

OWNERSHIP OF LAND

Exhibit VIII. C.2.c

On or after the date that Project Site Owner acquires the Project Site (but in any event no later than 60 days after a License has been awarded by the Commission), Applicant will enter into a lease with Project Site Owner, pursuant to the Project Site Lease referenced in the Option to Lease Letter Agreement (as further described in Exhibit VIII. C.2.b). Pursuant to the Project Site Lease, Applicant will make the payments in Table VIII. C.2.c-1 below.

Table VIII. C.2.c-1. Payments Under Project Site Lease

Initial Term		Subsequent Term	
Year 1	Year 2-4	Years 5-7	Years 8-10 and every three-year period thereafter
base rent annually	base rent annually	rent + annually	Amount of annual base rent paid in the immediately preceding three year period + annually

This table assumes an Initial Term of one year and the award of one License to Applicant in 2015. As described in Exhibit VIII. C.2.b, the Initial Term begins on the date of execution of the Project Site Lease. The rent during the Subsequent Term, which will begin on the date on which the License is awarded to Applicant, will increase every three years by the

In addition to base rent, Applicant is responsible for payment of property taxes, utilities, and other governmental charges related to the Project Site. As of the date of this application, Applicant has spent approximately \$1,000,000.00 in property due diligence costs.