

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

Monthly Income

Rental Income (IMS Petroleum)

Base Rent¹ \$10,000.00

Percentage Rent \$9,800.00

TOTAL INCOME: \$19,800.00

Monthly Expenses

Structural Repairs \$0.00

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

Payment pursuant to 362(d)(3) - Home Loan \$4,573.14

Net Cash after AP Payment \$537.28

¹The Lease between Debtor and IMS Petroleum, Inc. has been amended to provide for monthly base rent of \$10,000.00, effective October 1, 2016.