

**PARKING AGREEMENT
BETWEEN THE CITY OF SAN JOSE
AND
ALMADEN CORNER, LLC
FOR THE USE OF THE MARKET/SAN PEDRO SQUARE GARAGE**

This Parking Agreement ("Agreement") is made this _____ day of _____ ("Effective Date"), by and between the CITY OF SAN JOSE, a municipal corporation of the State of California ("City"), and Almaden Corner, LLC, a California company authorized to do business in California ("Developer"). Each of City and Developer are sometimes hereinafter referred to as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the Developer has plans to build a hotel consisting of 272 hotel rooms ("Hotel"); and

WHEREAS, the Hotel will be located on a 0.2 acre site on the southwest corner of the block bounded by West Santa Clara Street, North Almaden Boulevard, Carlisle Street, and Notre Dame Avenue; and

WHEREAS, construction activity associated with the Hotel is tentatively scheduled to occur approximately between May 2020 and May 2022; and

WHEREAS, the Hotel development will not include onsite parking; and

WHEREAS, Developer wishes to secure access to parking permits to satisfy various parking requirements which will enable the Hotel to provide Hotel guests access to proximate parking; and

WHEREAS, City and Developer have had discussions regarding the Hotel development in Downtown San José, and the Developer has requested assistance from the City with providing parking on a long term basis for Hotel guests; and

WHEREAS, City and Developer now desire to enter into this Agreement to set forth the terms and conditions pursuant to which City will issue up to forty-one (41) parking permits to Developer for use by Hotel to park in the Market/San Pedro Square Garage for up to thirty (30) years; and

WHEREAS, City's Director of the Department of Transportation ("Director"), or designee, is charged with the administration of this Agreement.

NOW THEREFORE, in consideration of the mutual conditions and covenants set forth in this Agreement and for valuable consideration, receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

SECTION 1. DEFINITIONS

For the purposes of this Agreement, the definitions in this Section 1 shall govern the application and interpretation of this Agreement.

- A. *Hotel* means the planned hotel to be located at 8 N. Almaden Boulevard and currently planned to contain 272 guest rooms.
- B. *Market/San Pedro Square Garage or Parking Facility* means the municipal off-street parking facility currently owned by City and situated in San José in the block bounded by Santa Clara Street, Market Street, Saint John Street, and San Pedro Street, located at 45 North Market Street.
- C. *Monthly Rate* means the parking rate required to be paid by the Developer to the City under this Agreement for each Parking Permit as further described in Section 4.
- D. *Operator* means the person or entity under a written agreement with the City to manage and operate the Parking Facility on behalf of the City. The current Operator of the Parking Facility is SP Plus (SP+) and may be changed from time to time at the sole discretion of City.
- E. *Parking Permit* means the credential or electronic access issued by the City to the Developer to access and park in the Parking Facility pursuant to this Agreement.
- F. *Permit Holders* means all persons or entities which hold one or more valid permits to park in the Parking Facility.
- F. *Phase I Development Holding Period* means the period that commences on the Effective Date, as described in Section 4, where the Developer shall pay City the Prevailing Market Rate for each Parking Permit to be issued during the Phase II Hotel Occupancy Period. Concurrent with the commencement of the Phase I Development Holding Period, the Parties shall execute a one-page form as set forth in Exhibit A setting forth and confirming the commencement and expiration dates of the Phase I Development Holding Period.
- G. *Phase II Hotel Occupancy Period* means the period commencing immediately following the expiration of the Phase I Development Holding Period and continuing through the remaining Term of this Agreement where Developer is required to pay City for use of the Parking Permits as outlined in Section 4.
- H. *Prevailing Market Parking Rate* means the monthly permit rate for access exclusively to the Market/San Pedro Square Garage outlined in the Master Parking Rate Schedule which may be amended from time to time.

SECTION 2. TERM

This Agreement shall commence on the Effective Date and be broken into two phases as outlined below, but in no case shall the total term of the agreement extend beyond 35 years from the Effective Date.

Phase I Development Holding Period shall be initiated upon the commencement of the Agreement on the Effective Date until such time as the Hotel receives its Certificate of Occupancy from the City. This period of time shall provide Developer sufficient time to finalize development plans and construction of the Hotel. The maximum term for the Phase I Development Holding Period shall be five (5) years.

Phase II Hotel Occupancy Period shall commence upon the City's issuance of the Certificate of Occupancy and shall expire ten (10) years after the commencement of the Phase II Hotel Occupancy Period (Initial Term).

Following the Initial Term, Developer shall have two (2) 10-year options to extend the Term, exercisable by giving notice pursuant to Section 12 herein to City no later than ninety (90) days prior to the expiration of the Initial Term or extended Term as the case may be, with the number of permits to be issued to Hotel during any of the two option terms determined as outlined in Section 3.C below.

SECTION 3. USE OF PARKING FACILITY

- A. Parking Use. The Parking Permits issued by City to Developer under this Agreement are a non-exclusive license to park only, and shall be used solely by Developer for the parking of motor vehicles by Hotel guests in the Parking Facility during the Term of the Agreement and under the terms and conditions herein. Permit Holders may park in any parking spaces within the Parking Facility which are opened to Parking Permit holders.
- B. Number of Parking Permits. City will provide the Developer Parking Permits in amounts specified by Developer from time to time, up to a total of **Forty-One (41)** Parking Permits during the Phase II Hotel Occupancy Period of this Agreement. Hotel shall provide City notification no later than November 1st of each year specifying the number of Permits for the upcoming year.
- C. Number of Permits in Option Years. During any of the subsequent option terms outlined in Section 2 above, the number of permits issued to Hotel by City shall be determined by the average utilization of Parking Permits over the prior year, and consistent with City parking codes in effect at time of extension. For example, if during year 10 of the Initial Term of Phase II, the average utilization of the 41 Parking Permits issued to Hotel for that year is 35, then the number of Parking Permits to be issued for the upcoming option year may not exceed 35, so long as that number does not conflict with any City parking codes in effect at that time. During any option year, and based on mutual consent, the number of Parking Permits may be increased back up to no more than 41, based on demonstrated need and occupancy data supporting the request.

- D. Valet Operations. City may, at its sole discretion, institute a stack/valet parking operation at the Parking Facility. A stack/valet operation may require the Permit Holder to leave the key with the Operator for each motor vehicle that parks in the Parking Facility and the Operator shall have the right to park and move the vehicle as part of the stack/valet operation. The Developer or Hotel, including all Permit Holders, under this Agreement shall be obligated to participate in a stack/valet parking operation in the event the City institutes such operation.
- E. Programmed Upgrades. City shall have the right, at its sole discretion, to make any regular programmed repairs, upgrades, or improvements to the Parking Facility during the Term of this Agreement. If the City determines any repairs, upgrades or improvements are warranted to the Parking Facility that may impact the use of the Parking Facility by Developer or Hotel Permit Holders, City will provide written notice describing (i) the anticipated repairs, upgrade, or improvements to be completed at the Parking Facility, (ii) the anticipated length of the work, and (iii) the temporary relocation of the Permit Holders to another available parking facility located within 0.5 miles of the intersection of Market Street and W. Santa Clara Street located in Downtown San José, as depicted in Exhibit C, for the duration of the work. City shall provide at least sixty (60) days advance written notice of relocation of any Permit Holders pursuant to this Section 3.F. The Permit Holders shall be required to temporarily park in the designated parking facility for the length of time determined by the City is necessary for the City to make or cause to make any repairs, upgrades, or improvements, and under the same terms and conditions of this Agreement.
- F. Redevelopment/Reconstruction of Parking Facility. City shall have the right, at its sole discretion, to redevelop, reconstruct, or otherwise improve the Parking Facility at any time during the Term of this Agreement. If the City determines, in its sole discretion, to redevelop, reconstruct or otherwise improve the Parking Facility which would prohibit use of the Parking Facility by Permit Holders, City will provide written notice to Developer describing (i) the anticipated redevelopment, reconstruction or improvements to be completed at the Parking Facility site, (ii) the anticipated length of the work, and (iii) the temporary or permanent relocation of the Permit Holders to another available parking facility located within 0.5 miles of the intersection of Market Street and W. Santa Clara Street located in Downtown San José, as depicted in Exhibit C. City shall provide at least one (1) year advance written notice of relocation of any Permit Holders pursuant to this Section 3.E. The Permit Holders shall be required to temporarily or permanently park in the designated parking facility for the length of time or remaining term of the agreement as determined by the City is necessary for the redevelopment, reconstruction, or improvements, and under the same terms and conditions of this Agreement.
- G. Emergency Repairs. City shall also have the right, at its sole discretion to make any emergency repairs, emergency upgrades, or emergency improvements to the Parking Facility during the Term of this Agreement without any prior notice to Developer. If City determines, in its sole discretion, any emergency repairs, emergency upgrades or emergency improvements to the Parking Facility is required which would prohibit use of the Parking Facility by Permit Holders, the Permit Holders may be required to temporarily park in another designated parking facility within .5 mile of the intersection of Market Street and W. Santa Clara Street located in Downtown San José, as depicted in Exhibit C, for the length of time determined by the City is necessary for the City to make or cause to make any emergency repairs, emergency upgrades, or emergency improvements, and under the same terms and conditions of this Agreement.

SECTION 4. PARKING RATES

A. PHASE I DEVELOPMENT HOLDING PERIOD

Subject to the terms and conditions herein, Developer is required to make payments to City on an annual basis based on the Monthly Rate multiplied by the forty-one (41) Parking Permits which will be issued during Phase II Hotel Occupancy Period. The maximum period of Phase I shall be sixty (60) months from the commencement date of the Phase I Development Holding Period. For example, if the Phase I Development Holding Period commences on January 1, 2020, Developer shall pay City the Monthly Rate x 41 (permits) x 12 months for the period of January 1, 2020 to December 31, 2020.

If the City issues Developer the Certificate of Occupancy following January of any subsequent year during the Phase I period, the City shall apply the pro-rated amount paid for that year toward the amount due during the Phase II Hotel Occupancy Period outlined below.

B. PHASE II HOTEL OCCUPANCY PERIOD

Developer shall notify the City's Department of Transportation within five (5) business days upon receipt of the Hotels Certificate of Occupancy which shall trigger the execution of the Confirmation of Phase II Hotel Occupancy Period (Exhibit B). Developer shall pay City in advance on an annual basis the full value of each Parking Permit issued by City to Developer under this Agreement at the Monthly Rate, set forth below, as it may be adjusted as specified in this Agreement. The initial Phase II payment shall be made prior to the first day of the Phase II Hotel Occupancy Period pro-rated through December of that calendar year. Ongoing payments shall be made before the first day in January during the Phase II Hotel Occupancy Period. Payments shall be made by wire transfer to a designated City bank account or in the form of a check, cashier's check, or other immediately available fund sent to the City at the address set forth in the Notice provision below.

C. MONTHLY RATE

Developer shall pay to the City on an annual basis under this Agreement during the Phase I Period and the Phase II Period at the following rates:

1. Commencement of Phase I Development Holding Period:

The annual rate shall be computed by taking the then current Monthly Rate for parking in the Market San Pedro Street Garage as outlined in the City's Master Parking Rate Schedule and effective on January 1st of each year. At the commencement of the Phase I Development Holding Period and annually thereafter, the City will review the Master Parking Rate Schedule and determine the annual rate and notify the Developer by providing an invoice to Developers attention as outlined in Section 12 (Notices).

2. Commencement of the Phase II Hotel Occupancy Period:

During the initial ten (10) year period of the Phase II Hotel Occupancy Period, and each of the subsequent ten (10) year option periods thereafter during the Term of this Agreement, the Monthly Rate to be paid by Developer for each Parking Permit shall be the greater of the following rates:

- a. The base Monthly Rate shall be one hundred fifty dollars (\$150.00) and shall be increased annually by 3.5% to compute the annual fee. See Exhibit D, or
 - b. The Monthly Rate shall be equivalent to the regular monthly rate set forth in the City's Master Parking Rate Schedule for the Parking Facility as established by the San José City Council, as it may be adjusted over time. Under this option, Developer would pay the City for each Parking Permit based on the regular monthly rate set forth by the City Council for the Parking Facility, and then increased annually by 3.5%.
3. City shall send a written notice and invoice to Developer by November 15th of each year of the Phase II Hotel Occupancy period setting forth the calculations of the monthly rates under Sections 4.C.2(a) and 4.C.2(b) above and informing Developer of the calculations to be used to set the Monthly Rate for the applicable year.

D. LATE CHARGES

Developer recognizes that late payment of all monies due under this Agreement will result in administrative and other additional expenses to City, the extent of which additional expense is extremely difficult and economically impractical to ascertain. Developer therefore agrees that if payment due hereunder from Developer to City remains unpaid fifteen (15) days after payment is due, Developer shall pay to City a one-time late charge equal to five percent (5%) of the delinquent amount owed to City. Developer agrees that such amount is a reasonable estimate of the loss and expense to be suffered by City as a result of such late payment by Developer and may be charged by City to defray such loss and expense. The provisions of this Section in no way relieve Developer of the obligation to pay City any amount on or before the date on which they are due, nor do the terms of this Section in any way affect City's remedies under this Agreement in the event any amount is unpaid after the due date.

SECTION 5. TERMINATION

- A. Mutual Consent. The Parties may terminate this Agreement at any time by mutual written consent, provided such termination is consistent with the Conditions of Approval for the Hotel. Unless the Parties agree otherwise, the termination shall become effective ninety (90) days after the written agreement to mutually terminate.
- B. Force Majeure. In the event that the Parking Facility is damaged by a Force Majeure Event rendering the Parking Facility totally inaccessible or unusable or more than fifty percent (50%) of the parking spaces dedicated for monthly parking are inaccessible or unusable, as determined by City during the Term of this Agreement for a period of at least one year, City may terminate this Agreement by giving Developer seven (7) days written notice thereof. In

the event of termination by City under this paragraph 5.B., Developer shall be refunded all Parking Permit fees and deposits paid in advance, subtracting any fees or charges owed to City, for each day that the Parking Facility was inaccessible or unusable before the date of termination. If said spaces are anticipated to be totally inaccessible or unusable for less than one year, City shall provide for the temporary or permanent relocation of the Permit Holders to another available parking facility located within 0.5 miles of the intersection of Market Street and W. Santa Clara Street located in Downtown San Jose, as depicted in Exhibit C.

- C. Taking by Eminent Domain. If the real property where the Parking Facility is located is partially or wholly taken by eminent domain, or is the subject of a pending taking which has not been consummated, City shall immediately notify Developer in writing of the event. In this event, this Agreement shall be terminated not sooner than forty-five (45) days prior to consummation of the taking. On termination of this Agreement under this Section 5.C., neither party shall have any rights or responsibilities to the other as of the date of termination, except for those obligations that incurred prior to the date of termination or survive termination.
- D. For Cause. In the event that either of the Parties fails to perform any terms, conditions, or obligations under this Agreement, in addition to all other remedies provided by law, either Party may terminate this Agreement for cause upon written notice of not less than forty-five (45) days.

SECTION 6. PARKING RULES AND REGULATIONS

In its use of the Parking Facility, Developer shall cause its Permit Holders to comply, with any rules and regulations established by City ("Rules"). City may modify or amend such Rules from time to time and Developer shall not have any right to approve or consent to any change in the Rules.

SECTION 7. INDEMNITY AND HOLD HARMLESS

Developer shall defend, indemnify and hold harmless City, its officers, employees and agents against any claim, loss or liability arising from or as a result of the death of any person or any accident, injury, loss or damage caused to any person or to the property of any person which shall occur on the Parking Facilities due to the willful or negligent acts (active to passive) or omissions by Developer, its officers, employees or agents, under this Agreement. This indemnity provision shall survive the expiration or sooner termination of this Agreement.

SECTION 8. WAIVER

City's failure, or Developer's failure, to enforce any breach of any term, covenant or condition contained herein shall not be deemed to be a waiver of such terms, covenants or conditions, or any subsequent breach of same, or any other term, covenant or condition contained herein.

SECTION 9. ASSIGNMENT OR TRANSFER

This Agreement, including any rights and/or obligations hereunder, may not be assigned or transferred in whole or in part by Developer during the Phase I Development Holding Period except by prior written consent of the City, which shall not be unreasonably withheld. This

restriction shall not apply to an assignment or transfer to an entity controlled by Developer, nor to an entity controlled by Spur Side, LLC provided in each case the assignee or transferee agrees in writing to be subject to this Agreement and bound by all terms, condition, and obligations herein. During the Phase II Hotel Occupancy Period, this Agreement may be assigned by Developer and/or its assignees or transferees without requiring consent from the City, provided that any assignee or transferee agrees in writing to be subject to this Agreement and bound by all terms, condition, and obligations herein. Any attempted assignment or other transfer of this Agreement by Developer in violation of this Section 9 shall be void. City may assign or transfer this Agreement to any third party provided that City obtains a written agreement from the assignee or transferee that the assignment or transfer is subject to this Agreement and the assignee or transferee shall assume all terms, conditions, and obligations of the Agreement. City shall have no obligations under this Agreement as of the effective date of such assignment or transfer, except to transfer all security deposits to assignee or transferee.

SECTION 10. **GOVERNING LAW**

The law governing this Agreement shall be that of the State of California.

SECTION 11. **COMPLIANCE WITH LAW**

The Parties shall comply with all laws, regulations, and ordinances.

SECTION 12. **NOTICES**

Any notice which is required to be given hereunder, or which either the City or Developer may desire to give to the other, shall be in writing and may be personally delivered or mailed by registered or certified United States mail, postage prepared, to the following addresses:

To CITY:	City of San Jose - Department of Transportation 200 E. Santa Clara Street, 8 th Floor Tower San Jose, CA 95113 ATTN: Parking Division Manager
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To DEVELOPER:	Almaden Corner, LLC c/o KT Urban 21710 Stevens Creek Blvd #200 Cupertino, CA 95014 Attn: Mark Tersini Phone:: (408) 257-2100
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Notice shall be deemed effective on the date personally delivered or, if mailed, three (3) days after deposit in the U.S. mail.

SECTION 13. **NONDISCRIMINATION**

Neither City nor Developer shall discriminate, in any way, against any person on the basis of race, sex, color, age, religion, sexual orientation, actual or perceived gender identity, disability, ethnicity, or national origin, in connection with or related to the performance of this Agreement.

SECTION 14. **GIFTS**

- A. The Parties acknowledge the prohibition against the acceptance of any gift by a City officer or designated employee, and the prohibition against the acceptance of any gift by judicial officers, executives, or employees.
- B. The Parties agree not to offer any gift as prohibited.

SECTION 15. **CAPTIONS**

The article and paragraph captions contained in this Agreement are for convenience only and shall not be considered in the construction or interpretation of any provision hereof.

SECTION 16. **TIME OF ESSENCE**

Time is of the essence with respect to the performance of each and every provision of this Agreement.

SECTION 17. **SEVERABILITY**

If one or more of the provisions contained herein is for any reason held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement.

SECTION 18. **VENUE**

In the event that suit shall be brought by either Party to this Agreement, the Parties agree that venue shall be exclusively vested in the state courts of the County of Santa Clara or if federal jurisdiction is appropriate, exclusively in a United States District Court for the Northern District of California, San José, California.

SECTION 19. **ENTIRE AGREEMENT AND AMENDMENTS**

This Agreement contains all of the agreements of the Parties hereto with respect to any matter covered or mentioned in this Agreement, and no other agreement or understanding pertaining to any such matter shall be effective for any purpose. No provision of this Agreement may be amended or added, except by an agreement in writing signed by the Parties.

SECTION 20. **FORCE MAJEURE**

- A. "Force Majeure Event" shall be defined as any matter or condition beyond the reasonable control of a Party, including war, public emergency or calamity, fire, earthquake, extraordinary inclement weather, Acts of God, strikes, labor disturbances or actions, civil

disturbances or riots, litigation brought by third parties against either the City or Developer or both, or any governmental order or law which causes an interruption in the operation of the Parking Facility.

- B. Should a Force Majeure Event prevent performance of this Agreement, in whole or in part, the Party affected by the Force Majeure Event shall be excused or performance under this Agreement shall be suspended to the extent commensurate with the Force Majeure Event; provided that the Party availing itself of this Section 20 shall notify the other Parties within ten (10) days of the affected Party's knowledge of the commencement of the Force Majeure Event; and provided further that the time of suspension or excuse shall not extend beyond that reasonably necessitated by the Force Majeure Event.

SECTION 21. REPRESENTATION AND WARRANTY

The Parties represent and warrant that they have the power and authority to enter into this Agreement, and that the appropriate governing body and/or officers have approved such power and authority to enter into this Agreement and bind the Parties, that this Agreement shall be executed, delivered and performed pursuant to the power and authority conferred by the appropriate governing body, and that the individual(s) executing this Agreement is duly authorized to do so.

City makes no warranty or representation on the condition of the Parking Facility and whether any repairs, upgrades, or improvements may be required during the Term that may impact this Agreement. City is providing the parking spaces in the Parking Facility to Developer in an "As Is" physical condition. Subject to appropriation of the City Council and available funding, City will provide routine maintenance of the Parking Facility in the same manner as other comparable parking facilities in Downtown San José.

WITNESS THE EXECUTION HEREOF on the day and year first hereinabove written:

"CITY"

APPROVED AS TO FORM:

CITY OF SAN JOSE, a municipal corporation

By _____

JON CALEGARI
Deputy City Attorney

Name:
Title:

"DEVELOPER"

Almaden Corner, LLC

By _____

By _____

EXHIBIT A

**CONFIRMATION OF PHASE 1 DEVELOPMENT HOLDING PERIOD
UNDER PARKING AGREEMENT
BETWEEN THE CITY OF SAN JOSE
AND
ALMADEN CORNER, LLC
FOR THE USE OF THE MARKET/SAN PEDRO SQUARE GARAGE**

This Confirmation of the Phase 1 Development Holding Period is made and entered into as of _____, 20____, by and between the City of San José, a municipal corporation of the State of California ("City"), and Almaden Corner, LLC ("Developer").

RECITAL

WHEREAS, City and Developer entered into an agreement on _____ entitled "Parking Agreement Between the City of San José and Almaden Corner, LLC" ("Agreement"); and

WHEREAS, the Agreement sets forth the terms and conditions pursuant to which City will issue Parking Permits to Developer for use by the planned Hotel in the Market/San Pedro Square Garage, as defined in the Agreement; and

WHEREAS, the parties desire to enter into this Confirmation of Phase I Development Holding Period pursuant to the Agreement to set forth the commencement and expiration dates of the Phase I Development Holding Period;

The Parties agree as follows:

The **Phase I Development Holding Period**, as defined in the Agreement, commenced on _____ *(insert date)*, and shall expire on _____ *(insert date)*.

Almaden Corner, LLC

City of San Jose, a municipal corporation

By _____
Name:
Title:

By _____
Name:
Title:

EXHIBIT B

**CONFIRMATION OF PHASE II HOTEL OCCUPANCY PERIOD
UNDER PARKING AGREEMENT
BETWEEN THE CITY OF SAN JOSE
AND
ALMADEN CORNER, LLC
FOR THE USE OF THE MARKET/SAN PEDRO SQUARE GARAGE**

This Confirmation of Phase II Hotel Occupancy Period is made and entered into as of _____, 20____, by and between the City of San José, a municipal corporation of the State of California ("City"), and Almaden Corner, LLC ("Developer").

RECITAL

WHEREAS, City and Developer entered into an agreement on _____ entitled "Parking Agreement Between the City of San José and Almaden Corner, LLC" ("Agreement"); and

WHEREAS, the Agreement sets forth the terms and conditions pursuant to which City will issue up to forty-one (41) parking permits to Developer for use by its planned Hotel to park in the Market/San Pedro Square Garage, as defined in the Agreement; and

WHEREAS, the parties desire to enter into this Confirmation of Phase II Hotel Occupancy Period pursuant to the Agreement to set forth the commencement and expiration dates of the Phase II Hotel Occupancy Period;

The Parties agree as follows:

The **Phase II Hotel Occupancy Period**, as defined in the Agreement, commenced on _____ (*insert date*), and shall continue through the remaining Term of the Agreement.

Almaden Corner, LLC

City of San Jose, a municipal corporation

By _____
Name:
Title:

By _____
Name:
Title:

EXHIBIT C



EXHIBIT D

PHASE II HOTEL OCCUPANCY PERIOD BASE ANNUAL FEE SCHEDULE

Phase II Term	Monthly Rate	Permits	Annual Total
Year 1	\$ 150.00	41	\$ 73,800.00
Year 2	\$ 155.25	41	\$ 76,383.00
Year 3	\$ 160.68	41	\$ 79,056.41
Year 4	\$ 166.31	41	\$ 81,823.38
Year 5	\$ 172.13	41	\$ 84,687.20
Year 6	\$ 178.15	41	\$ 87,651.25
Year 7	\$ 184.39	41	\$ 90,719.04
Year 8	\$ 190.84	41	\$ 93,894.21
Year 9	\$ 197.52	41	\$ 97,180.51
Year 10	\$ 204.43	41	\$ 100,581.82
Year 11	\$ 211.59	41	\$ 104,102.19
Year 12	\$ 219.00	41	\$ 107,745.77
Year 13	\$ 226.66	41	\$ 111,516.87
Year 14	\$ 234.59	41	\$ 115,419.96
Year 15	\$ 242.80	41	\$ 119,459.66
Year 16	\$ 251.30	41	\$ 123,640.74
Year 17	\$ 260.10	41	\$ 127,968.17
Year 18	\$ 269.20	41	\$ 132,447.06
Year 19	\$ 278.62	41	\$ 137,082.70
Year 20	\$ 288.38	41	\$ 141,880.60
Year 21	\$ 298.47	41	\$ 146,846.42
Year 22	\$ 308.91	41	\$ 151,986.04
Year 23	\$ 319.73	41	\$ 157,305.55
Year 24	\$ 330.92	41	\$ 162,811.25
Year 25	\$ 342.50	41	\$ 168,509.64
Year 26	\$ 354.49	41	\$ 174,407.48
Year 27	\$ 366.89	41	\$ 180,511.74
Year 28	\$ 379.74	41	\$ 186,829.65
Year 29	\$ 393.03	41	\$ 193,368.69
Year 30	\$ 406.78	41	\$ 200,136.59

30 Year Total \$ 3,809,753.58