

**EXHIBIT A ---- Budget**  
**80 Chelmsford Road**  
**Billerica, MA**

**Monthly Income**

Rental Income (IMS Petroleum)

Base Rent <sup>1</sup>	\$10,000.00
Percentage Rent	\$9,800.00

**TOTAL INCOME:** \$19,800.00

**Monthly Expenses**

Structural Repairs	\$0.00
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**TOTAL MONTHLY COSTS:** \$0.00

Net Income \$19,800.00

**Net Cash: \$19,800.00**

**Available for Adequate Protection payments \$19,800.00**

AP Payment to Petroleum Franchise (PFC)	\$14,689.58
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Payment pursuant to 362(d)(3) - Home Loan	\$4,573.14
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Net Cash after AP Payment	<b>\$537.28</b>
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<sup>1</sup> The Lease between Debtor and IMS Petroleum, Inc. has been amended to provide for monthly base rent of \$10,000.00, effective October 1, 2016.