

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