

EXHIBIT B

1 (START WITH NUMBER 1, THEN INCREASE BY 1 FOR EACH TENANT)



Invoice # 1001

310 Huehl LLC

TENANT: Quebecor World Dubuque, Inc.
ADDRESS: 2460 Kerper Blvd
SUITE: 9721a
Dubuque, IA 52001

2007 oPx Reconciliation

COMMON AREA EXPENSES	\$	570,418.22	
Expense Stop	\$	-	
Base Year NA	\$	-	
Difference	\$	570,418.22	
Capital	\$	-	
Summary			
Operating Expenses	\$	570,418.22	
Admin Fee (if applicable)	\$	-	
Capital	\$	-	
Total Common Area Expense	\$	570,418.22	
Tenant's Prorata Share (Multiplied By)		72.7435%	
Subtotal	\$	414,942.45	
Prorated Lease Period		100.0000%	
Total Common Area Expense	\$	414,942.45	
Expense CAP		-	
Total Common Area Expense Due	\$	414,942.45	
Previously billed 2007	\$	384,910.01	
Amount Due Landlord (Tenant)			\$ 30,032.44
TOTAL DIRECT EXPENSE DUE LANDLORD (TENANT)			\$ 30,032.44

310 Huehl LLC
Quebecor World Dubuque, Inc.

Invoice # 1001
Page 2

2007 PROPERTY TAX \$ 275,403.00

Expense Stop	\$	-	
Base Year NA	\$	-	
Total Property Tax	\$	275,403.00	
Tenant's Prorata Share (Multiplied By)		72.7435%	
Subtotal	\$	200,337.91	
CAP Amount	\$	-	
Prorated Lease Period		100.0000%	
Total Property Taxes Due	\$	200,337.91	
Previously billed 2007	\$	191,792.52	
Amount Due Landlord (Tenant)			\$ 8,545.39

2007 INSURANCE	\$	20,571.80	
Expense Stop	\$	-	
Base Year NA	\$	-	
Total Insurance	\$	20,571.80	
Tenant's Prorata Share (Multiplied By)		72.7435%	
Subtotal	\$	14,964.66	
CAP Amount	\$	-	
Prorated Lease Period		100.0000%	
Total Insurance Due	\$	14,964.66	
Previously billed 2007	\$	29,568.00	
Amount Due Landlord (Tenant)			\$ (14,603.34)

TOTAL DIRECT EXPENSE DUE	\$	30,032.44
TOTAL PROPERTY TAX EXPENSE DUE	\$	8,545.39
TOTAL INSURANCE EXPENSE DUE	\$	(14,603.34)
SUBTOTAL	\$	23,974.49
SALES TAX (if applicable)	\$	-
AMOUNT DUE LANDLORD/(TENANT)	\$	23,974.49