

SCENARIO #1

<u>Calculations</u>	<u>Step 1</u>	<u>Step 2</u>	<u>Step 3</u>	<u>Step 4</u>	<u>Step 5</u>	<u>Step 6</u>
	Identify Gross Advertising Revenue	Identify Net Advertising Revenue (NAR)	Identify Minimum Annual Guarantee (MAG)	NAR-MAG	Calculate JV Percentage Rent as greater of (a) (25% of [NAR - MAG]) or (b) 0	Calculate City Percentage Rent as greater of (a) (75% of [NAR - MAG]) or (b) 0
<u>Method 1</u>	\$500,000.00	\$200,000.00	\$82,989.82	\$117,010.18	\$29,252.55	\$87,757.64
	Identify Gross Advertising Revenue	Identify Net Advertising Revenue (NAR)	Identify Minimum Annual Guarantee (MAG)	NAR-MAG	Calculate JV Percentage Rent as greater of (a) lesser of (i) 25% of NAR or (ii) NAR -MAG or (b) 0	Calculate City Percentage Rent as greater of (a) (75% of NAR) - MAG or (b) 0
<u>Method 2</u>	\$500,000.00	\$200,000.00	\$82,989.82	\$117,010.18	\$50,000.00	\$67,010.18
	50/50 Calculation				<u>Adjusted JV Percentage Rent</u> [(Method 1 + Method 2) / 2]	<u>Adjusted City Percentage Rent</u> [(Method 1 + Method 2) / 2]
<u>Step 7</u>					\$39,626.27	\$77,383.91

SCENARIO #2

<u>Calculations</u>	<u>Step 1</u>	<u>Step 2</u>	<u>Step 3</u>	<u>Step 4</u>	<u>Step 5</u>	<u>Step 6</u>
<u>Method 1</u>	Identify Gross Advertising Revenue	Identify Net Advertising Revenue (NAR)	Identify Minimum Annual Guarantee (MAG)	NAR-MAG	Calculate JV Percentage Rent as greater of (a) (25% of [NAR - MAG]) or (b) 0	Calculate City Percentage Rent as greater of (a) (75% of [NAR - MAG]) or (b) 0
	\$275,000.00	\$110,000.00	\$82,989.82	\$27,010.18	\$6,752.55	\$20,257.64
<u>Method 2</u>	Identify Gross Advertising Revenue	Identify Net Advertising Revenue (NAR)	Identify Minimum Annual Guarantee (MAG)	NAR-MAG	Calculate JV Percentage Rent as greater of (a) lesser of (i) 25% of NAR or (ii) NAR -MAG, or (b) 0	Calculate City Percentage Rent as greater of (a) (75% of NAR) - MAG or (b) 0
	\$275,000.00	\$110,000.00	\$82,989.82	\$27,010.18	\$27,010.18	\$0.00
<u>Step 7</u>	50/50 Calculation				<u>Adjusted JV Percentage Rent</u> [(Method 1 + Method 2) / 2]	<u>Adjusted City Percentage Rent</u> [(Method 1 + Method 2) / 2]
					\$16,881.36	\$10,128.82

SCENARIO #3

<u>Calculations</u>	<u>Step 1</u>	<u>Step 2</u>	<u>Step 3</u>	<u>Step 4</u>	<u>Step 5</u>	<u>Step 6</u>
					Calculate JV Percentage Rent as greater of (a) (25% of [NAR - MAG]) or (b) 0	Calculate City Percentage Rent as greater of (a) (75% of [NAR - MAG]) or (b) 0
<u>Method 1</u>	Identify Gross Advertising Revenue	Identify Net Advertising Revenue (NAR)	Identify Minimum Annual Guarantee (MAG)	NAR-MAG		
	\$150,000.00	\$60,000.00	\$82,989.82	-\$22,989.82	\$0.00	\$0.00
					Calculate JV Percentage Rent as greater of (a) lesser of (i) 25% of NAR or (ii) NAR -MAG, or (b) 0	Calculate City Percentage Rent as greater of (a) (75% of NAR) - MAG or (b) 0
<u>Method 2</u>	Identify Gross Advertising Revenue	Identify Net Advertising Revenue (NAR)	Identify Minimum Annual Guarantee (MAG)	NAR-MAG		
	\$150,000.00	\$60,000.00	\$82,989.82	-\$22,989.82	\$0.00	\$0.00
<u>Step 7</u>	50/50 Calculation				<u>Adjusted JV Percentage Rent</u> [(Method 1 + Method 2) / 2]	<u>Adjusted City Percentage Rent</u> [(Method 1 + Method 2) / 2]
					\$0.00	\$0.00