

**Rent/Upfront investment in City infrastructure of \$18M in year 1;
 \$-0- per year for years 2 through 20; rent of \$1.4M in year 21
 escalating at 2% thereafter for the balance of the term**

Year	Rent/Investment	Year	Rent
1	18,000,000.00	46	2,296,848.39
2	-	47	2,342,785.36
3	-	48	2,389,641.07
4	-	49	2,437,433.89
5	-	50	2,486,182.57
6	-	51	2,535,906.22
7	-	52	2,586,624.34
8	-	53	2,638,356.83
9	-	54	2,691,123.97
10	-	55	2,744,946.44
11	-	56	2,799,845.37
12	-	57	2,855,842.28
13	-	58	2,912,959.13
14	-	59	2,971,218.31
15	-	60	3,030,642.68
16	-	61	3,091,255.53
17	-	62	3,153,080.64
18	-	63	3,216,142.25
19	-	64	3,280,465.10
20	-	65	3,346,074.40
21	1,400,000.00	66	3,412,995.89
22	1,428,000.00	67	3,481,255.81
23	1,456,560.00	68	3,550,880.92
24	1,485,691.20	69	3,621,898.54
25	1,515,405.02	70	3,694,336.51
26	1,545,713.12	71	3,768,223.24
27	1,576,627.39	72	3,843,587.71
28	1,608,159.93	73	3,920,459.46
29	1,640,323.13	74	3,998,868.65
30	1,673,129.60	75	4,078,846.02
31	1,706,592.19		
32	1,740,724.03		
33	1,775,538.51		
34	1,811,049.28		
35	1,847,270.27		
36	1,884,215.67		
37	1,921,899.99		
38	1,960,337.99		
39	1,999,544.75		
40	2,039,535.64		
41	2,080,326.35		
42	2,121,932.88		
43	2,164,371.54		
44	2,207,658.97		
45	2,251,812.15		