

TUPPS LEASE

11333260

\$ 13,333,260

MCDC Grant

Rent Increase

Monthly Sales

Revenue Share

\$ 2,600,000

Land

5,000

600,000

2%

\$ -

Original

Monthly

15000

\$ 15,933,260

Increase %

17.65%

Total Cost

Total Cost w/ Land

\$ 13,333,260

\$ 15,933,260

PROPOSED LEASE									
Lease Year	Hypothetical Annual Lease	Running Total	Purchase Price	Base Monthly Lease	Percentage Lease at 2% of sales	Monthly Lease	Balance of Construction Cost	Balance of Construction Cost + Land	
	\$ (13,333,260)								
1	\$ 144,000	\$ 144,000	N/A	\$ -	\$ 12,000	\$ 12,000	\$ 13,189,260	\$ 15,789,260	
2	358,645	502,645	N/A	17,647	12,240	\$ 29,887	12,830,615	\$ 15,430,615	
3	361,583	864,227	N/A	17,647	12,485	\$ 30,132	12,469,033	\$ 15,069,033	
4	364,579	1,228,806	N/A	17,647	12,734	\$ 30,382	12,104,454	\$ 14,704,454	
5	367,635	1,596,441	N/A	17,647	12,989	\$ 30,636	11,736,819	\$ 14,336,819	
6	430,753	2,027,194	N/A	22,647	13,249	\$ 35,896	11,306,066	\$ 13,906,066	
7	433,932	2,461,126	N/A	22,647	13,514	\$ 36,161	10,872,134	\$ 13,472,134	
8	437,176	2,898,302	N/A	22,647	13,784	\$ 36,431	10,434,958	\$ 13,034,958	
9	440,484	3,338,786	N/A	22,647	14,060	\$ 36,707	9,994,474	\$ 12,594,474	
10	443,858	3,782,644	N/A	22,647	14,341	\$ 36,988	9,550,616	\$ 12,150,616	
11	507,300	4,289,944	(\$9,375,256)	27,647	14,628	\$ 42,275	9,043,316	\$ 11,643,316	
12	510,811	4,800,755	(\$8,980,383)	27,647	14,920	\$ 42,568	8,532,505	\$ 11,132,505	
13	514,392	5,315,147	(\$8,590,538)	27,647	15,219	\$ 42,866	8,018,113	\$ 10,618,113	
14	518,044	5,833,191	(\$8,205,624)	27,647	15,523	\$ 43,170	7,500,069	\$ 10,100,069	

15	521,770	6,354,961	(\$7,825,543)	27,647	15,834	\$	43,481	6,978,299	\$	9,578,299
16	585,570	6,940,531	(\$7,407,351)	32,647	16,150	\$	48,797	6,392,729	\$	8,992,729
17	589,446	7,529,977	(\$6,994,644)	32,647	16,473	\$	49,121	5,803,283	\$	8,403,283
18	593,400	8,123,376	(\$6,587,317)	32,647	16,803	\$	49,450	5,209,884	\$	7,809,884
19	597,432	8,720,809	(\$6,185,262)	32,647	17,139	\$	49,786	4,612,451	\$	7,212,451
20	601,546	9,322,355	(\$5,788,376)	32,647	17,482	\$	50,129	4,010,905	\$	6,610,905
21	558,753	9,881,108	(\$5,426,953)	37,647	8,916	\$	46,563	3,452,152	\$	6,052,152
22	560,893	10,442,001	(\$5,071,259)	37,647	9,094	\$	46,741	2,891,259	\$	5,491,259
23	563,075	11,005,076	(\$4,721,183)	37,647	9,276	\$	46,923	2,328,184	\$	4,928,184
24	565,302	11,570,378	(\$4,376,615)	37,647	9,461	\$	47,108	1,762,882	\$	4,362,882
25	567,572	12,137,950	(\$4,037,445)	37,647	9,651	\$	47,298	1,195,310	\$	3,795,310
26	629,889	12,767,839	(\$3,668,417)	42,647	9,844	\$	52,491	565,421	\$	3,165,421
27	632,251	13,400,090	(\$3,305,268)	42,647	10,041	\$	52,688	(66,830)	\$	2,533,170
28	634,661	14,034,750	(\$2,947,883)	42,647	10,241	\$	52,888	(701,490)	\$	1,898,510
29	637,119	14,671,869	(\$2,596,148)	42,647	10,446	\$	53,093	(1,338,609)	\$	1,261,391
30	639,626	15,311,495	(\$2,249,954)	42,647	10,655	\$	53,302	(1,978,235)	\$	621,765
31	702,183	16,013,678	(\$1,877,352)	47,647	10,868	\$	58,515	(2,680,418)	\$	(80,418)
32	704,791	16,718,469	(\$1,510,699)	47,647	11,086	\$	58,733	(3,385,209)	\$	(785,209)
33	707,452	17,425,921	(\$1,149,879)	47,647	11,307	\$	58,954	(4,092,661)	\$	(1,492,661)
34	710,166	18,136,086	(\$794,777)	47,647	11,533	\$	59,180	(4,802,826)	\$	(2,202,826)
35	712,934	18,849,020	(\$445,280)	47,647	11,764	\$	59,411	(5,515,760)	\$	(2,915,760)
36	775,757	19,624,777	(\$72,443)	52,647	11,999	\$	64,646	(6,291,517)	\$	(3,691,517)
37	778,637	20,403,414	\$294,441	52,647	12,239	\$	64,886	(7,070,154)	\$	(4,470,154)

38		781,574	21,184,988	\$655,488	52,647	12,484	\$	65,131	(7,851,728)	\$	(5,251,728)
39		784,570	21,969,558	\$1,010,812	52,647	12,734	\$	65,381	(8,636,298)	\$	(6,036,298)
40	\$	787,627	\$ 22,757,185	\$1,360,526	52,647	12,988	\$	65,636	\$ (9,423,925)	\$	(6,823,925)

Term
Rate
2.00%

Exhibit F

Lease Year	Hypothetical Annual Lease	Running Total	Hypothetical Purchase Price
	\$ -		
1	\$ 144,000	\$ 144,000	N/A
2	\$ 358,645	502,645	N/A
3	\$ 361,583	864,227	N/A
4	\$ 364,579	1,228,806	N/A
5	\$ 367,635	1,596,441	N/A
6	\$ 430,753	2,027,194	N/A
7	\$ 433,932	2,461,126	N/A
8	\$ 437,176	2,898,302	N/A
9	\$ 440,484	3,338,786	N/A
10	\$ 443,858	3,782,644	N/A
11	\$ 507,300	4,289,944	(\$9,375,256)
12	\$ 510,811	4,800,755	(\$8,980,383)
13	\$ 514,392	5,315,147	(\$8,590,538)
14	\$ 518,044	5,833,191	(\$8,205,624)
15	\$ 521,770	6,354,961	(\$7,825,543)
16	\$ 585,570	6,940,531	(\$7,407,351)
17	\$ 589,446	7,529,977	(\$6,994,644)
18	\$ 593,400	8,123,376	(\$6,587,317)
19	\$ 597,432	8,720,809	(\$6,185,262)
20	\$ 601,546	9,322,355	(\$5,788,376)
21	\$ 558,753	9,881,108	(\$5,426,953)
22	\$ 560,893	10,442,001	(\$5,071,259)
23	\$ 563,075	11,005,076	(\$4,721,183)
24	\$ 565,302	11,570,378	(\$4,376,615)
25	\$ 567,572	12,137,950	(\$4,037,445)
26	\$ 629,889	12,767,839	(\$3,668,417)
27	\$ 632,251	13,400,090	(\$3,305,268)

28	\$	634,661	14,034,750	(\$2,947,883)
29	\$	637,119	14,671,869	(\$2,596,148)
30	\$	639,626	15,311,495	(\$2,249,954)
31	\$	702,183	16,013,678	(\$1,877,352)
32	\$	704,791	16,718,469	(\$1,510,699)
33	\$	707,452	17,425,921	(\$1,149,879)
34	\$	710,166	18,136,086	(\$794,777)
35	\$	712,934	18,849,020	(\$445,280)
36	\$	775,757	19,624,777	(\$72,443)
37	\$	778,637	20,403,414	\$294,441
38	\$	781,574	21,184,988	\$655,488
39	\$	784,570	21,969,558	\$1,010,812
40	\$	787,627	\$ 22,757,185	\$1,360,526