

## CONTRACT SUMMARY

Tenant:	RSW Cold Storage, LLC 2150 Goodlette-Frank Road N. Naples, FL 34102
Leased Premises:	14.29 acres adjoining the west end of the “north ramp” at RSW
Allowed Use(s):	refrigerated and frozen cold storage warehouse; commercial storage and warehouse operations
Term of Lease:	An initial term of forty (40) years from the “FAA Approval Date.” The tenant will have options to extend for two (2) additional periods of five (5) years each.
Rents and Fees:	Development Period Rent (commencing four months after FAA approval and ending on DBO) of \$9,259.00 per month; Ground Rent (beginning on DBO) of \$46,295.00 per month, subject to CPI adjustments; Fire District Fee (beginning on DBO) equal to monthly amount calculated at the rate of 2.5 mills annually, per dollar of assessed value of the improvements on the Premises as determined by the Lee County Property Appraiser.
Security/Perf. Guaranty:	\$150,000.00
Insurance Requirements:	\$3 million commercial general liability (including premises, products/completed operations, and contractual liability); \$1 million business auto (if Lessee is to operate a motor vehicle on the Leased Premises); property insurance, for physical loss or damage to the premises and improvements, for full replacement value; workers' compensation as required by state law; Builder's Risk insurance (during construction) in an amount covering the applicable contract price for all work performed.

***Note: This page is intended as a general summary only, for ease of review, and is not a part of the contract. In the event of any conflict between this page and the proposed contract, the contract (being more precise) will prevail.***