Central Health - 2033 LP Ground Lease
Initial Revenue Summary

Revenue	Block 164	Block 167		Totals
Base Rent	$ 610,000	$ 815,436	---	$ 1,425,436
Original Tower Election	---	---	$ 920,028	$ 920,028
Minimum User Premium				
2019	$ 1,350,000			
2019-2024	---	$ 2,658,360	$ 2,658,360	
2025-2029	---	$ 3,544,481	$ 3,544,481	
2030 - Beyond	---	$ 4,430,601	$ 4,430,601	
Additional Prepaid Rent	$ 1,220,000	---	---	
Original Tower Election			$ 2,500,000	
2019 - Certain	**$ 3,180,000**	**$ 815,436**		**$ 3,995,436**
2019 - Election			**$ 3,420,028**	**$ 6,600,028**

Net Present Value	Term - Years							
	5	10	15	20	25	50	75	99
Standard Lease	$ 8,081,384	$ 13,904,543	$ 18,942,020	$ 23,363,907	$ 27,189,175	$ 39,997,888	$ 46,352,458	$ 56,831,317
Pre-Payment	$ 8,090,363	$ 13,816,757	$ 18,770,524	$ 23,118,931	$ 26,880,633	$ 39,476,499	$ 45,725,472	$ 56,022,168
Original Tower Election	$ 7,776,680	$ 13,644,125	$ 18,719,913	$ 23,149,148	$ 26,980,775	$ 39,810,774	$ 46,175,905	$ 56,645,914