

Exhibit C

CAM Charges and Allocation Schedule

1. CAM Allocation and Annual Adjustment Mechanics

Common Area Maintenance charges ("CAM") recover LESSEE's Pro Rata Share of the Operating Expenses described in Article Six, Section F of the Lease. DISTRICT estimates CAM annually and bills LESSEE in monthly installments; any variance between estimated and actual CAM is reconciled annually pursuant to Article Six, Section F.h. For purposes of this Exhibit C, "Ordinary CAM" means all CAM categories other than the Excluded True-Up Items described in Section 2 below.

Phase-In Period. During the CAM phase-in period (Commencement Date through calendar year 2029), DISTRICT limits LESSEE's total billed Ordinary CAM to one hundred ten percent (110%) of the prior calendar year's billed Ordinary CAM amount, until the billed Ordinary CAM amount catches up to actual/projected Ordinary CAM costs. Calendar year 2030 is the projected "catch-up" year, in which the 110% ceiling is expected to meet or exceed actual/projected Ordinary CAM costs, so that LESSEE is billed actual Ordinary CAM cost rather than the capped amount. Any Ordinary CAM not recovered because of the 10% phase-in cap shall be deferred and may be carried forward, subject to the caps and reconciliation limitations in Article Six, Section F of the Lease and this Exhibit C, and shall not be deemed waived unless DISTRICT expressly waives it in writing.

Post-Catch-Up Period. Beginning January 1, 2031 — the first calendar year after the catch-up year — DISTRICT sets each year's initial billed Ordinary CAM rate using a CPI-based escalator capped at four percent (4%) over the prior year's billed Ordinary CAM (the "Guardrail Amount"), which is billed to LESSEE in monthly installments for that year. At year-end reconciliation, if LESSEE's actual Pro Rata Share of Ordinary Operating Expenses exceeds the Guardrail Amount, DISTRICT may collect the difference, provided that LESSEE's total Ordinary CAM payment for that year shall not exceed one hundred ten percent (110%) of that year's Guardrail Amount. As a result, LESSEE's total Ordinary CAM payment for any year following the catch-up year may increase by up to approximately fourteen percent (14%), plus or minus, over the prior year's billed Ordinary CAM — reflecting the combined effect of the 4% annual escalator and the 10% reconciliation ceiling applied on top of it.

This Guardrail-plus-reconciliation mechanic applies to all CAM categories other than the Excluded True-Up Items described in Section 2 below.

2. Excluded True-Up Items — Asphalt and Exterior Wood-Finish Maintenance

Asphalt sealing, crack repair, and striping, together with exterior painting, exterior staining, and exterior wood-stain maintenance, occur on multi-year maintenance cycles (approximately every 2 to 4 years) rather than as smooth annual expenses, and are therefore treated as "Excluded True-Up Items" under Article Six, Section F.i of the Lease.

Rather than billing LESSEE the full cost of each maintenance cycle in the year it occurs, DISTRICT bills LESSEE a levelized average annual amount for these items, calculated by spreading the projected cost of each maintenance cycle across the years between cycles. Every two (2) calendar years, DISTRICT reconciles the average amounts billed against actual costs incurred, updated vendor pricing, and/or reserve funding for these items, and credits or bills LESSEE the difference as part of the CAM reconciliation process.

Excluded True-Up Items remain part of CAM Operating Expenses and are shown in the schedule below, but are not subject to the 4% annual escalator, the 10% phase-in cap, or the 10%

reconciliation ceiling described in Section 1 above; they remain subject to the allocation methodology and documentation requirements otherwise applicable to CAM.

3. Itemized CAM Schedule — 2027 Projection and Initial Term Estimate

The table below itemizes DISTRICT's projected CAM categories for calendar year 2027 and shows the projected total cost for those categories over the Initial Term, based on DISTRICT's CAM budget model. Because the Commencement Date has not yet been inserted, the projected total assumes, for modeling purposes only, a mid-calendar year 2026 commencement and continuation through calendar year 2031. If the actual Commencement Date differs from that assumption, DISTRICT may update the projected amounts consistent with Article Six, Section F of the Lease and this Exhibit C. The table includes both Ordinary CAM and Excluded True-Up Items. The "Basis / Treatment" column identifies whether each category is treated as Ordinary CAM or as an Excluded True-Up Item. Only Ordinary CAM is subject to the 10% phase-in cap, the 4% post-catch-up escalator, the Guardrail Amount, and the 10% reconciliation ceiling described in Section 1. Excluded True-Up Items remain CAM Operating Expenses, but are reconciled separately under Section 2 and are not included in Ordinary CAM for purposes of applying those caps and guardrails.

Category	Item	2027 Projected Cost	Total Projected Cost – Initial Term (2026– 2031)	Basis / Treatment
Admin	Administrative Fee	\$3,213.68	\$20,338.22	Ordinary CAM
Exterior	Building Exterior – Pressure Wash	\$0.00	\$3,377.00	Ordinary CAM (not scheduled in 2027)
Exterior	Building Exterior – Wood Stain	\$2,300.00	\$12,333.67	<i>Excluded True-Up Item (levelized average)</i>
Fire/Life Safety PM	1-Year Fire Sprinkler Inspection	\$258.75	\$1,618.35	Ordinary CAM
Fire/Life Safety PM	5-Year Fire Sprinkler Inspection	\$0.00	\$2,250.00	Ordinary CAM (not scheduled in 2027)
Mechanical Systems	Boiler & Chiller Maintenance (PM)	\$1,035.00	\$6,550.15	Ordinary CAM
Mechanical Systems	HVAC System Maintenance (PM)	\$1,035.00	\$6,550.15	Ordinary CAM
Risk	Insurance (Property & Liability)	\$14,379.05	\$90,999.99	Ordinary CAM
Site Operations	Asphalt Sealing, Crack Repair & Striping	\$7,245.00	\$45,851.07	<i>Excluded True-Up Item (levelized average)</i>
Site Operations	Landscape Maintenance (RM)	\$7,797.69	\$49,348.85	Ordinary CAM
Site Operations	Trash Removal	\$4,392.02	\$27,795.57	Ordinary CAM
Site Operations	Pest Control	N/A	N/A	<i>Self-performed by Tenant; not billed through CAM</i>
Site Operations	Window Cleaning (PM)	N/A	N/A	<i>Self-performed by Tenant; not billed through CAM</i>
Site Operations	Janitorial	N/A	N/A	<i>Self-performed by Tenant; not billed through CAM</i>
Snow Removal	Parking Lot Snow Removal (RM)	\$9,990.24	\$72,903.57	Ordinary CAM

Category	Item	2027 Projected Cost	Total Projected Cost – Initial Term (2026– 2031)	Basis / Treatment
Snow Removal	Sidewalk Snow Removal (RM)	\$2,249.57	\$14,409.49	Ordinary CAM
Utilities	Electric	\$26,965.95	\$170,658.03	Ordinary CAM
Utilities	Gas	\$12,364.08	\$78,247.92	Ordinary CAM
Utilities	Sewer	\$3,732.15	\$23,619.46	Ordinary CAM
Utilities	Water	\$802.35	\$5,077.78	Ordinary CAM
	Subtotal – Ordinary CAM Items	\$88,215.53	\$573,744.53	Subject to 4% / 10% caps described in Section 1 above
	Subtotal – Excluded True-Up Items	\$9,545.00	\$58,184.74	Levelized average; reconciled to actual every 2 years (Section 2 above)
	TOTAL CAM COST	\$97,760.53	\$631,929.27	Sum of all CAM categories above

4. Phase-in Calculation; Carryforward of Unrecovered Ordinary CAM

During the phase-in period, the annual amount of Ordinary CAM billed to LESSEE shall be the lesser of: (i) LESSEE's actual/projected Ordinary CAM for that calendar year; or (ii) one hundred ten percent (110%) of the prior calendar year's billed Ordinary CAM.

Excluded True-Up Items are not included in the Ordinary CAM amounts used for this calculation. Excluded True-Up Items shall be billed and reconciled separately under Section 2 above and are not subject to the 10% phase-in cap.

Any Ordinary CAM not recovered in a calendar year because of the 10% phase-in cap shall be deferred and may be carried forward for billing in future calendar years, subject to the applicable caps, Guardrail Amount, and reconciliation limitations in Article Six, Section F of the Lease and this Exhibit C. The carryforward of unrecovered Ordinary CAM shall not convert Excluded True-Up Items into Ordinary CAM and shall not limit DISTRICT's separate right to bill and reconcile Excluded True-Up Items under Section 2 above.

The following table is provided for budget illustration only and does not modify the operative phase-in calculation above. To the extent the table uses projected total CAM figures, those figures include Excluded True-Up Items and are not used to determine the 10% phase-in cap applicable to Ordinary CAM.

Year	Actual / Projected Ordinary CAM Cost	Prior Year Projected CAM Billed	Illustrative 10% Cap Ceiling (Prior Billed × 1.10)	Projected Total CAM Billed to Tenant
2025	\$73,000.00	—	—	\$73,000.00
2026	\$96,609.40	\$73,000.00	\$80,300.00	\$80,300.00
2027	\$97,760.53	\$80,300.00	\$88,330.00	\$88,330.00
2028	\$103,629.18	\$88,330.00	\$97,163.00	\$97,163.00
2029	\$107,179.29	\$97,163.00	\$106,879.30	\$106,879.30
2030	\$110,851.34	\$106,879.30	\$117,567.23	\$110,851.34

5. Post-Catch-Up; Reconciliation; Carryforward

Beginning with the first calendar year after the projected catch-up year, the Guardrail Amount shall be calculated using billed Ordinary CAM only. The Guardrail Amount equals the prior year's billed Ordinary CAM, increased by the applicable CPI adjustment, capped at four percent (4%).

At year end reconciliation, DISTRICT may collect any difference between the Guardrail Amount and LESSEE's actual Pro Rata Share of Ordinary CAM, provided LESSEE's total billed and reconciled Ordinary CAM for that year shall not exceed one hundred ten percent (110%) of that year's Guardrail Amount. Any Ordinary CAM not recovered because of the Guardrail Amount or the 10% reconciliation ceiling may be carried forward and billed in future years, subject to Article Six, Section F of the Lease and this Exhibit C.

Excluded True-Up Items are not included in the Guardrail Amount or the 10% reconciliation ceiling and shall be billed and reconciled separately under Section 2 above.

6. Budget Model Notes and Final Assumptions

The projections in this Exhibit C are based on DISTRICT's CAM budget model titled "AOB Consolidated CAM," v5.1, and assume a 3.5% general cost escalation factor for items not independently scheduled. Actual Operating Expenses may vary and shall be billed and reconciled in accordance with Article Six, Section F of the Lease and this Exhibit C.

The 2025 baseline of \$73,000 is the baseline CAM cost used in DISTRICT's CAM budget model for the Airport Office Building prior to the Lease. The Initial Term projection assumes, for modeling purposes only, a mid calendar year 2026 Commencement Date and continuation through calendar year 2031. If the actual Commencement Date differs from that assumption, DISTRICT may update the projected amounts consistent with Article Six, Section F of the Lease and this Exhibit C.

Pest Control, Window Cleaning, and Janitorial services are self-performed by LESSEE and are not billed to LESSEE through CAM.

This Exhibit C controls as to CAM categories, allocation methodology, phase-in schedule, annual caps, carryforward of unrecovered Ordinary CAM, reconciliation process, and treatment of Excluded True-Up Items for the Airport Office Building.