

**Port Everglades International Logistics Center, LLC**

**Calculation of Exit Fee**

**Section 11.B.2 of Amended & Restated Lease Agreement March 20, 2018**

\$ 2,400,000 Initial Assumption Payment  
\$ 1,600,000 Second Assumption Payment  
\$ 4,000,000 Total Purchase Price ("Assumption Payment")

Cost Invested by Members

\$ 165,370 Misc. costs not reimbursed  
\$ 630,000 Pre-Development Fee  
\$ 200,000 Pre-Construction Services

(\$ 995,370)

Sales Commissions (not to exceed 5%)

\$4,000,000 Assumption Payment  
5% Sales Commission Percentage  
\$ 200,000 Sales Commission

(\$ 200,000)

Closing Costs (customary and reasonable costs, survey, title, other fees)

\$ 15,000 Est'd legal costs to close transaction

(\$ 15,000)

|                            |                                  |       |
|----------------------------|----------------------------------|-------|
| <u>\$ 2,789,630</u>        | <b>NET PROFIT</b>                |       |
| <u>\$ 242,698</u>          | <b>EXIT FEE</b>                  | 8.70% |
| <u><u>\$ 2,546,932</u></u> | <b>PE-ILC Net after Exit Fee</b> |       |