

LEASE SUMMARY

TEAM: Jacksonville JAGUARS

Team Owner: Shahid Khan

Team Website: www.jaguars.com

FACILITY: EverBank Field

Facility Website: www.jaguars.com/stadium/

Year Built: 1946 (Renovated 1995)

TITLE OF AGREEMENT: Lease

Lessor: City of Jacksonville, Florida

Lessee: Touchdown Jacksonville, LTD (TDJ)

TERM OF AGREEMENT:

The Term of this Lease shall commence upon official acknowledgement by the NFL of the approval of the City as a site for an NFL Team, and shall expire upon the later of either: 1) immediately succeeding the last TDJ NFL game during the regular season or post season which is thirty years from and after the first season in which the Team commences participation in NFL regular season games, or 2) immediately succeeding the last TDJ NFL game during the regular season or post season in the year in which there is the final maturity of the Financial Instruments issued by the City to pay for the renovations to the Stadium and acquisition and construction of the Practice Area.

TERMINATION OF LEASE:

Should either the City or TDJ fail to perform any of its obligations under the terms of this Lease, and such failure to perform continues for a period of forty-five days after written notice of such failure to perform is delivered to the defaulting party from the other party, then the defaulting party shall be deemed in default and the non-defaulting party shall be entitled to all remedies available at law or in equity for breach of this Lease.

RENT:

For the Term of this Lease, TDJ agrees to pay the City as rent for the Demised Premises in the sum of \$250,000 per year.

USE OF PREMISES:

The following facilities shall be used by TDJ, or its assignees or subtenants in the operation of an NFL franchise:

- Administration Space
- Practice Area
- Training Facility
- Suites
- Scoreboards
- Signage
- Retail Area

- Front office uses
- Athletic Training facilities
- Locker room facilities
- Meeting room facilities
- The Sale of Merchandise
- Other purposes relating to the ownership and operation of a professional football team

MAINTENANCE:

City: The City, at its sole cost and expense, shall maintain all of the Demised Premises in good working order, condition, and repair, including the playing surface of the Stadium, replacement of parts and equipment, plate glass, all plumbing, irrigation and sewage facilities within the Stadium, fixtures, ventilation, heating and air condition and electrical systems, sprinkler systems, walls, floors, ceilings, structural supports, lighting and seating, Scoreboards, and Signage in a clean, sanitary, and safe condition in accordance with all applicable laws, ordinances, and regulations.

TDJ: TDJ shall be responsible, at its cost and expense, to repair and maintain the furniture and equipment for the Administration Space, Practice Facility, Training Facility, and the Retail Area in good working order, condition, and repair and in a clean, safe, and sanitary condition in accordance with all applicable laws, ordinances, and regulations.