

### Attachment D to Agenda File No. 2019-0414

#### Mr. Moto Pizza

Unit:	W14C - 906 SF																														
Term:	10.5 years																														
Extensions:	Two 2-year options to extend																														
Termination Clause:	District shall have the right to terminate the Lease with 120 days' notice following the commencement of the 7th year of the lease. The termination fee to be paid by the District shall be as follows: \$200,000 if terminated during the 7th year of the Lease \$150,000 if terminated during the 8th year of the Lease \$100,000 if terminated during the 9th year of the Lease																														
Relocation Clause:	District shall have the right to relocate Tenant at any time during the Lease. If District opts to relocate Tenant, Tenant shall have the right to terminate the Lease. If this happens before Lease Year 7, District will pay Tenant a termination fee of \$300,000.																														
Tenant Improvement Allowance:	\$320,000																														
Minimum Annual Rent:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Year 1</td><td style="text-align: right;">\$ 72,480</td></tr> <tr><td>Year 2</td><td style="text-align: right;">\$ 74,654</td></tr> <tr><td>Year 3</td><td style="text-align: right;">\$ 76,894</td></tr> <tr><td>Year 4</td><td style="text-align: right;">\$ 79,201</td></tr> <tr><td>Year 5</td><td style="text-align: right;">\$ 81,577</td></tr> <tr><td>Year 6</td><td style="text-align: right;">\$ 84,024</td></tr> <tr><td>Year 7</td><td style="text-align: right;">\$ 86,545</td></tr> <tr><td>Year 8</td><td style="text-align: right;">\$ 89,141</td></tr> <tr><td>Year 9</td><td style="text-align: right;">\$ 91,815</td></tr> <tr><td>Year 10</td><td style="text-align: right;">\$ 94,570</td></tr> <tr><td>Year 11</td><td style="text-align: right;">\$ 97,407</td></tr> <tr><td>Year 12</td><td style="text-align: right;">\$ 100,329</td></tr> <tr><td>Year 13</td><td style="text-align: right;">\$ 103,339</td></tr> <tr><td>Year 14</td><td style="text-align: right;">\$ 106,439</td></tr> <tr><td>Year 15</td><td style="text-align: right;">\$ 109,633</td></tr> </table>	Year 1	\$ 72,480	Year 2	\$ 74,654	Year 3	\$ 76,894	Year 4	\$ 79,201	Year 5	\$ 81,577	Year 6	\$ 84,024	Year 7	\$ 86,545	Year 8	\$ 89,141	Year 9	\$ 91,815	Year 10	\$ 94,570	Year 11	\$ 97,407	Year 12	\$ 100,329	Year 13	\$ 103,339	Year 14	\$ 106,439	Year 15	\$ 109,633
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Percentage Rent:	6% of gross sales above an annual breakpoint of \$1.74M																														
7-Year IRR:	9%																														
10-Year IRR:	16%																														
7-Year NPV:	\$17,000																														
10-Year NPV:	\$155,000																														