

COMMERCIAL LEASE AGREEMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

THIS Commercial Lease Agreement (“Lease”) is made and entered into this the 1st day of January, 2017, by and between **First United Methodist Church of McKinney**, a Texas nonprofit corporation (“Landlord”), and the **City of McKinney**, a Texas home-rule municipal corporation (“Tenant”).

This Lease is made upon the following terms and conditions:

ARTICLE 1. Lease of Premises

Landlord hereby leases to Tenant, and Tenant hereby takes from Landlord the premises (the “Premises”) located within the City of McKinney, Collin County, Texas, consisting of an asphalt parking lot located at the Southwest corner of Kentucky Street and Lamar Street, as shown on Exhibit “A”, attached hereto and incorporated herein by reference, together with all rights, privileges, easements and appurtenances, belonging or in any way pertaining to the Premises.

ARTICLE 2. Term

The initial term of this Lease shall be twenty (20) years commencing March 1, 2017 (the “Commencement Date”), and ending February 28, 2037, or sooner as provided in Article 8.

ARTICLE 3. Rent

Tenant will pay rental consideration of ONE DOLLAR (\$1.00) per year on or before the commencement of this Lease and each subsequent anniversary thereafter. Tenant may prepay, in part or in full, the rental for any portion of the remaining Term of the Lease at any time.

ARTICLE 4. Permitted Uses

4.1 **Permitted Use by Tenant.** Subject to Landlord’s Permitted Use as hereinafter defined in Section 4.2, Tenant shall be permitted to use the Premises as a public parking lot, including those related uses allowed by Tenant on its existing downtown parking lots, (“Tenant’s Permitted Use”) beginning on the Commencement Date.

4.2 **Permitted Use by Landlord.** Notwithstanding anything to the contrary, Landlord shall have the exclusive use of the Premises between the hours of 7:30 a.m. and 1:00 p.m. every Sunday for church parking and such other dates and times as agreed by the parties in writing (“Landlord’s Permitted Use”); provided, however, that Landlord’s exclusive use right shall be expressly conditioned upon Landlord’s utilization of attendants directing church patrons for church events at Landlord’s facilities during times of Landlord’s Permitted Use and on such dates. Tenant may use the Premises at all other times, including Sundays, when Landlord has elected not to exercise its exclusive use right under this Section 4.2.

ARTICLE 5. Repairs and Maintenance

5.1 **Tenant’s Obligations to Repair and Maintain.** Unless otherwise provided above, Tenant shall, at its own cost and expense, keep, maintain and take good care of the Premises.

5.2 **No Landlord Maintenance.** Landlord shall have no obligations with respect to the maintenance of the Premises.

ARTICLE 6. Alterations, Additions and Improvements

6.1 **Asphaltic Parking Surface.** It is expressly agreed that Tenant shall have the obligation to resurface and expand the existing asphalt parking surface on or before April 1, 2017 (the “Construction Commencement Date”) on the Premises according to the City’s applicable codes and standards. Tenant’s failure to timely commence construction shall constitute default under the Lease. Tenant shall design and construct the parking lot consistent with the attached Exhibit B, including the preservation of existing trees shown thereon.

6.2 **Signs.** Tenant shall have no obligation during the term of this Lease to erect or maintain parking signs on the Premises; however Tenant may, in its sole discretion, erect signage regulating use of the Premises during Tenant’s Permitted Use under Sections 4.1 and 4.2 above. Landlord may, in its sole discretion, erect signage pertinent to activities at Landlord’s facilities or otherwise germane to the activities of the church at the location shown on Exhibit B.

6.3 **Termination.** At the expiration or termination of this Lease, Tenant shall leave the Premises in its “as is” condition.

ARTICLE 7. Insurance and Casualty Damage

7.1 **Insurance to be Maintained by Tenant.** Tenant agrees that it will, during the term of the Lease, at its own expense, keep in effect upon the Premises for the benefit of itself and Landlord, comprehensive general liability and property/casualty insurance. Tenant shall name Landlord as an “additional insured” thereunder, and shall, within 30 days of the execution of this Lease, provide Landlord with a certificate of insurance evidencing same. Tenant shall diligently pursue any and all claims made thereunder.

7.2 **Casualty Loss.** If the Premises shall be rendered unusable for Tenant's Permitted Use by casualty and such damage cannot be fully restored within thirty (30) days after the occurrence thereof, either party hereto may terminate this Lease by written notice to the other.

In the event of such damage or destruction, Landlord and Tenant shall proceed with due diligence to collect the proceeds of any available insurance which pertains to the Premises (the "Proceeds"). No settlement of any claim for loss and damage covered by said insurance policies shall be made by Landlord or Tenant with any insurance company without the written consent of both parties hereto.

ARTICLE 8. Early Termination and Termination Fee

After the fifth (5th) anniversary of the Commencement Date and upon Landlord's satisfaction of the conditions of this Article 8, Landlord shall have the right to terminate this Lease upon ninety (90) days written notice to Tenant; provided, however, that Landlord shall be required to pay an early termination fee equal to 100% of the unamortized total costs incurred by Tenant with respect to the construction and expansion of the existing asphalt parking surface, calculated as of the effective date of the Lease termination. For purposes of calculating the foregoing early termination fee, the useful life of the concrete parking surface shall be deemed to be twenty (20) years, and the useful life shall commence as of the date completion and City acceptance of the new concrete surface for its approved use. The amortization of total costs shall be based on a straight-line, equal monthly reduction as illustrated in Exhibit B, attached hereto and made a part hereof. Within sixty (60) days after completion and acceptance, Tenant shall provide Landlord with an amortization table identifying the termination fee over the remainder of the Term.

ARTICLE 9. Assignment and Subletting

Tenant may not assign this Lease or sublet the Premises to any person or entity without the prior written consent of Landlord.

ARTICLE 10. Condemnation

Landlord reserves all rights to any damages paid because of any partial or entire taking of the Premises, and Tenant assigns to Landlord any right Tenant may have to the damages or award provided that the foregoing shall not prevent Tenant from recovering any such portion of the damages or award made for Tenant's loss of business, and loss of leasehold interest.

ARTICLE 11. Event of Default

The failure of Landlord or Tenant to comply and cure within thirty (30) days written notice any term, condition or covenant of this Lease shall be deemed an event of default.

ARTICLE 12.

Remedies Upon Event of Default

12.1 **Landlord's Remedies.** Upon the occurrence of an event of default by Tenant, Landlord shall have the option to terminate this Lease, in which event Tenant shall promptly surrender the Premises to Landlord. If Tenant fails to so surrender such Premises, Landlord may, without prejudice to any other remedy which it may have for possession of the Premises, enter upon and take possession of the Premises and expel or remove Tenant or any other person who may be using the Premises or any part thereof. Tenant expressly waives its sovereign immunity from suit with regard to this Lease. Notwithstanding the Landlord's termination under this Section 12.1, Tenant shall be reimbursed for the improvements in an amount equal to the Termination Fee, as of the date of termination.

12.2 **Tenant's Remedies.** Upon the occurrence of an event of default by Landlord, Tenant shall have the option to terminate this Lease.

12.3 **Waiver.** Pursuit of the foregoing remedies by either party shall not preclude such party from pursuing any other remedy provided by law, nor shall pursuit of any remedy herein provided by either party constitute a forfeiture or waiver of any amounts owed or damages accruing to such party by reason of the violation of any of the terms, conditions and covenants herein contained.

ARTICLE 13. Miscellaneous Provisions

13.1 **Holding Over.** If Tenant holds over or remains in possession of the Premises after the expiration or termination of this Lease, without any new lease of said Premises being entered into between the parties hereto, such holding over or continued possession shall, if rent is paid by Tenant, and accepted by Landlord for or during the time Tenant holds over or remains in possession, create a tenancy from month to month at a rental equal to the then current market rate for like properties in McKinney, Texas and upon the terms herein specified, which may at any time be terminated by either party upon thirty (30) days written notice given to the other party.

13.2 **Attorneys' Fees.** If, on account of any breach or default by Landlord or Tenant of their respective obligations under this Lease, it shall become necessary for the other party to employ an attorney to enforce or defend any of its rights or remedies hereunder, and should such party prevail, it shall be entitled to its reasonable attorneys' fees incurred in connection therewith.

13.3 **Quiet Enjoyment.** Landlord warrants that it has full right and power to execute and perform this Lease and to grant the estate demised herein.

13.4 **No Waiver.** No waiver by the parties hereto of any default or breach of any term, condition or covenant of this Lease shall be deemed to be waiver of any subsequent default or breach of the same or any other term, condition or covenant contained herein.

13.5 **Force Majeure.** In the event performance by Landlord or Tenant of any term, condition or covenant in this Lease is delayed or prevented by any Act of God, strike, lockout,

shortage of material or labor restriction by any government authority, civil riot, flood, and any other cause not within the control of such party, the period of performance of such term, condition or covenant shall be extended for a period equal to the period such party is so delayed or hindered.

13.6 **Access to Premises.** Landlord shall have access to the Premises at all reasonable times for the purposes of examining and inspecting same.

13.7 **Hazardous and Toxic Materials.** Tenant shall have the absolute responsibility (as between Tenant and Landlord) to cause, and shall cause, all materials and substances which now or hereafter are designated as hazardous or toxic substances under the laws and regulations of any governmental body or regulatory authority having jurisdiction ("Hazardous Substances") that are transported to or from, used, stored or handled at, or disposed of from the Premises during the term of this Lease, to be transported, used, stored, handled and disposed of in compliance with all applicable laws and regulations. To the extent allowed by applicable law, Tenant hereby indemnifies and holds Landlord harmless from any liability arising from or related to Tenant's failure to satisfy the requirements of this Section 13.7.

13.8 **Gender.** Words of any gender used in this Lease shall be held and construed to include any other gender, and words in the singular shall be held to include the plural, unless the context otherwise requires.

13.9 **Captions.** The captions or headings of paragraphs of this Lease are inserted for convenience only, and shall not be considered in construing the provisions hereof if any question of intent should arise.

13.10 **Successors.** The terms, conditions and covenants contained in this Lease shall apply to, inure to the benefit of, and be binding upon the parties hereto and their respective successors in interest and legal representatives except as otherwise herein expressly provided.

13.11 **Severability.** If any provision in this Lease should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this Lease shall not be affected thereby.

13.12 **Notices.** Any notice provided or permitted to be given hereunder by either party to the other must be in writing. Notice may, unless otherwise provided herein, be given or served (i) by depositing the same in the United States mail, postage paid, certified mail, and addressed to the party to be notified, with return receipt requested, (ii) by delivering the same to such party, by overnight courier or (iii) when appropriate, by sending a telegram, wire or facsimile addressed to the party to be notified. Notice deposited in the mail in the manner hereinabove described shall be effective from and after such deposit. Notice given in any other manner shall be effective only if and when received by the party to be notified. For the purposes of notice, the addresses of the parties shall, until changed be as follows:

Landlord: First United Methodist Church.
315 N. Church St.
McKinney, Texas 75069

Tenant: City of McKinney
P.O. Box 517
McKinney, Texas 75070

Either party may change these persons or addresses by giving written notice, as provided above, of such change. If Tenant shall assign this Lease or sublet the Premises, or any part thereof in accordance with Article 9, then no written notice of default from Landlord shall be deemed complete unless a copy of such notice is mailed to Tenant as well as Tenant's assignee or sublessee in the manner prescribed above.

13.13 **Governing Law.** This Lease shall be governed by and construed according to the laws of the State of Texas and venue for any action brought hereunder shall be the District Courts of Collin County, Texas.

13.14 **Amendment and Modification.** This Lease, including all Exhibits hereto, each of which is incorporated in this Lease, contains the entire agreement between the parties hereto. All prior oral or written negotiations have been merged herein. This Lease shall not be amended, modified or supplemented unless by agreement in writing signed by Landlord and Tenant.

Executed this 6 day of FEBRUARY, 2017 ^{JS}

LANDLORD:

TENANT:

**FIRST UNITED METHODIST CHURCH
OF MCKINNEY,
a Texas nonprofit corporation**

**CITY OF MCKINNEY,
a Texas home-rule municipal corporation**

By: 

By: _____

Name: ELLISON BRANLEY
Title: CHAIRMAN BOARD OF
TRUSTEES

PAUL G. GRIMES
City Manager

Exhibit B
Amortization of Costs*
For Illustrative Purposes—Actual Costs/Dates to Govern Amortization

Date	Beginning Balance	Amortization	Ending Balance
4/1/2017	\$225,000.00	\$937.50	\$224,062.50
5/1/2017	\$224,062.50	\$937.50	\$223,125.00
6/1/2017	\$223,125.00	\$937.50	\$222,187.50
7/1/2017	\$222,187.50	\$937.50	\$221,250.00
8/1/2017	\$221,250.00	\$937.50	\$220,312.50
9/1/2017	\$220,312.50	\$937.50	\$219,375.00
10/1/2017	\$219,375.00	\$937.50	\$218,437.50
11/1/2017	\$218,437.50	\$937.50	\$217,500.00
12/1/2017	\$217,500.00	\$937.50	\$216,562.50
1/1/2018	\$216,562.50	\$937.50	\$215,625.00
2/1/2018	\$215,625.00	\$937.50	\$214,687.50
3/1/2018	\$214,687.50	\$937.50	\$213,750.00
4/1/2018	\$213,750.00	\$937.50	\$212,812.50
5/1/2018	\$212,812.50	\$937.50	\$211,875.00
6/1/2018	\$211,875.00	\$937.50	\$210,937.50
7/1/2018	\$210,937.50	\$937.50	\$210,000.00
8/1/2018	\$210,000.00	\$937.50	\$209,062.50
9/1/2018	\$209,062.50	\$937.50	\$208,125.00
10/1/2018	\$208,125.00	\$937.50	\$207,187.50
11/1/2018	\$207,187.50	\$937.50	\$206,250.00
12/1/2018	\$206,250.00	\$937.50	\$205,312.50
1/1/2019	\$205,312.50	\$937.50	\$204,375.00
2/1/2019	\$204,375.00	\$937.50	\$203,437.50
3/1/2019	\$203,437.50	\$937.50	\$202,500.00
4/1/2019	\$202,500.00	\$937.50	\$201,562.50
5/1/2019	\$201,562.50	\$937.50	\$200,625.00
6/1/2019	\$200,625.00	\$937.50	\$199,687.50
7/1/2019	\$199,687.50	\$937.50	\$198,750.00
8/1/2019	\$198,750.00	\$937.50	\$197,812.50
9/1/2019	\$197,812.50	\$937.50	\$196,875.00
10/1/2019	\$196,875.00	\$937.50	\$195,937.50
11/1/2019	\$195,937.50	\$937.50	\$195,000.00
12/1/2019	\$195,000.00	\$937.50	\$194,062.50
1/1/2020	\$194,062.50	\$937.50	\$193,125.00
2/1/2020	\$193,125.00	\$937.50	\$192,187.50
3/1/2020	\$192,187.50	\$937.50	\$191,250.00
4/1/2020	\$191,250.00	\$937.50	\$190,312.50
5/1/2020	\$190,312.50	\$937.50	\$189,375.00
6/1/2020	\$189,375.00	\$937.50	\$188,437.50
7/1/2020	\$188,437.50	\$937.50	\$187,500.00
8/1/2020	\$187,500.00	\$937.50	\$186,562.50
9/1/2020	\$186,562.50	\$937.50	\$185,625.00
10/1/2020	\$185,625.00	\$937.50	\$184,687.50

Exhibit B
Amortization of Costs*
For Illustrative Purposes—Actual Costs/Dates to Govern Amortization

Date	Beginning Balance	Amortization	Ending Balance
11/1/2020	\$184,687.50	\$937.50	\$183,750.00
12/1/2020	\$183,750.00	\$937.50	\$182,812.50
1/1/2021	\$182,812.50	\$937.50	\$181,875.00
2/1/2021	\$181,875.00	\$937.50	\$180,937.50
3/1/2021	\$180,937.50	\$937.50	\$180,000.00
4/1/2021	\$180,000.00	\$937.50	\$179,062.50
5/1/2021	\$179,062.50	\$937.50	\$178,125.00
6/1/2021	\$178,125.00	\$937.50	\$177,187.50
7/1/2021	\$177,187.50	\$937.50	\$176,250.00
8/1/2021	\$176,250.00	\$937.50	\$175,312.50
9/1/2021	\$175,312.50	\$937.50	\$174,375.00
10/1/2021	\$174,375.00	\$937.50	\$173,437.50
11/1/2021	\$173,437.50	\$937.50	\$172,500.00
12/1/2021	\$172,500.00	\$937.50	\$171,562.50
1/1/2022	\$171,562.50	\$937.50	\$170,625.00
2/1/2022	\$170,625.00	\$937.50	\$169,687.50
3/1/2022	\$169,687.50	\$937.50	\$168,750.00
4/1/2022	\$168,750.00	\$937.50	\$167,812.50
5/1/2022	\$167,812.50	\$937.50	\$166,875.00
6/1/2022	\$166,875.00	\$937.50	\$165,937.50
7/1/2022	\$165,937.50	\$937.50	\$165,000.00
8/1/2022	\$165,000.00	\$937.50	\$164,062.50
9/1/2022	\$164,062.50	\$937.50	\$163,125.00
10/1/2022	\$163,125.00	\$937.50	\$162,187.50
11/1/2022	\$162,187.50	\$937.50	\$161,250.00
12/1/2022	\$161,250.00	\$937.50	\$160,312.50
1/1/2023	\$160,312.50	\$937.50	\$159,375.00
2/1/2023	\$159,375.00	\$937.50	\$158,437.50
3/1/2023	\$158,437.50	\$937.50	\$157,500.00
4/1/2023	\$157,500.00	\$937.50	\$156,562.50
5/1/2023	\$156,562.50	\$937.50	\$155,625.00
6/1/2023	\$155,625.00	\$937.50	\$154,687.50
7/1/2023	\$154,687.50	\$937.50	\$153,750.00
8/1/2023	\$153,750.00	\$937.50	\$152,812.50
9/1/2023	\$152,812.50	\$937.50	\$151,875.00
10/1/2023	\$151,875.00	\$937.50	\$150,937.50
11/1/2023	\$150,937.50	\$937.50	\$150,000.00
12/1/2023	\$150,000.00	\$937.50	\$149,062.50
1/1/2024	\$149,062.50	\$937.50	\$148,125.00
2/1/2024	\$148,125.00	\$937.50	\$147,187.50
3/1/2024	\$147,187.50	\$937.50	\$146,250.00
4/1/2024	\$146,250.00	\$937.50	\$145,312.50
5/1/2024	\$145,312.50	\$937.50	\$144,375.00

Exhibit B
Amortization of Costs*
For Illustrative Purposes—Actual Costs/Dates to Govern Amortization

Date	Beginning Balance	Amortization	Ending Balance
6/1/2024	\$144,375.00	\$937.50	\$143,437.50
7/1/2024	\$143,437.50	\$937.50	\$142,500.00
8/1/2024	\$142,500.00	\$937.50	\$141,562.50
9/1/2024	\$141,562.50	\$937.50	\$140,625.00
10/1/2024	\$140,625.00	\$937.50	\$139,687.50
11/1/2024	\$139,687.50	\$937.50	\$138,750.00
12/1/2024	\$138,750.00	\$937.50	\$137,812.50
1/1/2025	\$137,812.50	\$937.50	\$136,875.00
2/1/2025	\$136,875.00	\$937.50	\$135,937.50
3/1/2025	\$135,937.50	\$937.50	\$135,000.00
4/1/2025	\$135,000.00	\$937.50	\$134,062.50
5/1/2025	\$134,062.50	\$937.50	\$133,125.00
6/1/2025	\$133,125.00	\$937.50	\$132,187.50
7/1/2025	\$132,187.50	\$937.50	\$131,250.00
8/1/2025	\$131,250.00	\$937.50	\$130,312.50
9/1/2025	\$130,312.50	\$937.50	\$129,375.00
10/1/2025	\$129,375.00	\$937.50	\$128,437.50
11/1/2025	\$128,437.50	\$937.50	\$127,500.00
12/1/2025	\$127,500.00	\$937.50	\$126,562.50
1/1/2026	\$126,562.50	\$937.50	\$125,625.00
2/1/2026	\$125,625.00	\$937.50	\$124,687.50
3/1/2026	\$124,687.50	\$937.50	\$123,750.00
4/1/2026	\$123,750.00	\$937.50	\$122,812.50
5/1/2026	\$122,812.50	\$937.50	\$121,875.00
6/1/2026	\$121,875.00	\$937.50	\$120,937.50
7/1/2026	\$120,937.50	\$937.50	\$120,000.00
8/1/2026	\$120,000.00	\$937.50	\$119,062.50
9/1/2026	\$119,062.50	\$937.50	\$118,125.00
10/1/2026	\$118,125.00	\$937.50	\$117,187.50
11/1/2026	\$117,187.50	\$937.50	\$116,250.00
12/1/2026	\$116,250.00	\$937.50	\$115,312.50
1/1/2027	\$115,312.50	\$937.50	\$114,375.00
2/1/2027	\$114,375.00	\$937.50	\$113,437.50
3/1/2027	\$113,437.50	\$937.50	\$112,500.00
4/1/2027	\$112,500.00	\$937.50	\$111,562.50
5/1/2027	\$111,562.50	\$937.50	\$110,625.00
6/1/2027	\$110,625.00	\$937.50	\$109,687.50
7/1/2027	\$109,687.50	\$937.50	\$108,750.00
8/1/2027	\$108,750.00	\$937.50	\$107,812.50
9/1/2027	\$107,812.50	\$937.50	\$106,875.00
10/1/2027	\$106,875.00	\$937.50	\$105,937.50
11/1/2027	\$105,937.50	\$937.50	\$105,000.00
12/1/2027	\$105,000.00	\$937.50	\$104,062.50

Exhibit B
Amortization of Costs*
For Illustrative Purposes—Actual Costs/Dates to Govern Amortization

Date	Beginning Balance	Amortization	Ending Balance
1/1/2028	\$104,062.50	\$937.50	\$103,125.00
2/1/2028	\$103,125.00	\$937.50	\$102,187.50
3/1/2028	\$102,187.50	\$937.50	\$101,250.00
4/1/2028	\$101,250.00	\$937.50	\$100,312.50
5/1/2028	\$100,312.50	\$937.50	\$99,375.00
6/1/2028	\$99,375.00	\$937.50	\$98,437.50
7/1/2028	\$98,437.50	\$937.50	\$97,500.00
8/1/2028	\$97,500.00	\$937.50	\$96,562.50
9/1/2028	\$96,562.50	\$937.50	\$95,625.00
10/1/2028	\$95,625.00	\$937.50	\$94,687.50
11/1/2028	\$94,687.50	\$937.50	\$93,750.00
12/1/2028	\$93,750.00	\$937.50	\$92,812.50
1/1/2029	\$92,812.50	\$937.50	\$91,875.00
2/1/2029	\$91,875.00	\$937.50	\$90,937.50
3/1/2029	\$90,937.50	\$937.50	\$90,000.00
4/1/2029	\$90,000.00	\$937.50	\$89,062.50
5/1/2029	\$89,062.50	\$937.50	\$88,125.00
6/1/2029	\$88,125.00	\$937.50	\$87,187.50
7/1/2029	\$87,187.50	\$937.50	\$86,250.00
8/1/2029	\$86,250.00	\$937.50	\$85,312.50
9/1/2029	\$85,312.50	\$937.50	\$84,375.00
10/1/2029	\$84,375.00	\$937.50	\$83,437.50
11/1/2029	\$83,437.50	\$937.50	\$82,500.00
12/1/2029	\$82,500.00	\$937.50	\$81,562.50
1/1/2030	\$81,562.50	\$937.50	\$80,625.00
2/1/2030	\$80,625.00	\$937.50	\$79,687.50
3/1/2030	\$79,687.50	\$937.50	\$78,750.00
4/1/2030	\$78,750.00	\$937.50	\$77,812.50
5/1/2030	\$77,812.50	\$937.50	\$76,875.00
6/1/2030	\$76,875.00	\$937.50	\$75,937.50
7/1/2030	\$75,937.50	\$937.50	\$75,000.00
8/1/2030	\$75,000.00	\$937.50	\$74,062.50
9/1/2030	\$74,062.50	\$937.50	\$73,125.00
10/1/2030	\$73,125.00	\$937.50	\$72,187.50
11/1/2030	\$72,187.50	\$937.50	\$71,250.00
12/1/2030	\$71,250.00	\$937.50	\$70,312.50
1/1/2031	\$70,312.50	\$937.50	\$69,375.00
2/1/2031	\$69,375.00	\$937.50	\$68,437.50
3/1/2031	\$68,437.50	\$937.50	\$67,500.00
4/1/2031	\$67,500.00	\$937.50	\$66,562.50
5/1/2031	\$66,562.50	\$937.50	\$65,625.00
6/1/2031	\$65,625.00	\$937.50	\$64,687.50
7/1/2031	\$64,687.50	\$937.50	\$63,750.00

Exhibit B
Amortization of Costs*
For Illustrative Purposes—Actual Costs/Dates to Govern Amortization

Date	Beginning Balance	Amortization	Ending Balance
8/1/2031	\$63,750.00	\$937.50	\$62,812.50
9/1/2031	\$62,812.50	\$937.50	\$61,875.00
10/1/2031	\$61,875.00	\$937.50	\$60,937.50
11/1/2031	\$60,937.50	\$937.50	\$60,000.00
12/1/2031	\$60,000.00	\$937.50	\$59,062.50
1/1/2032	\$59,062.50	\$937.50	\$58,125.00
2/1/2032	\$58,125.00	\$937.50	\$57,187.50
3/1/2032	\$57,187.50	\$937.50	\$56,250.00
4/1/2032	\$56,250.00	\$937.50	\$55,312.50
5/1/2032	\$55,312.50	\$937.50	\$54,375.00
6/1/2032	\$54,375.00	\$937.50	\$53,437.50
7/1/2032	\$53,437.50	\$937.50	\$52,500.00
8/1/2032	\$52,500.00	\$937.50	\$51,562.50
9/1/2032	\$51,562.50	\$937.50	\$50,625.00
10/1/2032	\$50,625.00	\$937.50	\$49,687.50
11/1/2032	\$49,687.50	\$937.50	\$48,750.00
12/1/2032	\$48,750.00	\$937.50	\$47,812.50
1/1/2033	\$47,812.50	\$937.50	\$46,875.00
2/1/2033	\$46,875.00	\$937.50	\$45,937.50
3/1/2033	\$45,937.50	\$937.50	\$45,000.00
4/1/2033	\$45,000.00	\$937.50	\$44,062.50
5/1/2033	\$44,062.50	\$937.50	\$43,125.00
6/1/2033	\$43,125.00	\$937.50	\$42,187.50
7/1/2033	\$42,187.50	\$937.50	\$41,250.00
8/1/2033	\$41,250.00	\$937.50	\$40,312.50
9/1/2033	\$40,312.50	\$937.50	\$39,375.00
10/1/2033	\$39,375.00	\$937.50	\$38,437.50
11/1/2033	\$38,437.50	\$937.50	\$37,500.00
12/1/2033	\$37,500.00	\$937.50	\$36,562.50
1/1/2034	\$36,562.50	\$937.50	\$35,625.00
2/1/2034	\$35,625.00	\$937.50	\$34,687.50
3/1/2034	\$34,687.50	\$937.50	\$33,750.00
4/1/2034	\$33,750.00	\$937.50	\$32,812.50
5/1/2034	\$32,812.50	\$937.50	\$31,875.00
6/1/2034	\$31,875.00	\$937.50	\$30,937.50
7/1/2034	\$30,937.50	\$937.50	\$30,000.00
8/1/2034	\$30,000.00	\$937.50	\$29,062.50
9/1/2034	\$29,062.50	\$937.50	\$28,125.00
10/1/2034	\$28,125.00	\$937.50	\$27,187.50
11/1/2034	\$27,187.50	\$937.50	\$26,250.00
12/1/2034	\$26,250.00	\$937.50	\$25,312.50
1/1/2035	\$25,312.50	\$937.50	\$24,375.00
2/1/2035	\$24,375.00	\$937.50	\$23,437.50

Exhibit B
Amortization of Costs*
For Illustrative Purposes—Actual Costs/Dates to Govern Amortization

Date	Beginning Balance	Amortization	Ending Balance
3/1/2035	\$23,437.50	\$937.50	\$22,500.00
4/1/2035	\$22,500.00	\$937.50	\$21,562.50
5/1/2035	\$21,562.50	\$937.50	\$20,625.00
6/1/2035	\$20,625.00	\$937.50	\$19,687.50
7/1/2035	\$19,687.50	\$937.50	\$18,750.00
8/1/2035	\$18,750.00	\$937.50	\$17,812.50
9/1/2035	\$17,812.50	\$937.50	\$16,875.00
10/1/2035	\$16,875.00	\$937.50	\$15,937.50
11/1/2035	\$15,937.50	\$937.50	\$15,000.00
12/1/2035	\$15,000.00	\$937.50	\$14,062.50
1/1/2036	\$14,062.50	\$937.50	\$13,125.00
2/1/2036	\$13,125.00	\$937.50	\$12,187.50
3/1/2036	\$12,187.50	\$937.50	\$11,250.00
4/1/2036	\$11,250.00	\$937.50	\$10,312.50
5/1/2036	\$10,312.50	\$937.50	\$9,375.00
6/1/2036	\$9,375.00	\$937.50	\$8,437.50
7/1/2036	\$8,437.50	\$937.50	\$7,500.00
8/1/2036	\$7,500.00	\$937.50	\$6,562.50
9/1/2036	\$6,562.50	\$937.50	\$5,625.00
10/1/2036	\$5,625.00	\$937.50	\$4,687.50
11/1/2036	\$4,687.50	\$937.50	\$3,750.00
12/1/2036	\$3,750.00	\$937.50	\$2,812.50
1/1/2037	\$2,812.50	\$937.50	\$1,875.00
2/1/2037	\$1,875.00	\$937.50	\$937.50
3/1/2037	\$937.50	\$937.50	\$0.00