

Three Month Floating Rate Loan			
Stock	Amount	Loan to Value	Interest Rate
Morgan Stanley	1M between the two stocks	88%	1.61%
Discover		84%	1.81%
Interest Rate Cap			1%

10 year fixed rate loan			
Stock	Amount	Loan to Value	Interest Rate
Morgan Stanley	1M between the two stocks	80-83%	1.91%
Discover		76-79%	2.11%

Loan Origination Fees	
Minimum Fee (\$1M)	4.00%
Fee on amounts over \$1M but less than \$2M	3.50%

Hurdle Rate Required from Loan Proceeds for No Cost Hedge	
Three Year (Current Interest Rate)	3.10%
Three Year (Interest Rate Capped)	4.12%
Ten Year (Held to Maturity)	2.53%

Comparison to Avg Bond Yields	1-Jun-09
Three Year Treasuries	1.50%
Ten Year Treasuries	3.70%
Moody's Corporate Aaa Bonds (Average)	5.75%
State and Local Bonds (municipals)	4.61%

Origination Fees	
Fee on amounts up to \$1M	4.00%
Fee on amounts over \$1M but less than \$2M	3.50%