

LICENSE AND FEES

Year 1	Month Lease	\$0 (Covid Year)
	Utility Fees	100%
	Annual Capital Improvement Contribution	\$10,000
Year 2	Month Lease	\$3000
	Utility Fees	100%
	Annual Capital Improvement Contribution	\$10,000
Year 3	Month Lease	\$4000
	Utility Fees	100%
	Annual Capital Improvement Contribution	\$10,000
Year 4	Mutually Agreed Upon Option	