

RENT CALCULATION USING A BASE RENT PER RGB ORDERS 26 - 31

Year of Lease Renewal	Base/Prior Rent	Applicable Rent Stabilization Guideline % Increase	Monthly Rent Should Have Been	Actual Rent/mo.	Date	Monthly Differential	Monthly Interest	Rate	Month Number	Total Interest	Total w/Int	Actual Damages	Actual w/Interest
Prior Tenant	\$ 1,192.43												
									8/19/2010	<Calculated to this date			
2000 (2-year)	\$1,192.43	18%	\$1,194.58	\$3,400.00	9/1/2000	\$2,205.42	\$16.54	9%	119	\$1,968.34	\$4,173.76	2,205.42	4,173.76
					10/1/2000	\$2,205.42	\$16.54	9%	118	\$1,951.80	\$4,157.22	2,205.42	4,157.22
					11/1/2000	\$2,205.42	\$16.54	9%	117	\$1,935.26	\$4,140.68	2,205.42	4,140.68
					12/1/2000	\$2,205.42	\$16.54	9%	116	\$1,918.72	\$4,124.14	2,205.42	4,124.14
					1/1/2001	\$2,205.42	\$16.54	9%	115	\$1,902.17	\$4,107.59	2,205.42	4,107.59
					2/1/2001	\$2,205.42	\$16.54	9%	114	\$1,885.63	\$4,091.05	2,205.42	4,091.05
					3/1/2001	\$2,205.42	\$16.54	9%	113	\$1,869.09	\$4,074.51	2,205.42	4,074.51
					4/1/2001	\$2,205.42	\$16.54	9%	112	\$1,852.55	\$4,057.97	2,205.42	4,057.97
					5/1/2001	\$2,205.42	\$16.54	9%	111	\$1,836.01	\$4,041.43	2,205.42	4,041.43
					6/1/2001	\$2,205.42	\$16.54	9%	110	\$1,819.47	\$4,024.89	2,205.42	4,024.89
					7/1/2001	\$2,205.42	\$16.54	9%	109	\$1,802.93	\$4,008.35	2,205.42	4,008.35
					8/1/2001	\$2,205.42	\$16.54	9%	108	\$1,786.39	\$3,991.81	2,205.42	3,991.81
2001 (2-year)	\$1,194.58	0.00	\$1,194.58	\$3,550.00	9/1/2001	\$2,355.42	\$17.67	9%	107	\$1,890.22	\$4,245.64	2,355.42	4,245.64
					10/1/2001	\$2,355.42	\$17.67	9%	106	\$1,872.56	\$4,227.98	2,355.42	4,227.98
					11/1/2001	\$2,355.42	\$17.67	9%	105	\$1,854.89	\$4,210.31	2,355.42	4,210.31
					12/1/2001	\$2,355.42	\$17.67	9%	104	\$1,837.23	\$4,192.65	2,355.42	4,192.65
					1/1/2002	\$2,355.42	\$17.67	9%	103	\$1,819.56	\$4,174.98	2,355.42	4,174.98
					2/1/2002	\$2,355.42	\$17.67	9%	102	\$1,801.90	\$4,157.32	2,355.42	4,157.32
					3/1/2002	\$2,355.42	\$17.67	9%	101	\$1,784.23	\$4,139.65	2,355.42	4,139.65
					4/1/2002	\$2,355.42	\$17.67	9%	100	\$1,766.57	\$4,121.99	2,355.42	4,121.99
					5/1/2002	\$2,355.42	\$17.67	9%	99	\$1,748.90	\$4,104.32	2,355.42	4,104.32
					6/1/2002	\$2,355.42	\$17.67	9%	98	\$1,731.23	\$4,086.65	2,355.42	4,086.65
					7/1/2002	\$2,355.42	\$17.67	9%	97	\$1,713.57	\$4,068.99	2,355.42	4,068.99
					8/1/2002	\$2,355.42	\$17.67	9%	96	\$1,695.90	\$4,051.32	2,355.42	4,051.32
2002	\$1,194.58	6%	\$1,195.30	\$3,500.00	9/1/2002	\$2,304.70	\$17.29	9%	95	\$1,642.10	\$3,946.80	2,304.70	3,946.80
					10/1/2002	\$2,304.70	\$17.29	9%	94	\$1,624.81	\$3,929.51	2,304.70	3,929.51
					11/1/2002	\$2,304.70	\$17.29	9%	93	\$1,607.53	\$3,912.23	2,304.70	3,912.23
					12/1/2002	\$2,304.70	\$17.29	9%	92	\$1,590.24	\$3,894.94	2,304.70	3,894.94
					1/1/2003	\$2,304.70	\$17.29	9%	91	\$1,572.96	\$3,877.66	2,304.70	3,877.66
					2/1/2003	\$2,304.70	\$17.29	9%	90	\$1,555.67	\$3,860.37	2,304.70	3,860.37
					3/1/2003	\$2,304.70	\$17.29	9%	89	\$1,538.39	\$3,843.09	2,304.70	3,843.09
					4/1/2003	\$2,304.70	\$17.29	9%	88	\$1,521.10	\$3,825.80	2,304.70	3,825.80
					5/1/2003	\$2,304.70	\$17.29	9%	87	\$1,503.82	\$3,808.52	2,304.70	3,808.52
					6/1/2003	\$2,304.70	\$17.29	9%	86	\$1,486.53	\$3,791.23	2,304.70	3,791.23
					7/1/2003	\$2,304.70	\$17.29	9%	85	\$1,469.25	\$3,773.95	2,304.70	3,773.95
					8/1/2003	\$2,304.70	\$17.29	9%	84	\$1,451.96	\$3,756.66	2,304.70	3,756.66

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2003	\$1,195.30	0.00	\$1,195.30	\$3,500.00	9/1/2003	\$2,304.70	\$17.29	9%	83	\$1,434.68	\$3,739.38	2,304.70	3,739.38					
					10/1/2003	\$2,304.70	\$17.29	9%	82	\$1,417.39	\$3,722.09	2,304.70	3,722.09					
					11/1/2003	\$2,304.70	\$17.29	9%	81	\$1,400.11	\$3,704.81	2,304.70	3,704.81					
					12/1/2003	\$2,304.70	\$17.29	9%	80	\$1,382.82	\$3,687.52	2,304.70	3,687.52					
					1/1/2004	\$2,304.70	\$17.29	9%	79	\$1,365.53	\$3,670.23	2,304.70	3,670.23					
					2/1/2004	\$2,304.70	\$17.29	9%	78	\$1,348.25	\$3,652.95	2,304.70	3,652.95					
					3/1/2004	\$2,304.70	\$17.29	9%	77	\$1,330.96	\$3,635.66	2,304.70	3,635.66					
					4/1/2004	\$2,304.70	\$17.29	9%	76	\$1,313.68	\$3,618.38	2,304.70	3,618.38					
					5/1/2004	\$2,304.70	\$17.29	9%	75	\$1,296.39	\$3,601.09	2,304.70	3,601.09					
					6/1/2004	\$2,304.70	\$17.29	9%	74	\$1,279.11	\$3,583.81	2,304.70	3,583.81					
					7/1/2004	\$2,304.70	\$17.29	9%	73	\$1,261.82	\$3,566.52	2,304.70	3,566.52					
					8/1/2004	\$2,304.70	\$17.29	9%	72	\$1,244.54	\$3,549.24	2,304.70	3,549.24					
					2004	\$1,195.30	7.50	\$1,284.95	\$3,558.33	9/1/2004	\$2,273.38	\$17.05	9%	71	\$1,210.57	\$3,483.95	2,273.38	3,483.95
										10/1/2004	\$2,273.38	\$17.05	9%	70	\$1,193.52	\$3,466.90	2,273.38	3,466.90
										11/1/2004	\$2,273.38	\$17.05	9%	69	\$1,176.47	\$3,449.85	2,273.38	3,449.85
										12/1/2004	\$2,273.38	\$17.05	9%	68	\$1,159.42	\$3,432.80	2,273.38	3,432.80
					1/1/2005	\$2,273.38	\$17.05	9%	67	\$1,142.37	\$3,415.75	2,273.38	3,415.75					
					2/1/2005	\$2,273.38	\$17.05	9%	66	\$1,125.32	\$3,398.70	2,273.38	3,398.70					
					3/1/2005	\$2,273.38	\$17.05	9%	65	\$1,108.27	\$3,381.65	2,273.38	3,381.65					
					4/1/2005	\$2,273.38	\$17.05	9%	64	\$1,091.22	\$3,364.60	2,273.38	3,364.60					
					5/1/2005	\$2,273.38	\$17.05	9%	63	\$1,074.17	\$3,347.55	2,273.38	3,347.55					
					6/1/2005	\$2,273.38	\$17.05	9%	62	\$1,057.12	\$3,330.50	2,273.38	3,330.50					
					7/1/2005	\$2,273.38	\$17.05	9%	61	\$1,040.07	\$3,313.45	2,273.38	3,313.45					
					8/1/2005	\$2,273.38	\$17.05	9%	60	\$1,023.02	\$3,296.40	2,273.38	3,296.40					
2005	\$1,284.95	0.00	\$1,284.95	\$3,500.00	9/1/2005	\$2,215.05	\$16.61	9%	59	\$980.16	\$3,195.21	2,215.05	3,195.21					
					10/1/2005	\$2,215.05	\$16.61	9%	58	\$963.55	\$3,178.60	2,215.05	3,178.60					
					11/1/2005	\$2,215.05	\$16.61	9%	57	\$946.93	\$3,161.98	2,215.05	3,161.98					
					12/1/2005	\$2,215.05	\$16.61	9%	56	\$930.32	\$3,145.37	2,215.05	3,145.37					
					1/1/2006	\$2,215.05	\$16.61	9%	55	\$913.71	\$3,128.76	2,215.05	3,128.76					
					2/1/2006	\$2,215.05	\$16.61	9%	54	\$897.10	\$3,112.15	2,215.05	3,112.15					
					3/1/2006	\$2,215.05	\$16.61	9%	53	\$880.48	\$3,095.53	2,215.05	3,095.53					
					4/1/2006	\$2,215.05	\$16.61	9%	52	\$863.87	\$3,078.92	2,215.05	3,078.92					
					5/1/2006	\$2,215.05	\$16.61	9%	51	\$847.26	\$3,062.31	2,215.05	3,062.31					
					6/1/2006	\$2,215.05	\$16.61	9%	50	\$830.64	\$3,045.69	2,215.05	3,045.69					
					7/1/2006	\$2,215.05	\$16.61	9%	49	\$814.03	\$3,029.08	2,215.05	3,029.08					
					8/1/2006	\$2,215.05	\$16.61	9%	48	\$797.42	\$3,012.47	2,215.05	3,012.47					
2006	\$1,284.95	5.50	\$1,355.62	\$3,550.00	9/1/2006	\$2,194.38	\$16.46	9%	47	\$773.52	\$2,967.90	2,194.38	2,967.90					
					10/1/2006	\$2,194.38	\$16.46	9%	46	\$757.06	\$2,951.44	2,194.38	2,951.44					
					11/1/2006	\$2,194.38	\$16.46	9%	45	\$740.60	\$2,934.98	2,194.38	2,934.98					
					12/1/2006	\$2,194.38	\$16.46	9%	44	\$724.15	\$2,918.53	2,194.38	2,918.53					
					1/1/2007	\$2,194.38	\$16.46	9%	43	\$707.69	\$2,902.07	2,194.38	2,902.07					
					2/1/2007	\$2,194.38	\$16.46	9%	42	\$691.23	\$2,885.61	2,194.38	2,885.61					
					3/1/2007	\$2,194.38	\$16.46	9%	41	\$674.77	\$2,869.15	2,194.38	2,869.15					

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					4/1/2007	\$2,194.38	\$16.46	9%	40	\$658.31	\$2,852.69	2,194.38	2,852.69
					5/1/2007	\$2,194.38	\$16.46	9%	39	\$641.86	\$2,836.24	2,194.38	2,836.24
					6/1/2007	\$2,194.38	\$16.46	9%	38	\$625.40	\$2,819.78	2,194.38	2,819.78
					7/1/2007	\$2,194.38	\$16.46	9%	37	\$608.94	\$2,803.32	2,194.38	2,803.32
					8/1/2007	\$2,194.38	\$16.46	9%	36	\$592.48	\$2,786.86	2,194.38	2,786.86
2007	\$1,355.62	0.00	\$1,355.62	\$3,750.00	9/1/2007	\$2,394.38	\$17.96	9%	35	\$628.52	\$3,022.90	2,394.38	3,022.90
					10/1/2007	\$2,394.38	\$17.96	9%	34	\$610.57	\$3,004.95	2,394.38	3,004.95
					11/1/2007	\$2,394.38	\$17.96	9%	33	\$592.61	\$2,986.99	2,394.38	2,986.99
					12/1/2007	\$2,394.38	\$17.96	9%	32	\$574.65	\$2,969.03	2,394.38	2,969.03
					1/1/2008	\$2,394.38	\$17.96	9%	31	\$556.69	\$2,951.07	2,394.38	2,951.07
					2/1/2008	\$2,394.38	\$17.96	9%	30	\$538.74	\$2,933.12	2,394.38	2,933.12
					3/1/2008	\$2,394.38	\$17.96	9%	29	\$520.78	\$2,915.16	2,394.38	2,915.16
					4/1/2008	\$2,394.38	\$17.96	9%	28	\$502.82	\$2,897.20	2,394.38	2,897.20
					5/1/2008	\$2,394.38	\$17.96	9%	27	\$484.86	\$2,879.24	2,394.38	2,879.24
					6/1/2008	\$2,394.38	\$17.96	9%	26	\$466.90	\$2,861.28	2,394.38	2,861.28
					7/1/2008	\$2,394.38	\$17.96	9%	25	\$448.95	\$2,843.33	2,394.38	2,843.33
					8/1/2008	\$2,394.38	\$17.96	9%	24	\$430.99	\$2,825.37	2,394.38	2,825.37
2008	\$1,355.62	5.75	\$1,433.57	\$3,850.00	9/1/2008	\$2,416.43	\$18.12	9%	23	\$416.83	\$2,833.26	2,416.43	2,833.26
					10/1/2008	\$2,416.43	\$18.12	9%	22	\$398.71	\$2,815.14	2,416.43	2,815.14
					11/1/2008	\$2,416.43	\$18.12	9%	21	\$380.59	\$2,797.02	2,416.43	2,797.02
					12/1/2008	\$2,416.43	\$18.12	9%	20	\$362.46	\$2,778.89	2,416.43	2,778.89
					1/1/2009	\$2,416.43	\$18.12	9%	19	\$344.34	\$2,760.77	2,416.43	2,760.77
					2/1/2009	\$2,416.43	\$18.12	9%	18	\$326.22	\$2,742.65	2,416.43	2,742.65
					3/1/2009	\$2,416.43	\$18.12	9%	17	\$308.09	\$2,724.52	2,416.43	2,724.52
					4/1/2009	\$2,416.43	\$18.12	9%	16	\$289.97	\$2,706.40	2,416.43	2,706.40
					5/1/2009	\$2,416.43	\$18.12	9%	15	\$271.85	\$2,688.28	2,416.43	2,688.28
					6/1/2009	\$2,416.43	\$18.12	9%	14	\$253.73	\$2,670.16	2,416.43	2,670.16
					7/1/2009	\$2,416.43	\$18.12	9%	13	\$235.60	\$2,652.03	2,416.43	2,652.03
					8/1/2009	\$2,416.43	\$18.12	9%	12	\$217.48	\$2,633.91	2,416.43	2,633.91
2009	\$1,433.57	0.00	\$1,433.57	\$3,750.00	9/1/2009	\$2,316.43	\$17.37	9%	11	\$191.11	\$2,507.54	2,316.43	2,507.54
					10/1/2009	\$2,316.43	\$17.37	9%	10	\$173.73	\$2,490.16	2,316.43	2,490.16
					11/1/2009	\$2,316.43	\$17.37	9%	9	\$156.36	\$2,472.79	2,316.43	2,472.79
					12/1/2009	\$2,316.43	\$17.37	9%	8	\$138.99	\$2,455.42	2,316.43	2,455.42
					1/1/2010	\$2,316.43	\$17.37	9%	7	\$121.61	\$2,438.04	2,316.43	2,438.04
					2/1/2010	\$2,316.43	\$17.37	9%	6	\$104.24	\$2,420.67	2,316.43	2,420.67
					3/1/2010	\$2,316.43	\$17.37	9%	5	\$86.87	\$2,403.30	2,316.43	2,403.30
					4/1/2010	\$2,316.43	\$17.37	9%	4	\$69.49	\$2,385.92	2,316.43	2,385.92
					5/1/2010	\$2,316.43	\$17.37	9%	3	\$52.12	\$2,368.55	2,316.43	2,368.55
					6/1/2010	\$2,316.43	\$17.37	9%	2	\$34.75	\$2,351.18	2,316.43	2,351.18
					7/1/2010	\$2,316.43	\$17.37	9%	1	\$17.37	\$2,333.80	2,316.43	2,333.80
Totals											\$395,704.46	273,447.05	395,704.46