

Attachment C to Agenda File No. 2021-0290

Hamptons Newport Beach, LLC dba Shorebird

Unit (Rentable Area):	B-1 – 2,272 SF
Outdoor Patio Area:	0 Square Feet
Term:	10 years
Extensions:	One 5-Year Option to Extend
Termination Clause:	<p>District shall have the right to terminate the Lease with 180 days' notice after the sixtieth (60th) month of the Rent Term. The termination fee to be paid by the District shall be as follows:</p> <p>\$100,000 if terminated during Lease Year 6 \$75,000 if terminated during Lease Year 7 \$50,000 if terminated during Lease Year 8 \$25,000 if terminated during Lease Year 9 \$0.00 if terminated during Lease Year 10 through any Lease Year during the Option Term.</p>
Relocation Clause:	District shall have the right to relocate Tenant at any time during the Lease.
Tenant Improvement Allowance:	\$227,500
Minimum Annual Rent:	Year 1 \$ 204,480.00
	Year 2 \$ 210,614.40
	Year 3 \$ 216,932.83
	Year 4 \$ 223,440.82
	Year 5 \$ 230,144.04
	Year 6 \$ 237,048.36
	Year 7 \$ 244,159.81
	Year 8 \$ 251,484.61
	Year 9 \$ 259,029.15
	Year 10 \$ 266,800.02
Minimum Annual Rent (Option Term):	Year 11 \$ 274,804.02
	Year 12 \$ 283,048.14
	Year 13 \$ 291,539.59
	Year 14 \$ 300,285.77
	Year 15 \$ 309,294.35
Percentage Rent:	6% of gross sales above an annual breakpoint of \$3.4M
10-Year IRR*:	55%
7-Year IRR:	52%
10-Year NPV:	\$1,457,798
7-Year NPV:	\$960,830
Early Termination 5-Year IRR**:	45%
Early Termination 5-Year NPV**:	\$765,587

*Note: IRR calculation assumes reimbursement of tenant improvement allowance and payment of broker commissions.

**Note: IRR calculation assumes reimbursement of tenant improvement allowance, payment of broker commissions and potential payment of early termination fees.