

Homes of Merit - Plant 1

<b>Four (5-year) Renewals Options</b>	Original 5-Year Term
<b>3-Year Terms</b>	7/1/1999 to 6/30/2004
<b>CPI (as of June 30) of last year of previous term</b>	
<b>(Less) CPI (as of July 1) of 1st year of the previous term</b>	
<b>Index Point Change</b>	
<b>(Divided by) 1st year of renewal period CPI Index</b>	
<b>Percent of Index Point Change</b>	
<b>Multiplied by 100</b>	
<b>Percent change</b>	
<b>Multiplier</b>	
<b>Base Rent</b>	\$450.00
<b>New Monthly Rent Amount before Taxes</b>	<b>\$450.00</b>
<b>New Annual Rent Amount before Taxes</b>	<b>\$5,400.00</b>
Florida Sales Tax Rate	
Florida Sales Tax	
Monthly Rent and Florida Sales Tax	
Annual Rent	\$5,400.00

1st of 4 Renewals	2nd of 4 Renewals	3rd of 4 Renewals	4th of 4 Renewals
7/1/2004 to 6/30/2009	7/1/2009 to 6/30/2014	7/1/2014 to 6/30/2019	7/1/2019 to 6/30/2024
568.2	646.121	713.97	767.291
497.9	568.2	646.121	713.97
<b>70.3</b>	<b>77.921</b>	<b>67.849</b>	<b>53.321</b>
<b>497.9</b>	<b>568.2</b>	<b>646.121</b>	<b>713.97</b>
<b>0.141193011</b>	<b>0.137136572</b>	<b>0.105009743</b>	<b>0.07468241</b>
<b>14.11930106</b>	<b>13.71365716</b>	<b>10.50097428</b>	<b>7.468240963</b>
<b>14.12%</b>	<b>13.71%</b>	<b>10.50%</b>	<b>7.47%</b>
<b>1.14119301</b>	<b>1.13713657</b>	<b>1.10500974</b>	<b>1.07468241</b>
\$450.00	\$513.54	\$583.97	\$645.29
<b>\$513.54</b>	<b>\$583.97</b>	<b>\$645.29</b>	<b>\$693.48</b>
<b>\$6,162.44</b>	<b>\$7,007.58</b>	<b>\$7,743.51</b>	<b>\$8,321.78</b>
\$5,400.00	\$6,162.48	\$7,007.64	\$7,743.48

Original 1999	\$450.00
1st - 2004	\$513.54
2nd - 2019	\$583.97
2019	\$645.29
2024	\$693.48

\$31,713.60

Year	CPI - June 30
1999	497.9
2004	568.2
2009	646.121
2014	713.97
2019	767.291

- (a) The rent for the Primary Term shall be TWENTY SEVEN DOLLARS (\$27,000.00), which shall be payable in sixty (60) monthly payments of FOUR HUNDRED FIFTY AND NO/ONE DOLLAR (\$450.00) each, payable on the first day of each month, commencing July 1, 1999, (herein the "Primary Term Rent").
  
- (b) In the event Merit exercises its option to renew the First Renewal Term of this lease, the rent for the First Renewal Term of this lease (herein the "First Renewal Term Rent"), if applicable, shall be an amount equal to the Primary Term Rent increased by the percent change in the Consumer Price Index for all Urban Consumers, U.S. City Average, All Items (1967=100) as reported in the successor reports (herein the "Consumer Price Index") during the First Renewal Term (from July 1, 1999, to June 30, 2004). The First Renewal Term Rent shall be payable in sixty (60) equal consecutive monthly payments of the First Renewal Term Rent, payable on the first day of each month, commencing July 1, 2004.

THOUSAND

60) consecutive

100 DOLLARS

commencing July 1,

Renewal Term of

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equal to the Primary

Consumer Price Index for

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during the Primary

Renewal Term Rent

payments on the

- (b) In the event Merit exercises its option to renew the First Renewal Term of this lease, the rent for the First Renewal Term of this lease (the "First Renewal Term Rent"), if applicable, shall be an amount equal to the First Term Rent increased by the percent change in the Consumer Price Index for all Urban Consumers, U.S. City Average, All Items (1967 = 100) as reported by the U.S. Department of Labor's Bureau of Economic Analysis in its monthly reports (herein the "Consumer Price Index") during the First Renewal Term (from July 1, 1999, to June 30, 2004). The First Renewal Term Rent shall be payable in sixty (60) equal consecutive monthly payments on the first day of each month, commencing July 1, 2004.

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- (c) In the event Merit exercises its option, if applicable, during the  
Renewal Term of this lease, the rent for the \$

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lease (herein the "Second Renewal Term") shall be equal to the rent for the immediate preceding renewal term plus a five percent change in the Consumer Price Index for the term (from July 1, 2004 to June 30, 2009). The rent shall be paid in sixty (60) equal consecutive installments on the first day of each month, commencing July 1, 20



2007.

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Second Renewal Term of this

rent"), shall be an amount equal  
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tax during the preceding renewal

The Second Renewal Term Rent  
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- (d) In the event Merit exercises its option, if applicable, for the Third Renewal Term of this lease, the rent for the Third Renewal Term of this lease (herein the "Third Renewal Term Rent"), shall be the rent for the immediate preceding renewal term in the amount of the change in the Consumer Price Index during the preceding renewal term (from July 1, 2009 to June 30, 2014). The Third Renewal Term Rent shall be paid in sixty (60) equal consecutive monthly payments each month, commencing July 1, 2014.

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- (e) In the event Merit exercises its option, if applicable, to renew the Final Renewal Term of this lease, the rent for the Fourth and Final Renewal Term of this lease (herein the "Fourth and Final Renewal Term Rent") shall be an amount equal to the rent for the immediate preceding renewal term increased by the percent change in the Consumer Price Index for All Urban Consumers (CPI-U) for the preceding renewal term (from July 1, 2014, to June 30, 2015). The Fourth and Final Renewal Term Rent shall be paid in sixty (60) equal

monthly payments on the first day of each month, commencing on the date of the lease.

- (f) In the event the rents provided for in this lease (or any renewal term) are not paid in full by the date specified in the lease, the lessor shall have the right to terminate this lease and to re-let the premises.

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other payments