
Other Elements

Tenant Risk Mitigates

While the Lease Structure provides that the Tenant will commence paying rent and will fulfill its Purchase Obligation at fixed dates in the future without any uncertainty, the following factors serve to minimize this exposure for the Tenant:

- Financing risk for the Project will mostly be eliminated by funding of the bonds prior to the commencement of major construction activities.
- Contractors of the project will be required to provide a completion bond subject to the approval of the Tenant.

Project Milestones

- Signing of Development Agreement
- Obtain Line of Credit or AOR for Preconstruction Costs
- Obtain Permits and Approvals
- Obtain Long-Term Financing Commitment
- Construction Commencement
- Substantial Completion of Construction
- Occupancy of the Project by the Tenant

