

Attachment C to Agenda File No. 2019-0506**Seaport Market**

Unit:	C6A-A & C6A-B - 838 SF		
Term:	10 years		
Extensions:	N/A		
Termination Clause:	District shall have the right to terminate the Lease with 90 days' notice following the end of the 5th year of the lease. No termination fee.		
Relocation Clause:	District shall have the right to relocate Tenant at any time during the Lease.		
Tenant Improvement Allowance:	\$0		
Minimum Annual Rent:	Year 1	\$	50,280
	Year 2	\$	51,788
	Year 3	\$	53,342
	Year 4	\$	54,942
	Year 5	\$	56,591
	Year 6	\$	58,288
	Year 7	\$	60,037
	Year 8	\$	61,838
	Year 9	\$	63,693
	Year 10	\$	65,604
Percentage Rent:	6% of gross sales above an annual breakpoint of \$1.2M (breakpoint increases 3% annually)		
7-Year IRR:	122%		
10-Year IRR:	123%		
7-Year NPV:	\$241,901		
10-Year NPV:	\$337,560		