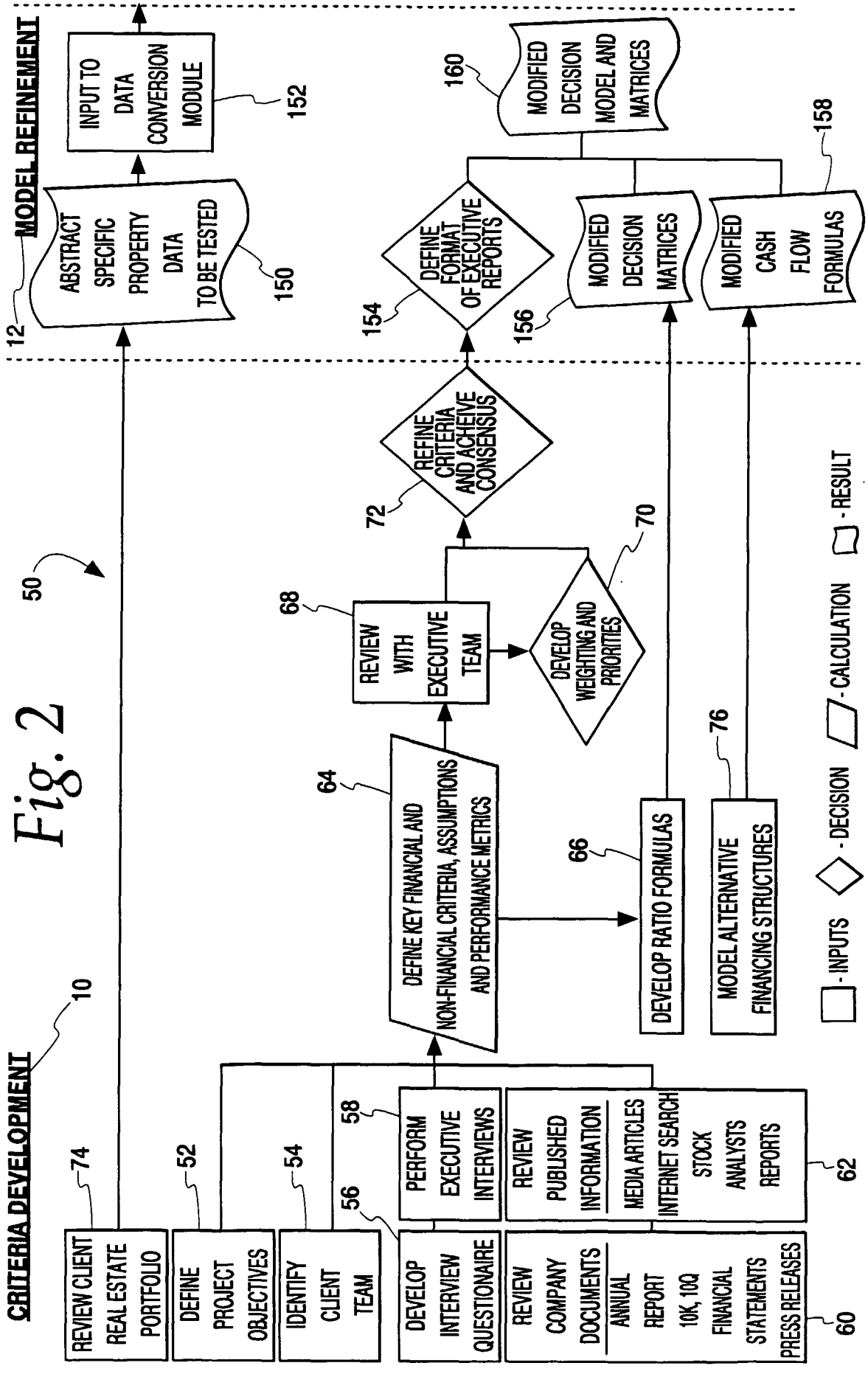

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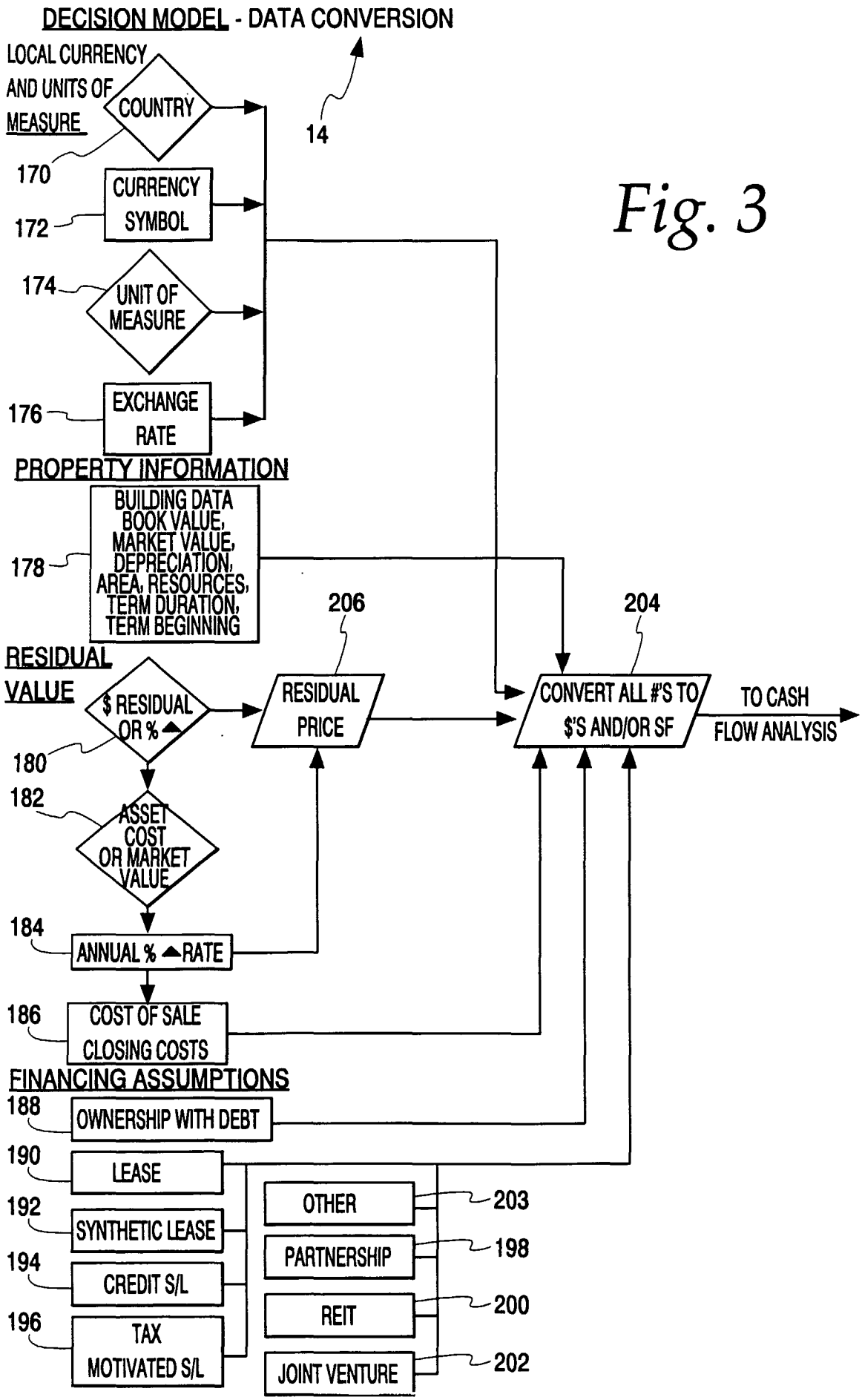

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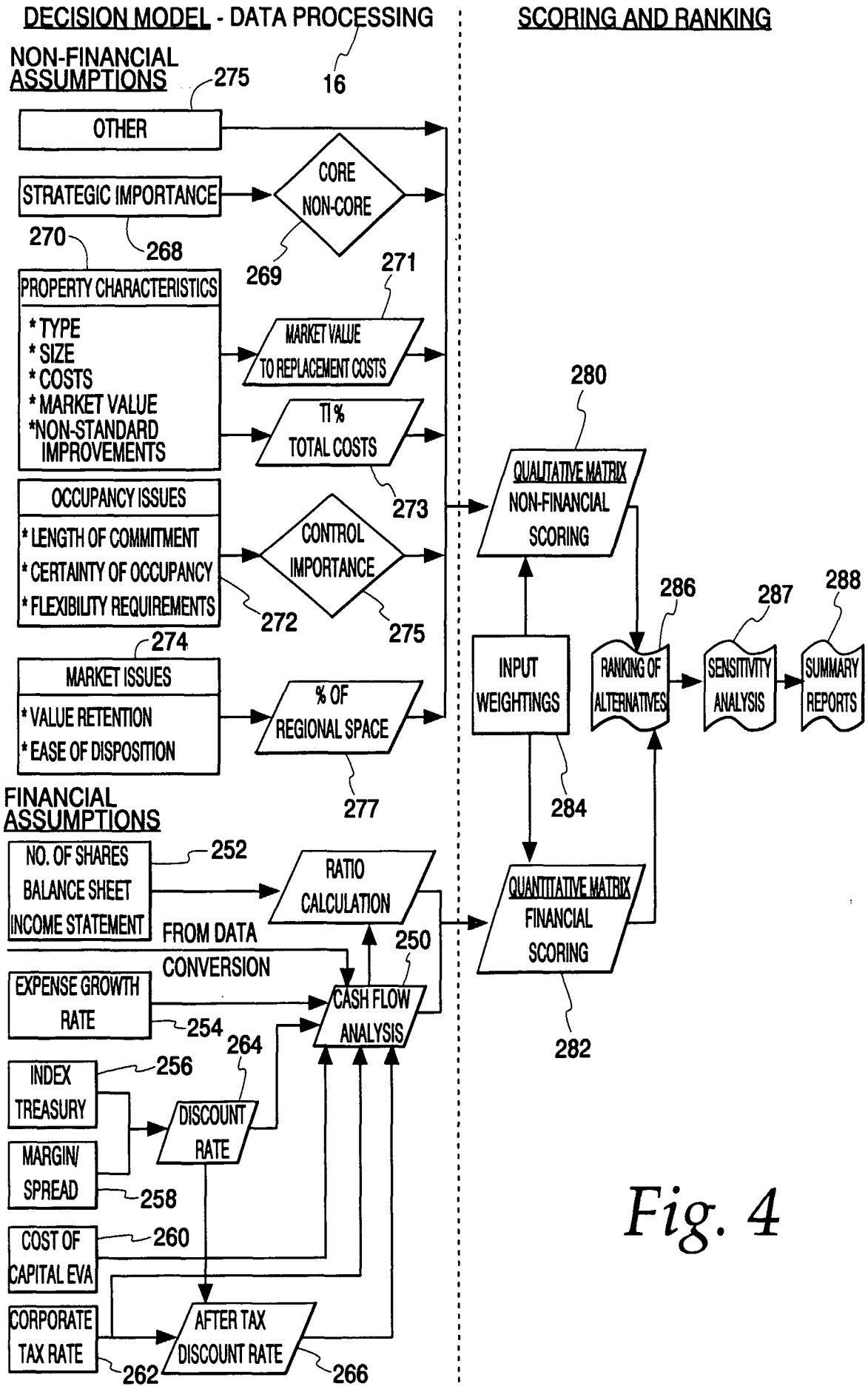

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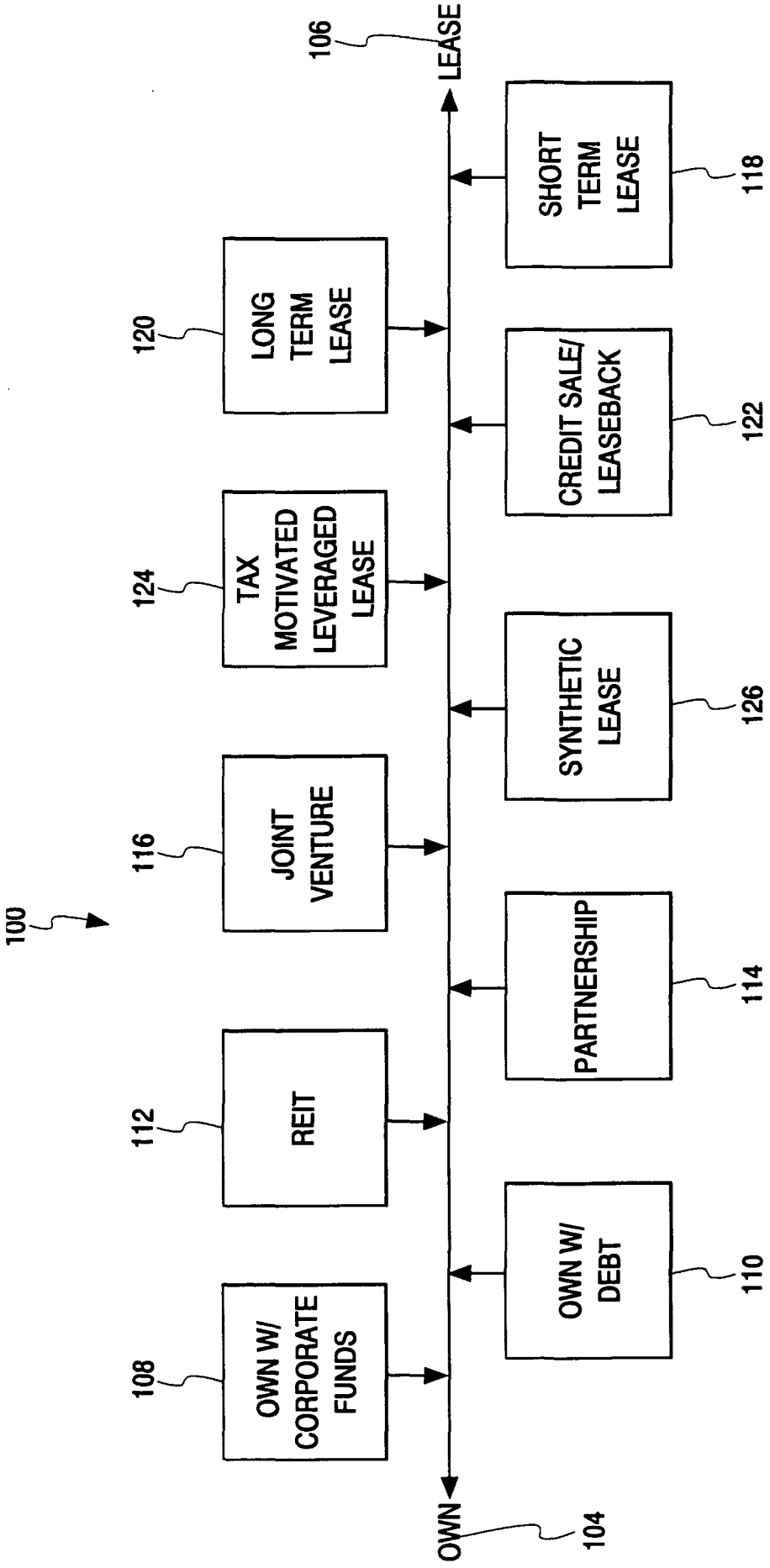

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Fig. 5

SCORING MATRIX - QUANTITATIVE FACTORS

BASE MODEL: "NEW ACQUISITION"
REAL ESTATE SOLUTION - LEASE VS. BUY ANALYSIS
SCORING MATRIX - FINANCIAL

Fig. 6A

	WEIGHTING	OWNERSHIP - DEBT		SYNTHETIC LEASE		LEASE	
		SCORE	WTD. SCORE	SCORE	WTD. SCORE	SCORE	WTD. SCORE
FINANCIAL							
1 NET PRESENT VALUE AFTER TAX	50%	3	1.50	2	1.00	1	0.50
2 ECONOMIC VALUE-ADDED (EVA)	10%	3	0.30	2	0.20	1	0.10
3 BALANCE SHEET IMPACT:							
TOTAL DEBT TO CAPITAL		1		1		1	
CAPITAL REQUIREMENT		1		2		2	
AVERAGE / WEIGHTED AVERAGE	5%	1	0.05	1.5	0.08	1.5	0.08
4 P&L COST IMPACT:							
1ST YEAR IMPACT ON EARNINGS (LOSS) FROM CONTINUING OPERATIONS		2		3		1	
12 YEAR CUMULATIVE IMPACT ON EARNINGS (LOSS) FROM CONTINUING OPERATIONS		3		2		1	
AVERAGE / WEIGHTED AVERAGE	15%	2.5	0.38	2.5	0.38	1	0.15
5 CREDIT RISK:							
EBIT INTEREST COVERAGE		3		2		1	
EBITDA INTEREST COVERAGE		3		2		1	
FREE CASH FLOWS TO TOTAL DEBT		3		2		1	
FUNDS FROM OPERATIONS TO TOTAL DEBT		3		2		1	
AVERAGE / WEIGHTED AVERAGE	15%	3	0.45	2	0.30	1	0.15
6 PROFITIBILITY RATIOS:							
DILUTED EPS FROM CONT. OPER.		2		3		1	
OPERATING PROFIT/NET SALES		3		2		1	
RETURN ON ASSETS		2		3		1	
RETURN ON EQUITY		2		3		1	
RETURN ON TOTAL CAPITAL		2		3		1	
AVERAGE / WEIGHTED AVERAGE	5%	2.2	0.11	2.8	0.14	1	0.05
TOTALS	100%		2.79		2.09		1.03

SCORING MATRIX - QUALITATIVE FACTORS (RAW SCORES)

BASE MODEL: "NEW ACQUISITION"
REAL ESTATE SOLUTION - LEASE VS. BUY ANALYSIS
NON-FINANCIAL INPUT

Fig. 6B

CRITERIA	DETERMINANT	SCORE	OWNERSHIP DEBT			SYNTHETIC LEASE			LEASE		
7 STRATEGIC IMPORTANCE	DEGREE CRITICAL TO BUSINESS	CORE	NON-CORE		CORE	NON-CORE		CORE	NON-CORE		CORE
					3			3			1
8 PROPERTY CHARACTERISTICS											
FACILITY SIZE	SQUARE FEET	LARGE	SMALL	MEDIUM	LARGE	SMALL	MEDIUM	LARGE	SMALL	MEDIUM	LARGE
					3			3			1
REPLACEMENT COST	TOTAL REPLACEMENT COST	MEDIUM	LOW	MEDIUM	HIGH	LOW	MEDIUM	HIGH	LOW	MEDIUM	HIGH
				2			2			2	
DEGREE ENTITY SPECIFIC	TI'S % OF BUILDING COST	20% - 50%	<20%	20%-50%	>50%	<20%	20%-50%	>50%	<20%	20%-50%	>50%
				2			2			2	
MARKET VALUE/ BOOK VALUE	MARKET VALUE/REPLACE COST	>100%	>100%	75-100%	<75%	>100%	75-100%	<75%	>100%	75-100%	<75%
			1			3			3		
9 OCCUPANCY ISSUES:											
LENGTH OF COMMITTMENT	TERM IN YEAR	10>	<5	5 - 9	10>	<5	5 - 9	10>	<5	5 - 9	10>
					3			1			1
CERTAINTY OF OCCUPANCY	LEVEL OF CERTAINTY	MEDIUM	LOW	MEDIUM	HIGH	LOW	MEDIUM	HIGH	LOW	MEDIUM	HIGH
				2			2			2	
FLEXIBILITY:											
CONTROL OF ENVIRONMENT	LEVEL OF IMPORTANCE	<IMPORTANT	NOT CRITICAL	<IMPORTANT	IMPORTANT	NOT CRITICAL	<IMPORTANT	IMPORTANT	NOT CRITICAL	<IMPORTANT	IMPORTANT
				2			2			2	
10 MARKET ISSUES											
LIQUIDITY:											
VALUE RETENTION:	MARKET CONFORMANCE	HIGH	HIGH	MEDIUM	LOW	HIGH	MEDIUM	LOW	HIGH	MEDIUM	LOW
			1			3			3		
EASE OF DISPOSITION:	SIZE OF MARKET	PRIMARY	PRIMARY	SECONDARY	TERTIARY	PRIMARY	SECONDARY	TERTIARY	PRIMARY	SECONDARY	TERTIARY
			3			3			3		
	QUALITY OF MARKET	EQUILIBRIUM	OVERSUPPLY	EQUILIBRIUM	UNDERSUPPLY	OVERSUPPLY	EQUILIBRIUM	UNDERSUPPLY	OVERSUPPLY	EQUILIBRIUM	UNDERSUPPLY
				2			2			2	
	RENT/VALUE TRENDS	DOWN	DOWN	FLAT	UP	DOWN	FLAT	UP	DOWN	FLAT	UP
			1			1			1		
	ENTITY % OF REGION	<50%	>80%	50% - 80%	<50%	>80%	50% - 80%	<50%	>80%	50% - 80%	<50%
					3			3			1
TOTAL SCORE				28			30			26	

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15 May 2006

SCORING MATRIX - QUALITATIVE FACTORS (WEIGHTED SCORES)

BASE MODEL: "NEW ACQUISITION"
REAL ESTATE SOLUTION - LEASE VS. BUY ANALYSIS
SCORING MATRIX - NON FINANCIAL

Fig. 6C

CRITERIA	WEIGHTING	OWNERSHIP - DEBT		SYNTHETIC LEASE		LEASE	
		SCORE	WTD. SCORE	SCORE	WTD. SCORE	SCORE	WTD. SCORE
NON-FINANCIAL							
7 STRATEGIC IMPORTANCE	15%	3	0.45	3	0.45	1	0.15
8 PROPERTY CHARACTERISTICS							
FACILITY SIZE		3		3		1	
REPLACEMENT COST		2		2		2	
DEGREE ENTITY SPECIFIC		2		2		2	
MARKET VALUE/BOOK VALUE		1		3		3	
AVERAGE / WEIGHTED AVERAGE	23.0%	2.0	0.46	2.5	0.58	2.0	0.46
9 OCCUPANCY ISSUES:							
LENGTH OF COMMITTMENT		3		1		1	
CERTAINTY OF OCCUPANCY		2		2		2	
FLEXIBILITY:							
CONTROL OF ENVIRONMENT		2		2		2	
AVERAGE / WEIGHTED AVERAGE	30.0%	2.3	0.70	1.7	0.50	1.7	0.50
10 MARKET ISSUES:							
LIQUIDITY:							
VALUE RETENTION:							
MARKET CONFORMANCE		1		3		3	
EASE OF DISPOSITION:							
SIZE OF MARKET		3		3		3	
QUALITY OF MARKET		2		2		2	
RENT/VALUE TRENDS		1		1		3	
ENTITY % OF REGION		3		3		1	
AVERAGE / WEIGHTED AVERAGE	32.0%	2	0.64	2.4	0.77	2.4	0.77
TOTALS	100.0%		2.25		2.29		1.88

SCORING MATRIX - COMBINED

BASE MODEL: "NEW ACQUISITION"
REAL ESTATE SOLUTION - LEASE VS. BUY ANALYSIS
SCORING MATRIX - COMBINED (FINANCIAL AND NON-FINANCIAL TOTALS)

	OWNERSHIP - DEBT		SYNTHETIC LEASE		LEASE	
	RANK	WTD SCORE	RANK	WTD SCORE	RANK	WTD SCORE
FINANCIAL SCORING TOTALS	3	2.79	2	2.09	1	1.03
NON-FINANCIAL SCORING TOTALS	2	2.25	3	2.29	1	1.88

FINANCIAL SCORING RANK (3+HIGHEST, 1+LOWEST)

3 OWNERSHIP - DEBT
2 SYNTHETIC LEASE
1 LEASE

NON-FINANCIAL SCORING RANK (3+HIGHEST, 1+LOWEST)

3 SYNTHETIC LEASE
2 OWNERSHIP - DEBT
1 LEASE

Fig. 6D