

**Lake City Property**  
Buy-out Analysis

**Current Lease Requirements for Termination of Lease:**

Section 20.0 - Lessor shall pay to Lessee and Lessee shall accept a sum in the amount of the then current fair market value of the Lease for the entire balance of the remaining lease term. Lease expires in 2076

Section 20.1 - Reimbursement of actual and documented expenditures made by Lessee in any relocation of Lessee or any of Lessee's subtenants caused by such termination.

Section 20.2 - Any and all damages, claims and liabilities Lessee may suffer as a result of such termination and its effect upon Lessee's obligations to its subtenants and any and all attorneys' fees applicable thereto including loss of the Lease herein.

Section 20.3 - Reimbursement for any and all insurance premiums, taxes, and other fee and charges paid by Lessee and applicable to the remaining balance of the lease term.

Section 20.4 - Any and all termination fees or charges with respect to Lessee's termination of any management contracts, service contracts, or other operating agreements with respect to the Premises, and each and every other cost, expense, damage, or loss incurred by Lessee in connection with the early termination of this Lease by Lessor pursuant to this paragraph.

Section 20.5 - The principal balance of and interest accrued on any financing of the Premises and the Improvements thereon remaining unpaid at the time of termination by Lessor hereunder including, without limitation, all prepayment penalties which may be applicable.

Section 20.6 - The then fair market value of the Improvements and the fair market value of the then remaining Lease Term less the amount paid, if any, under subparagraph

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The District received a buyout offer from Lessee to terminate the agreement and purchase remaining lease for payment of \$6,193,000.

<b>Purchase Price</b>	<b>\$6,193,000.00</b>
*Monthly Revenue	\$78,287.13
**Monthly Expense	\$16,000.00
Total monthly Revenue	\$62,287.13
Annual Revenue	\$747,445.56
<b>Return on Purchase Price</b>	<b>8.28 Years</b>

\*Monthly revenue based on December 2017 Rent Roll

\*\*Monthly expense based on current contracts