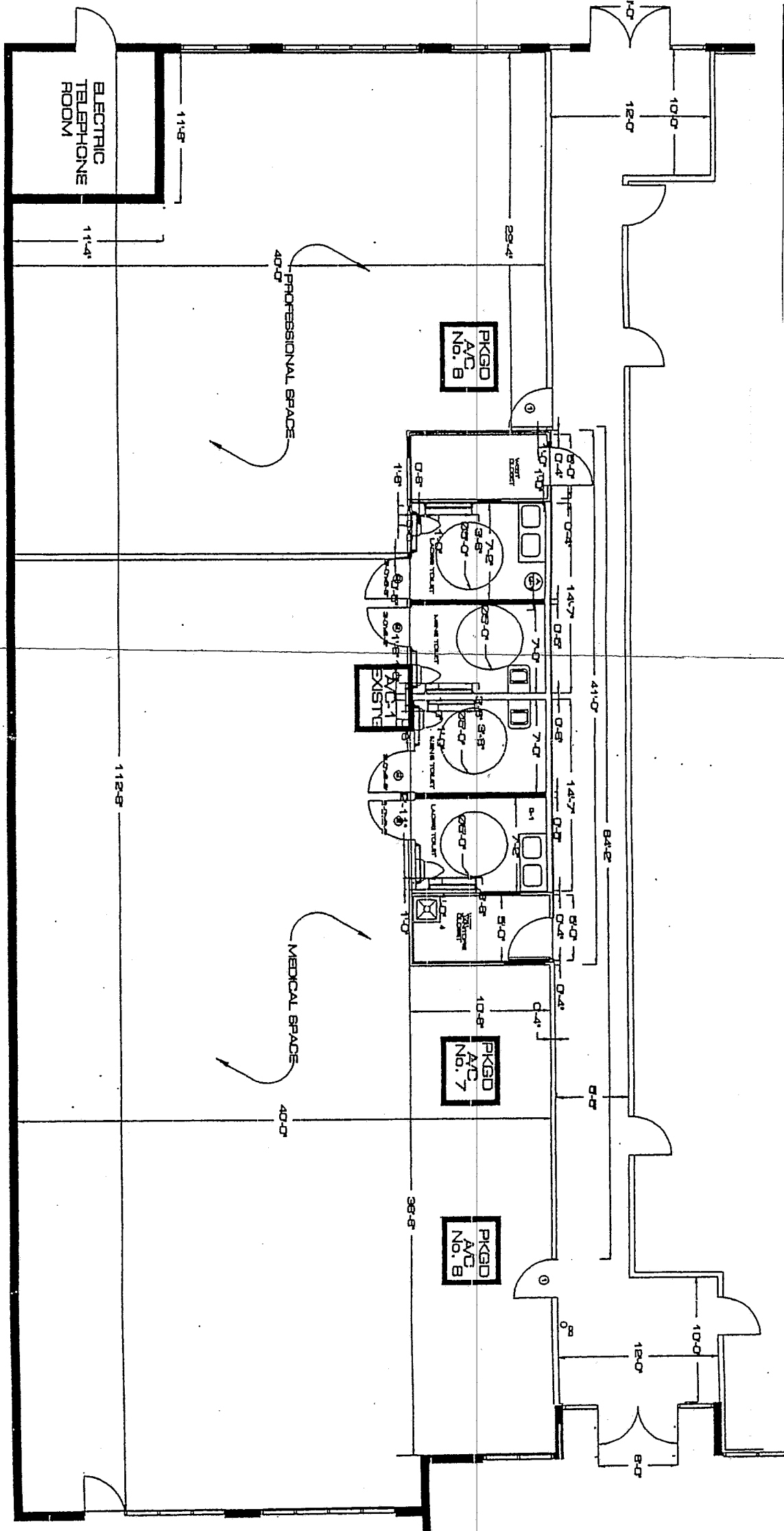


**EXHIBIT "A"**

**DEMISED PREMISES**



PROFESSIONAL OFFICE BUILDING DR. PETER M. WALLACH 1480 N. UNIVERSITY DRIVE CORAL SPRINGS, FLORIDA			
AREA CALCULATION		SPACE ALLOCATION	
TEENANT AREA	4,378 SF	MEDICAL	2,883 SF
TOTAL LEASE SPACE	413 SF	PROFESSIONAL	1,895 SF
COMMON SPACE (4,378/10,548 x 88%)	413 SF	TOTAL	4,788 SF
GRASS LEASE SPACE	4,791 SF		

NOTES:  
 1.) THE GROSS AREA OF THE BUILDING = 10,548 SF  
 2.) CALCULATIONS ASSUME THAT THE TOTAL COMMON SPACE = 888 SF