

Provision	Document	Section	
Rent Commencement Date:	Lease	4.1	Same as Lease CD
Lease Expiration Date:	Consent	3	5/31/2013
Term:	Lease	1.1h	Approximately 10 years (Abstractor calculated)
Holdover:	Lease	21.1	Month-to-month, at rate of 125% of the minimum rent.

Rent

Provision	Document	Section	<i>Period</i>	<i>Annual*</i>	<i>Monthly*</i>	<i>Annual PSF</i>
Minimum Rent:	Lease Consent	1.1k 3	Rent CD- 05/31/2008	\$643,608.00	\$53,634.00	\$9.00
			06/01/2008- 05/31/2013	\$740,149.20	\$61,679.10	\$10.35
Renewal Rent:	Adden.	Renewal	06/01/2013- 05/31/2018*	\$850,992.80	\$70,916.07	\$11.90
			06/01/2018- 05/31/2023*	\$978,284.16	\$81,523.68	\$13.68
			<i>*Abstractor calculated</i>			
Rent Abatement:	Lease	4.1	None			
Security Deposit:	Lease Assign	1.1o, 19.8	\$29,100.00, non-interest bearing			
	Consent	4, 5	T agreed to deposit \$20,000.00 with LL (Special Deposit) to secure payment for water usage charges only, to be returned to T on 07/31/2006, provided that T is current on its water charges.			
Late Fee:	Lease	25.1	If payment after date due, then the greater of (i) \$100.00 or (ii) 10% of past amount due.			
Interest:	Lease	27.9	If payment after 10 days, then the lesser of (i) 18% per annum or (ii) maximum legal rate from date due.			

Percentage Rent

Provision	Document	Section	
Gross Sales Inclusions:	Lease	5.07(b)(1)	The aggregate of adjusted receipts from the Box Office, concessions and games, and short-term rentals to a third party.
Exclusions:	Lease	5.07(b)(2)	(i) Discounts or refunds, (ii) returns and transfers to another store of T, (iii) credits, (iv) interest paid for an extension of credit, (v) taxes, (vi) sales of fixtures, and (vii) sales to employees, not to exceed 2% of all other Gross Sales.