

LEASE SUMMARY

TEAM: Saint Louis RAMS

Team Owner: Stan Kroenke

Team Website: www.stlouisrams.com/

FACILITY: Edward Jones Dome

Facility Website: <http://www.stlouisrams.com/edward-jones-dome/index.html>

Year Built: 1995

TITLE OF AGREEMENT: Amended and Restated St. Louis NFL Lease Agreement

Lessor: Regional Convention and Visitors Commission (CVC)

Lessee: Los Angeles Rams Football Company, Inc.

TERM OF AGREEMENT:

The Term of this Amended Lease for the Rams Reserved Facilities shall commence on the Assignment Effective Date, and shall end on March 31 preceding the thirtieth anniversary of the RAMS Facilities Delivery Date.

TERMINATION OF LEASE:

CVC: Each of the following occurrences shall constitute a default on the part of CVC:

- Failing to pay any sum due and payable to the rams hereunder or fail to perform any other covenant or obligation on its part to be performed hereunder and such failure shall remain uncured for sixty days after delivery to CVC of written notice thereof
- Failing to perform any obligation to be performed by CVC and such failure shall result in the cancellation or postponement of any NFL game

RAMS: The following occurrence shall constitute a default on the part of the RAMS:

- Failing to pay any sum due and payable to the RAMS hereunder or fail to perform any other covenant or obligation on its part to be performed hereunder and such failure shall remain uncured for sixty days after delivery to RAMS of written notice thereof

RENT:

The RAMS shall pay rent to CVC in the sum of \$250,000 per year, in twelve equal monthly installments, due and payable on the first day of each consecutive month.

USE OF FACILITIES:

The RAMS shall have the exclusive right during each Term of this Amended Lease for the Unreserved Facilities to use and to lease, sublease, and license the use of the Unreserved Facilities and equipment and any portion thereof. The RAMS shall have the exclusive right to use and to lease, sublease, and license the use of all or any part of the RAMS Reserved Facilities and to receive and retain all income from:

- Rental or Licensing of Box Suites and Club Seats
- Sale of tickets to Box Suites and Club Seats
- Sale of food and beverages, and other goods, services, or products
- Proceeds from the sale of admission tickets

MAINTENANCE:

CVC shall be responsible to provide for all Facilities Management in a First Class manner at all times, at the sole risk, cost, and expense of CVC. CVC's responsibilities include:

- Timely furnishing
- All Facilities personnel, equipment, supplies and services
- All personnel, equipment, supplies, and services necessary, appropriate, and prudent for the preparation of the Facilities and each part thereof for Pre-Game Date, NFL Game Date, or other RAMS event
- Conduct of an NFL Game or Football-Related Event
- All labor, services, materials, supplies, and equipment needed to perform all Facilities Management for and in the Facilities
- Utility services to the Facilities