

**STRUCTURE FOR NEW LEASE**

A new lease agreement with the Carolina Thunderbirds with the following terms:

- One-year initial contract, with nine additional one-year renewals to a maximum period of 10 years
- Team must play a minimum of 18 home games each season.
- Facility Rental of \$2,750 per game (1 % escalator across each renewal year)
  - To include front-of-house game staffing credit at a value of \$1,862.
  - Does not include on-ice and off-ice officials, game operations, back-of-house security, or any staff associated with game operations; these are additional expenses.
- Ticket Attendance Incentive:
  - 0 – 1,400 = No Rebate
  - 1,401 – 4,000 = \$0.45 per ticket
- Rent for each season to be paid in advance of season
- Capital Facility Fee of \$1.00 to be applied to all sold tickets
  - Fee will be included in the \$10.00 ticket, not added on top.
- Ticketing Fees
  - \$0.25 per ticket printed (unless Carolina Thunderbirds provide their own ticket stock for use)
  - 3.75% on credit card sales
  - Season Ticket Service Charge of \$6.00
  - City to receive at least 24 complimentary tickets per game
- Concessions and Catering are 100% City.
- Parking is 100% City.
- Sponsorship rights to ice equipment, PA announcements, and broadcast are 100% Carolina Thunderbirds.
- Sponsorship rights to fixed arena signage and/or naming rights would be split 50%.
- Merchandise sales are 100% Carolina Thunderbirds.
- Thunderbirds to receive a \$3,000 building credit, based upon improvements they may make to arena.
- Automatic renewal of agreement after one year if team averages 1,500 attendees per game and all bills are paid on time.
- Limited office and storage space to be provided by the Winston-Salem Fairgrounds
- Practice time available Mon-Fri for a two-hour time period and one and a half hours on game days.