Attachment C

SCENARIO #1

Calculations	<u>Step 1</u>	<u>Step 2</u>	<u>Step 3</u>	<u>Step 4</u>	<u>Step 5</u>	<u>Step 6</u>
Method 1	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
	\$500,000.00	\$200,000.00	\$82,989.82	\$117,010.18	\$29,252.55	\$87,757.64
Method 2	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
	\$500,000.00	\$200,000.00	\$82,989.82	\$117,010.18	\$50,000.00	\$67,010.18
<u>Step 7</u>	50/50 Calculation				<u>Adjusted JV</u> <u>Percentage Rent</u> [(Method 1 + <u>Method 2) / 2]</u> \$39.626.27	Adjusted City Percentage Rent [(Method 1 + Method 2) / 2] \$77,383,91

SCENARIO #2

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

SCENARIO #3

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