

**APPENDIX B -- ILLUSTRATIVE EXAMPLE OF PERCENTAGE RENT CALCULATION**

\*\*\*ALL FIGURES EXCEPT THOSE THAT ARE BOLD AND OUTLINED ARE ILLUSTRATIVE ONLY. THIS ILLUSTRATIVE EXAMPLE CHART IS NOT INTENDED TO BE PREDICTIVE.\*\*\*

\*\*\*LEASE YEARS 1-21 USED FOR ILLUSTRATIVE EXAMPLE; SAME METHODOLOGY FOR FULL TERM; SEE LEASE FOR ADJUSTMENT IF PARTIAL LEASE YEAR\*\*\*

\*\*\*ALL BIENNIAL PERCENTAGE INCREASE CALCULATIONS ARE TO THREE DECIMAL PLACES; ALL DOLLAR AMOUNTS ROUND TO FULL DOLLAR\*\*\*

		Calculating Percentage Rent Allocation		Calculating Biennial Percentage Increase				Calculating Percentage Rent					
Lease Year	Calendar Year	Gross Revenue	Percentage Rent Allocation (For Prior Year Gross Revenue)	December CPI-U (NY-NJ-CT)	CPI-U Increase From Prior Year (Dec)	Capped CPI-U Per Section 3.1(a)(ii)(B)	Biennial Percentage Increase (YOY, Dec-Dec)	CPI-U Dependent Portion Per Section 3.3(d)(i)	Fixed Portion Per Section 3.3(d)(ii)	Percentage Rent Deduction	Percentage Rent	Base Rent (1)	Total Rent
	2021	\$80,000,000		<b>296.865</b>									
1	2022	\$86,000,000	\$600,000	313.193	5.500%	3.500%		<b>\$4,052,528</b>	<b>\$3,465,212</b>	<b>\$587,316</b>	\$12,684	<b>\$4,406,467</b>	\$4,419,151
2	2023	\$91,590,000	\$780,000	324.468	3.600%	3.500%	7.122%	<b>\$4,052,528</b>	<b>\$3,465,212</b>	<b>\$587,316</b>	\$192,684	<b>\$4,406,467</b>	\$4,599,151
3	2024	\$96,627,450	\$955,650	335.013	3.250%	3.250%		\$4,341,169	\$3,465,212	\$875,957	\$79,693	\$4,720,318	\$4,800,010
4	2025	\$101,458,823	\$1,131,961	345.063	3.000%	3.000%	6.347%	\$4,341,169	\$3,465,212	\$875,957	\$256,003	\$4,720,318	\$4,976,321
5	2026	\$105,517,175	\$1,308,353	353.690	2.500%	2.500%		\$4,616,717	\$3,465,212	\$1,151,505	\$156,848	\$5,019,931	\$5,176,779
6	2027	\$108,682,750	\$1,470,687	360.764	2.000%	2.000%	4.550%	\$4,616,717	\$3,465,212	\$1,151,505	\$319,182	\$5,019,931	\$5,339,113
7	2028	\$110,856,514	\$1,597,310	364.372	1.000%	1.000%		\$4,826,786	\$3,465,212	\$1,361,574	\$235,736	\$5,248,347	\$5,484,083
8	2029	\$112,004,022	\$1,688,543	364.500	0.035%	0.035%	1.036%	\$4,826,786	\$3,465,212	\$1,361,574	\$326,969	\$5,248,347	\$5,575,316
9	2030	\$111,405,130	\$1,740,181	358.906	-1.535%	0.000%		\$4,876,771	\$3,465,212	\$1,411,559	\$328,622	\$5,302,698	\$5,631,320
10	2031	\$114,747,247	\$1,713,231	366.084	2.000%	2.000%	2.000%	\$4,876,771	\$3,465,212	\$1,411,559	\$301,672	\$5,302,698	\$5,604,369
11	2032	\$119,624,090	\$1,863,626	377.982	3.250%	3.250%		\$4,974,305	\$3,465,212	\$1,509,093	\$354,533	\$5,806,452	\$6,160,985
12	2033	\$125,306,131	\$2,083,084	392.156	3.750%	3.500%	6.864%	\$4,974,305	\$3,465,212	\$1,509,093	\$573,991	\$5,806,452	\$6,380,443
13	2034	\$131,571,361	\$2,365,307	407.842	4.000%	3.500%		\$5,315,733	\$3,465,212	\$1,850,521	\$514,786	\$6,204,997	\$6,719,783
14	2035	\$144,728,497	\$2,678,568	428.234	5.000%	3.500%	7.122%	\$5,315,733	\$3,465,212	\$1,850,521	\$828,047	\$6,204,997	\$7,033,045
15	2036	\$149,432,084	\$3,336,425	437.869	2.250%	2.250%		\$5,694,346	\$3,465,212	\$2,229,134	\$1,107,291	\$6,646,948	\$7,754,239
16	2037	\$141,960,480	\$3,571,604	429.112	-2.000%	0.000%	2.250%	\$5,694,346	\$3,465,212	\$2,229,134	\$1,342,470	\$6,646,948	\$7,989,419
17	2038	\$148,064,881	\$3,198,024	443.273	3.300%	3.300%		\$5,822,465	\$3,465,212	\$2,357,253	\$840,771	\$6,796,500	\$7,637,271
18	2039	\$155,098,050	\$3,503,244	459.896	3.750%	3.500%	6.916%	\$5,822,465	\$3,465,212	\$2,357,253	\$1,145,991	\$6,796,500	\$7,942,491
19	2040	\$161,302,013	\$3,854,903	473.693	3.000%	3.000%		\$6,225,122	\$3,465,212	\$2,759,910	\$1,094,993	\$7,266,517	\$8,361,510
20	2041	\$167,270,286	\$4,165,101	486.483	2.700%	2.700%	5.781%	\$6,225,122	\$3,465,212	\$2,759,910	\$1,405,191	\$7,266,517	\$8,671,708
21	2042	\$173,340,649	\$4,463,514	499.273	2.629%	2.629%		\$6,585,002	\$3,465,212	\$3,119,790	\$1,343,725	\$7,686,601	\$9,030,326

Note (1): Increases in Fixed Base Rent in addition to Biennial CPI are 7.5% in 2032 Lease Year; 10% in 2043 Lease Year; and, should Renewal Term take effect, 5% in 2056 Lease Year.