

RIDER A

ALTERNATIVE 10.10 FOR HFA GROUND LEASE DOC #374594

10.10 CALCULATION OF THE FORMULA PRICE: The Formula Price shall be calculated as follows. A market valuation of the Leased Premises and the Improvements shall be conducted in accordance with the instructions set forth in 10.5 above (the Current Appraised Value).

- *Lessee's Purchase Price:* The parties agree that the Lessee's Purchase Price for the Improvements existing on the leased premises as of the commencement of the term of this Lease is \$_____.
- *Initial Appraised Value:* The parties agree that on or about the date of Lessee's acquisition of the Improvements, a market valuation of the Leased Premises and Improvements was conducted by analysis and comparison of comparable properties as though title to the Leased Premises and Improvements were held in fee simple absolute, disregarding the restrictions of this Lease on the use of the Leased Premises and the transfer of the Improvements. The parties agree that the appraised value of the Leased Premises and the Improvements at the time of Lessee's purchase (the Initial Appraised Value) is \$_____.
- *Lessee's Price to Value Ratio:* The parties agree that Lessee's Purchase Price, as stated above, represents _____ percent (___%) of the Initial Appraised Value as stated above (the Purchase Price-to-Value Ratio).
- *Calculation if Market Value Appreciation if the Leased Premises and the Improvements:* For the purpose of determining the Formula Price, Market Value Appreciation of the Leased Premises and Improvements shall be determined by subtracting the Initial Appraised Value from the Current Appraised Value. If this calculation returns a positive number, the result shall be the "Market Value Appreciation." If this calculation returns a negative number, the Market Value Appreciation shall be zero (\$0). Following is a table for calculating Market Value Appreciation of the Leased Premises and Improvements:

1.	Current Appraised Value	\$
2.	Minus Initial Appraised Value	- \$
3.	Equals Market Value Appreciation of the Leased Premises and Improvements [note: if line 1 minus line 2 is negative, enter zero.]	= \$

- *Calculation of Lessee's Share of Market Value Appreciation of the Leased Premises and Improvements:* For the purpose of determining the Formula Price, Lessee's Share of Market Value Appreciation of the Leased Premises and the Improvements shall be determined by first

multiplying the Market Value Appreciation of the Leased Premises and the Improvements by the Purchase Price-to-Value Ratio and then multiplying the product by twenty-five percent (25%) (the "Shared Appreciation Factor "). Following is a table for calculating Lessee's Share of Market Value Appreciation of the Leased Premises and the Improvements:

1.	Market Value Appreciation of the Leased Premises and the Improvements	\$
2.	Multiplied by the Purchase Price-to-Value Ratio	x .
3.	Multiplied by the Shared Appreciation Factor	x .25
4.	Equals the Lessee's Share of Market Value Appreciation of the Leased Premises and the Improvements	= \$

- Calculation of Formula Price:* The Formula Price shall be determined by adding Lessee's Share of Market Value Appreciation of the Leased Premises and the Improvements to Lessee's Purchase Price. Following is a table for calculating the Formula Price:

1.	Lessee's Purchase Price	\$
2.	Plus Lessee's Share of Market Value Appreciation of the Leased Premises and the Improvements	+ \$
3.	Equals Formula Price	= \$

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