EXHIBIT C-1

Amended Minimum Monthly Rent and Additional Rent Calculation Formulae

Basic Rent Formula

Space type	Price/Course	Price/sf
Standard/Computer Classroom	$450.00	N/A
Science/Engineering Labs	$600.00	N/A
Common Space	$450.00	N/A
Office space	N/A	$10.87

Wilkes Base Rent Schedule

Year 1: August 1, 2013 – July 31, 2014

Space type	Number of courses or total office sf[1]	price (sf or class)	Rent/ year	Rent/ month
Standard/Computer Classroom	26	$450.00	$11,700.00	$975.00
Engineering/Science Lab	0	$600.00	$0.00	$0.00
Offices (SF)	1,849	$10.87	$20,098.63	$1,674.89
Common Space	26	$450.00	$11,700.00	$975.00
		Sub Total	$43,498.63	$3,624.89
		Rental Tax* 2.25%	$978.72	$81.56
		Total	$44,477.35	$3,706.45[2]

Year 2: August 1, 2014 – July 31, 2015

Space type	Number of courses or total office sf[1]	price (sf or class)	Rent/ year	Rent/ month
Standard/Computer Classroom	26	$450.00	$11,700.00	$975.00
Engineering/Science Lab	0	$600.00	$0.00	$0.00
Offices (SF)	1,849	$10.87	$20,098.63	$1,674.89
Common Space	26	$450.00	$11,700.00	$975.00
		Sub Total	$43,498.63	$3,624.89
		Rental Tax* 2.25%	$978.72	$81.56
		Total	$44,477.35	$3,706.45[2]

Year 3: August 1, 2015 – July 31, 2016

Space type	Number of courses or total office sf[1]	price (sf or class)	Rent/ year	Rent/ month
Standard/Computer Classroom	26	$450.00	$11,700.00	$975.00
Engineering/Science Lab	0	$600.00	$0.00	$0.00
Offices (SF)	1,849	$10.87	$20,098.63	$1,674.89
Common Space	26	$450.00	$11,700.00	$975.00
		Sub Total	$43,498.63	$3,624.89
		Rental Tax* 2.25%	$978.72	$81.56
		Total	$44,477.35	$3,706.45[2]

Year 4: August 1, 2016 – July 31, 2017

Space type	Number of courses or total office sf[1]	price (sf or class)	Rent/ year	Rent/ month
Standard/Computer Classroom	100	$450.00	$45,000.00	$3,750.00
Engineering/Science Lab	3	$600.00	$1,800.00	$150.00
Offices (SF)	1,849	$10.87	$20,098.63	$1,674.89
Common Space	103	$450.00	$46,350.00	$3,862.50
		Sub Total	$113,248.63	$9,437.39
		Rental Tax* 2.25%	$2,548.09	$212.34
		Total	$115,796.72	$9,649.73[2]

Year 5: August 1, 2017 – July 31, 2018

Space type	Number of courses or total office sf[1]	price (sf or class)	Rent/ year	Rent/ month
Standard/Computer Classroom	100	$450.00	$45,000.00	$3,750.00
Engineering/Science Lab	3	$600.00	$1,800.00	$150.00
Offices (SF)	1,849	$10.87	$20,098.63	$1,674.89
Common Space	103	$450.00	$46,350.00	$3,862.50
		Sub Total	$113,248.63	$9,437.39
		Rental Tax* 2.25%	$2,548.09	$212.34
		Total	$115,796.72	$9,649.73[2]

[1] If actual number of courses or office space is greater, the rent will be adjusted based on the Basic Rent Formula above.

[2] If actual use is greater, rent will be adjusted upward based on the Basic Rent Formula above.

*Subject to change

8/19/2014