APPENDIX B

Ballpark Leases

BALLPARK	BALLPARK CAPACITY	ANNUAL RENT	LEASE TERM & OPTIONS	UTILITIES PAID BY	MAINTENANCE BUILDING/ FIELD	PROPERTY/ BUSINESS TAXES	PARKING PROVIDED BY	CAPITAL CONTRIBUTION BY TENANT	CONCESSIONS OPERATOR TEAM SHARE	NAMING RIGHTS
Gary Southshore Railcats AA	8,500	$ 150,000.00	15 year term 2/5 year options	City	City City	$0 $0	City 600-900	ZERO	ZERO to City	
Schaumburg Boomers Frontier League	7,500	$ 75,000.00	7 year term 2/5 year options	City	City Tenant	$0 $0	City 2,500	ZERO	Self-Operate ZERO to City	60/40 Share Not Sold
Kansas City T-Bones AA	7,000	$ 55,000.00	12 year term	Tenant	City Tenant	$0 $0	City 1,100	ZERO $0		
St Paul Saints AA	8,000 Plus	$ -	25 year term Plus Renewal	Tenant	Tenant pays ordinary maintenance	$0 $0	Public Parking Lots	YES $3,000,000 $8,000,000 City loan	Levy ZERO to City	Team keeps $$ for inventory (signage, etc.) City $ after threshold
Lincoln Salt Dogs AA	8,000	$ -	70 year term	Tenant	Tenant Tenant	$0 $0	City 2,000	YES $10,000,000	Levy ZERO to City	None - But if sold, team keeps $
Ottawa Champions Can Am League	10,000	$ 400,000.00	10 year lease w/options	City	City City City-pays for grounds crew	$0 $0	City 800	ZERO	Outside Vendor City gets 10% after $1.2 M sales	$200,000 If more that $200K split 50/50 w/ City
Sugarland Skeeters Atlantic League	7,500	$ 80,000.00	20 Year Term	Tenant	Tenant Tenant	$0 $0	City 2,000	ZERO		
Lake Erie Crushers Frontier League	5,000	$ 250,000.00	15 year term	Tenant	City pays all maintenace over $10,000	$0 $0	City 1,300	ZERO		
Chicago Dogs AA	6,300	$175,000	20 Years	Tenant	Building - City Field - Tenant	$0 $0	City 600	Minimal	Levy ZERO to City	$1 M -Yr. (12 Years) 60(team)/40 split
Windy City Thunderbolts Frontier League	3,000	$75,000	2 Years Rem.	Tenant Only Dur. Seas.	Building - City Field - Tenant (Turf)	$0 $0	City 1,500	Team Pd. For Turf $200,000	Self Operate ZERO to City	60/40(team) split $100,000 yr.
Richmond Flying Squirrels Eastern League	9,500	$157,000	5 Years 5 Year Tm. Option	Tenant	Building -City Field - Tenant	$0 $0	Tenant ($5) 1,000	Team Pd. $3.5 M improvements	Self Op - ZERO to City 3 outside vendors	Team Keeps Not Sold
Winnipeg Goldeyes AA	7397	$ 1.00 Land Lease	25 year	Tenant	Tenant Tenant	$207,105+$67,189 $55,368+$593 $330,255	Tenant 0	$11,845,500	Team 100%	Team