

EXHIBIT A

STRUCTURE FOR NEW LEASE

A new 25-year stadium land, improvements, and stadium lease to WS Dash, LLC or its affiliates with the following terms:

- The City will lease the stadium land, improvements, and stadium the City currently owns to WS Dash, LLC.
- The new agreement will consolidate, if possible, the stadium land and improvements lease and the stadium lease into one lease agreement. If consolidation is not possible, the two-lease structure will remain in place.
- The current lease payments will be amended and replaced with a new lease payment structure equal to \$750,000 per year. The annual lease payment of \$750,000, payable June 1, will increase 1.99% annually. The first annual lease payment of \$750,000 will be due on June 1, 2021. The lease term will commence on or about March 1, 2021 and expire March 1, 2045 for a new term of 25 years. The following payment schedule will be established as part of the new lease:

Lease Date	Payments
06/01/21	\$ 750,000.00
06/01/22	764,925.00
06/01/23	780,147.01
06/01/24	795,671.93
06/01/25	811,505.80
06/01/26	827,654.77
06/01/27	844,125.10
06/01/28	860,923.19
06/01/29	878,055.56
06/01/30	895,528.87
06/01/31	913,349.89
06/01/32	931,525.55
06/01/33	950,062.91
06/01/34	968,969.16
06/01/35	988,251.65
06/01/36	1,007,917.86
06/01/37	1,027,975.42
06/01/38	1,048,432.13
06/01/39	1,069,295.93
06/01/40	1,090,574.92
06/01/41	1,112,277.36

06/01/42	1,134,411.68
06/01/43	1,156,986.48
06/01/44	1,180,010.51
03/01/45	1,203,492.72

- In addition, the Amended and Restated Incentives Agreement approved in 2014 will be modified to eliminate the ticket surcharge of \$175,000 and to change the due date of the payment in lieu of taxes to coincide with the due date of the new annual lease payment (June 1). The payment in lieu of taxes (PILOT) established as part of the 2014 modification will continue.
- All other provisions, including responsibilities for stadium maintenance and improvements, will remain the same.