

LAND LICENSE

TURTLE BAY MAUKA LANDS, LLC, LICENSOR

AND

LICENSEE

LOT 1189

PORTION

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THIS LAND LICENSE ("License") is made as of _____, 20____, by and between TURTLE BAY MAUKA LANDS, LLC, a Delaware limited liability company ("Licensor"), and the licensee named in Section 1.3 below ("Licensee").

1. DEFINITIONS AND BASIC LICENSE TERMS.

1.1 Licensor. TURTLE BAY MAUKA LANDS, LLC, a Delaware limited liability company.

1.2 Licensed Premises. Land consisting of approximately L____ Total Acre;(acres of Active Ag, plus _____ acres of Attached Ag), more or less, as shown as 57-146 Kamehameha Highway, Portion (For.) _____ on Exhibit A attached hereto, being a portion of the Property. Licensor's determination of the area of the Licensed Premises is final and binding and such area shall not be redetermined by further measurement. Notwithstanding the foregoing, Licensor reserves the right to relocate the Licensed Premises on reasonable prior written notice. If the Licensor does in fact relocate Licensee, the amount of Monthly License Fee and Licensee's Pro Rata Share of Operating Expenses for the new Licensed Premises shall be adjusted based solely on the area of the new Licensed Premises. - **Comment [R1J]:** Active Ag + Attached Ag **1**

1.3 Property. Lot 1189 as shown on Map 49 filed as Land Court Application No. 1095, situated at Kahuku, Hawaii, and designated by Tax Map Key No. (1) 5-7-1:21).

1.4 ISecurity Depos. Upon execution of this License, Licensee shall deposit the sum of \$2,500.00 per Portion: to be held and disbursed by Licensor in accordance with Section 4 below hereof. - **Comment (R21):** Fixed Fee **1**

1.5 Licensee.

1.6 Monthly License Fee. The Monthly License Fee shall be as follows: annual base rate per acre of "Active Ag" @ \$400.00, plus annual base rate per acre of "Attached Ag" @ \$ 100.00: annual amount (\$ _____) for the period commencing on the Commencement Date (as defined in Section 1.9 herein) and ending on the day immediately preceding the five (5) year anniversary of the Commencement Date, or if the Commencement date shall occur other than on the first day of the month, ending on the last day of the month in which the five (5) year anniversary of the Commencement Date occurs (the "iFirst Fee Period"). The Monthly License Fee shall be as follows: (\$____) for the period commencing on the day next succeeding the end of the First Fee Period through the end of the License term (the "iSecond Fee Period'). - **fComment [R3]:** Performance review - - { **mment [R4]:** Fee review

1.7 Licensee's Pro Rate Share of Operating Expensed. Licensee's Pro Rata Share of Operating Expenses is _____%; License Premises Active acres of Total Active Ag land. - **Comment IRS):** Pro Rata Active Ag

1.8 ' Special Assessments. Licensee shall pay to Licensor _____ (\$____) every _____ as a special assessment to pay for construction and installation of those items described in Section 3.3 below. - - **fComment [R6]:** Master Plan Projects Yr I

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1.9 Term. This License shall commence on _____, 20_ (the "Commencement Date") and shall end on _____, 20_, unless this License is sooner terminated by Licensor pursuant to the terms and conditions contained herein. Notwithstanding any provision of this License to the contrary, Licensor may terminate this License at any time and for any reason by giving Licensee not less than sixty (60) days prior written notice.

- fComment [R7]: 60 day term

1.10 Agricultural Use. The Licensed Premises shall be used solely by Licensee and solely for the growing and harvesting of agricultural crops, and for no other use whatsoever.

2 LICENSE

Licensor hereby licenses to Licensee and Licensee accepts from Licensor for the term at the License Fee Pro Rata Share of Operating Expenses and Special Assessments set forth herein and upon all of the conditions set forth herein the land referred to as the Licensed Premises in Section 1.2 above; *provided, however*, that Licensor hereby reserves the right to withdraw from the Licensed Premises from time to time throughout the term hereof (1) areas along Kamehameha Highway if required by the State of Hawaii and/or City and County of Honolulu for road widening and (2) areas within the Licensed Premises necessary to promote or support Licensor's Agricultural plans and efforts. If Licensor withdraws areas from the Licensed Premises the Monthly License Fee shall be reduced in the same proportion as the ratio of the area of the Licensed Premises withdrawn bears to the area of the Licensed Premises prior to the withdrawal and Licensee's Share of Operating Expenses shall be reduced so that the land area of the Licensed Premises for purposes of calculating Licensee's Share of Operating Expenses under Section 3.2b below shall be the area of the Licensed Premises following such withdrawal. Licensor hereby further reserves the right to install within the Licensed Premises retention and/or detention basins appropriate vegetation and any other improvements which may aid in intercepting and retaining storm water runoff during heavy rainfall events. Licensor may, but shall not be obligated to withdraw these areas from the Licensed Premises in accordance with the terms stated hereinabove. If Licensor, in its sole discretion does not withdraw these areas Licensee shall continue to be liable for full payment of Monthly License Fee and Licensee's Pro Rata Share of Operating Expenses.

fco ment [R8] DOT

3 LICENSE FEE, OPERATING EXPENSES, SPECIAL ASSESSMENTS, WATER

3.1 Monthly License Fee Licensee shall pay to Licensor the Monthly License Fee for the Licensed Premises set forth in Section 1.5 above without any prior demand or notice and without any offset or deduction on or before the first day of each month during the term. Monthly License Fee for any period during the term hereof which is for less than one month shall be prorated based upon a thirty day month regardless of the actual number of days of the calendar month involved. Monthly License Fee shall be payable to Licensor in lawful money of the United States at the following address:

Turtle Bay Mauka Lands, LLC
57-091 Kamehameha Highway
Kahuku, Hawaii 96731

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3.2 Operating Expenses.

a. Licensee shall pay to Licensor during the term hereof, in addition to the Monthly License Fee and Special Assessments as set forth in Section 3.3, Licensee's Share of Operating Expenses. "Operating Expenses" are all the costs incurred by Licensor for:

i. The cost of the premiums for a liability insurance policy, if any, and/or a property damage policy, if any, which may be maintained by Licensor;

ii. Marketing charges for promoting the Licensed Premises the Property, and/or any and all produce grown thereon

iii. Utility charges including electricity, incurred by Licensor in relation to the Property or any portion thereof

iv. Reasonable attorneys fees and costs including any such fees and costs incurred in applying for and processing an Agricultural Dedication Petition as provided in Section 5.2 herein

v. Maintenance of common areas of the Property, including but not limited to paths and access ways roadside produce stands central processing plants any shared or communal storage sheds and shared or communal packaging sites

vi. Administrative and management fees incurred by Licensor in relation to the Property and

vii. Real property taxes and assessments applicable to the Property-[

fComment [R91 10 year real property tax J

b. Computation of Licensee's Share of Operating Expenses Licensee's *Pro Rata* (%) Share of Operating Expenses is the ratio that the land area of the Active Ag Licensed Premises set forth in Section 1.2 above bears to the total area of the Active Ag Property.

c. Payment of Licensee's Share of Operating Expenses. Licensee's *Pro Rata* Share of Operating Expenses shall be paid as follows

i. Prior to the beginning of each calendar year during the term of this License Licensor shall provide Licensee with Licensor's estimate of the Operating Expenses for that calendar year. Licensor's estimate will be subject to modification by Licensor from time to time and at any time, in Licensor's discretion based on changed circumstances, conditions or actual experience. Licensee's *Pro Rata* Share shall be paid monthly, on the same day as the Monthly License Fee is due hereunder (prorated for any partial month).

ii. If, at anytime, Licensor increases its estimate of Operating Expenses, Licensor shall notify Licensee of such revision and Licensee shall pay to Licensor, on the date on which the next regular installment of Licensee's *Pro Rata* Share of Operating Expenses is due, the amount of Licensee's *Pro Rata* Share of the estimated Operating Expenses, including any increase therein.

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iii. After the end of each calendar year during the term hereof, Licensor shall determine the actual amount of the Operating Expenses for that calendar year and within 120 days thereafter shall provide Licensee with a written statement of Licensee's Pro Rata Share of actual Operating Expenses for that calendar year. Within ten (10) days thereafter, Licensee shall pay to Licensor the amount by which Licensee's Pro Rata Share of actual Operating Expenses for the calendar year exceeds the amount of estimated Operating Expenses paid by Licensee during that calendar year. If the amount of estimated Operating Expenses paid by Licensee during that calendar year is greater than the amount of Licensee's Pro Rata Share of actual Operating Expenses for that calendar year, Licensee will be credited with the difference and Licensor will apply the credit without interest against the next installment of Licensee's Pro Rata Share of estimated Operating Expenses and if necessary, apply it against each succeeding installment of Licensee's Pro Rata Share of estimated Operating Expenses until either the credit is exhausted or the term of this License or any extension thereof, expires or this License is otherwise terminated. If such a credit exists upon the expiration of the term of this License or any extension thereof, Licensor shall apply such credit against any other unpaid obligations of Licensee hereunder and provided Licensee is not in default hereunder, Licensor shall refund any remaining credit to Licensee within a reasonable time thereafter.

3.3 Special Assessments.

a Licensee shall pay to Licensor during the term hereof, in addition to the Monthly License Fee and Licensee's Share of Operating Expenses Special Assessments. Special Assessments are a charge to the Licensee to reimburse costs incurred by Licensor for construction and installation of certain improvements that directly benefit the Licensee and the Licensed Premises such as

i Constructing the initial installation of a street road path or access way serving the Licensed Premises, consisting of the necessary grading, base, hard surfacing, and curb and gutter;

ii. The installation of utility lines;

in The construction of sanitary sewer system improvements water system improvements or storm water system improvements and

iv. The construction and/or installation of other appropriate improvements

b. Computation of Special Assessments. Licensee's Special Assessments shall be calculated based on the actual cost incurred by the Licensor for construction and installation of improvements, and the benefit derived by Licensee and the Licensed Premises.

c. Payment of Special Assessments. Licensee's Special Assessments shall be paid as follows:

i. Prior to the beginning of each calendar year during the term of this License, Licensor shall provide Licensee with Licensor's estimate of the Special Assessments for

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that calendar year. Licensor's estimate will be subject to modification by Licensor from time to time and, at any time, in Licensor's discretion based on changed circumstances, conditions or actual experience. Licensee's Special Assessments shall be paid (need to determine frequency of payments)

ii. If, at any time, Licensor increases the Special Assessments, Licensor shall notify Licensee of such revision and Licensee shall pay to Licensor, on the date on which the next regular installment of Licensee's Special Assessments is due, the amount of Licensee's Special Assessments, including any increase therein.

3.4 This License does not include any rights to use any water Licensee acknowledges that any right to use agricultural, non potable water in connection with Licensee's use of the Licensed Premises must be set forth in a separate Water Delivery Agreement by and between Licensor and Licensee

Comment [R10]: Separate Agreement

3.5 Tax on License Fees Licensee shall pay to Licensor as additional fees together with each payment of Monthly License Fee Licensee's Pro Rata Share of Operating Expenses Special Assessments and any other amount to be paid by Licensee to Licensor hereunder, an amount which when added to such fee or other payment shall yield to Licensor, after deduction of all such tax payable by Licensor with respect to all such payments a net amount equal to that which Licensor would have realized from such payments had no such tax been imposed said net amount presently being 4.712%.

Comment [R1] Tax structure additional >

3.6 Association In the event that Licensor deems it necessary or convenient Licensor may require Licensees and all others who use the Property to become members of a Turtle Bay Mauka Lands Association (the "Association"), which may be established as a nonprofit corporation or other business entity under Hawaii law, governed by bylaws initially approved and adopted by Licensor, with provisions for the election of officers and directors and the assessment payment collection and disbursement of Operating Expenses and Special Assessments as required to fulfill the purposes of the Association, which purposes shall be primarily to ensure the proper and ongoing use, maintenance and repair of utilities, access ways, drainage facilities, and other shared common elements of the Property. The failure of Licensee to comply fully with the bylaws promulgated by the Association as contemplated by this Section shall be deemed an event of default under this License and Licensor hereby reserves the right to amend this License from time to time without the joinder or consent of Licensee to reflect and memorialize the existence and effect the formation of (and required membership of Licensee in) any Association established in accordance with the rights reserved to Licensor in this Section.

Comment [R121]: Mandatory

4. SECURITY DEPOSIT.

Licensee shall deposit with Licensor upon execution hereof the Security Deposit set forth in Section **Error! Reference source not found.** If Licensee fails to pay the Monthly License Fee, Licensee's Share of Operating Expenses, or Special Assessments due hereunder, or otherwise defaults with respect to any provision of this License, then at Licensor's option, Licensor may use, apply or retain all or any portion of the Security Deposit for the payment of such amounts, or to compensate Licensor for any loss or damage which Licensor may suffer thereby. If Licensor so uses

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or applies all or any portion of the Security Deposit, Licensee shall within ten (10) days after written demand therefor, deposit cash with Licensor in an amount sufficient to restore the Security Deposit to the full amount then required of Licensee. Licensee's failure to deposit the sufficient amount shall constitute a breach of this License.

5. JSF. -

- H Comment ^{Lot} use

5.1 Use. The Licensed Premises shall be used and occupied only for the purposes set forth in Section 1.9 above and for no other purpose whatsoever. Without limitation to the foregoing, Licensee shall:

- a. Actively and continuously farm the Licensed Premises;
- b. Maintain safe (Good Food Standards EGFSI) and clean farm practices (Good Agriculture Practices [GAP]);
- c. Keep the Licensed Premises in a safe, neat and orderly condition reasonably free from all brush, weeds and debris of every kind;
- d. Wash all produce grown and harvested on the Licensed Premises at a central processing plant, if and when such processing plant is constructed: and
- e. Keep all drains, herms, culverts swales and other drainage facilities clear of plants, crops and debris.

5.2 Agricultural Dedication. Licensor anticipates dedicating use of the Licensed Premises to agriculture for a five year period by executing and filing the City and County of Honolulu's Petition to Dedicate Land for Agricultural Use and supporting documentation. Licensee agrees to cooperate with Licensor in obtaining the agricultural dedication, and in maintaining such dedication throughout the term hereof. Licensee further agrees to pay the real property taxes and assessments due for the Licensed Premises in accordance with Section 3.2 above. If the Licensed Premises are dedicated, and the real property taxes are increased because any or all of the Licensed Premises are not used for agriculture during the License term or due to the Licensee's use of the Licensed Premises Licensee shall be responsible for such increased tax Licensee shall make every effort to continue the real property taxes at the agricultural use rate by conducting agricultural activities upon commencement of the license and throughout the term of this License

5.3 Compliance with Laws; Prohibited Uses. No use may be made of the Licensed Premises, and no act may be done in or about the Licensed Premises, which is illegal or unlawful. Licensee will, at Licensee's sole expense, comply with all rules, regulations, ordinances, and/or laws made by the Department of Health, State of Hawaii, and/or other due authority of the municipal, county, state or federal government applicable to Licensee's use and activities in or on the Licensed Premises, whether now or hereafter put in effect (collectively "Laws") and Licensee will defend, indemnify and hold harmless Licensor, its subsidiaries and affiliated entities against all actions, suits, damages and claims by whomsoever brought or made by reason of the non-observance or non-performance by Licensee of the Laws or of this covenant. "Laws" shall include, but not be limited to laws relating to health, sanitation, labor and employment, land use, hazardous materials, safety,

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nuisance and access for disabled persons. Upon request by Licensor, Licensee shall immediately produce documentation evidencing Licensee's compliance with any and all Laws. Without limitation to the foregoing, Licensee shall not:

- a. sub-license or allow any person to occupy, use or farm the Licensed Premises;
- b. construct or maintain any roadside stand or similar arrangement; or sell or exchange any items along or near any roadway adjacent to the Property;
- c. store abandoned vehicles junk scrap construction materials or any other material except tools or other equipment necessary for farming the Licensed Premises
- d. reside or allow anyone to reside on the Licensed Premises or any portion of the Property or construct or install any residential structure thereon
- e. construct any improvements or structures of any kind except as provided in Section 5.8 herein
- f. raise any livestock on the Licensed Premises or anywhere on the Property
- g. allow dogs anywhere on the Property
- h. allow any ammunition gunpowder, firearm or other explosive substance or material on the Property
- i. hunt or otherwise kill any animal on the Property, excluding rodents insects and other pests or
commit or allow to be committed any waste or any public or private nuisance upon the Licensed Premises.

5.4 Condition of Licensed Premises. Licensee hereby accepts the Licensed Premises 'as is in the condition existing s of the Commencement Date subject to all applicable Federal State and City & County laws ordinances and regulations governing and regulating the use of the Licensed Premises and accepts this License subject thereto Licensee acknowledges that it has satisfied itself by is own independent investigation that the Licensed Premises are suitable for Licensee's intended use and that Licensor has not made any representation or warranty as to the present or future suitability of the Licensed Premises for farming or any other use whatsoever.

fComment [R141 Declaration

5.5 Hazardous Substances.

a. Definitions. For the purposes hereof, "Hazardous Materials" shall mean any and all flammable explosives, radioactive material, hazardous waste, toxic substance or related material, including but not limited to those materials and substances defined as "hazardous substances", "hazardous materials", "hazardous wastes" or "toxic substances", in the Environmental Laws. For purposes hereof, "Environmental Laws" shall mean the Comprehensive Environmental Response, Compensation and Liability Act of 1980,42 U.S.C. Section 9601 et seq.; the Hazardous

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Materials Transportation Act, 39 U.S.C. Section 1801 et seq.; the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq.; the Federal Clean Water Act, 33 U.S.C. Section 1251 et seq.; the Clean Air Act, 42 U.S.C. Section 7401 et seq.; the Hawaii Environmental Quality Controls, Chapter 342, Hawaii Revised Statutes, including as to all such Environmental Laws all amendments thereto, replacements thereof, and regulations adopted and publications promulgated thereto.

b. Compliance with Laws. Licensee shall not cause or permit any Hazardous Materials to be brought upon, kept or used in or about the Licensed Premises by Licensee, or by Licensee's agents employees contractors or invitees except in compliance with all laws regulating any such Hazardous Material so brought upon or used or kept in or about the Licensed Premises Licensee at Licensee's expense shall comply with all laws rules orders ordinances directions regulations and requirements of federal state county and municipal authorities pertaining to Licensee's use of the Licensed Premises regardless of when they become effective including without limitation all applicable federal state and local laws regulations or ordinances pertaining to air and water quality, Hazardous Materials, waste disposal air emissions and other environmental matters all zoning and other land use matters and utility availability, and with any direction of any public officer or officers pursuant to law, which shall impose any duty upon Licensor or Licensee with respect to the use or occupation of the Licensed Premises

c. Indemnification.

i. If the presence of Hazardous Materials on the Licensed Premises caused or permitted by Licensee results in any contamination of the Licensed Premises or any portion of the Property, or if contamination of the Licensed Premises by Hazardous Materials otherwise occurs then Licensee shall indemnify, defend and hold Licensor harmless from any and all claims judgments damages penalties fines costs liabilities or losses (including without limitation diminution in value of the Licensed Premises damages for the loss or restriction on use of licensable or usable space or of any amenity of the Licensed Premises, damages arising from any adverse impact on the Property, and sums paid in settlement of claims, attorneys' fees, consultant fees and expert fees) which arise during or after the term hereof, as a result of such contamination This indemnification of Licensor by Licensee includes without limitation costs incurred in connection with any investigation of site conditions or any clean-up, remedial removal or restoration work required by any federal state or local governmental agency or political subdivision because of Hazardous Materials present in the soil or ground water on or under the Licensed Premises

ii. Without limiting the foregoing if the presence of any Hazardous Materials on the Licensed Premises results in any contamination of the Licensed Premises or any portion of the Property, Licensee shall promptly take all actions at its sole expense as are necessary to return the Licensed Premises or such contaminated portion of the Property to the condition existing prior to the introduction of such Hazardous Materials; provided that Licensor' s approval of such actions shall first be obtained, which approval shall not be unreasonably withheld so long as such actions would not potentially have any material adverse long-term or short-term effect on the Licensed Premises or the Property. The foregoing indemnity shall survive the expiration or earlier termination of this License.

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d. Inspection. Licensor and its agents shall have the right, but not the duty, to inspect the Licensed Premises at any time to determine whether Licensee is complying with the terms of this License. If Licensee is not in compliance with this License, Licensor shall have the right to immediately enter upon the Licensed Premises to remedy any contamination caused by Licensee's failure to comply notwithstanding any other provision of this License. Licensor shall use its best efforts to minimize interference with Licensee's farming but shall not be liable for interference caused thereby.

5.6 Historical Sites and Burial Sites Licensee shall take every reasonable precaution to preserve and leave unaltered all historical sites as defined under HRS § 6E-2 ("Historical Sites"), and any sites on which human skeletal remains are discovered or are known to be buried ("Burial Sites") on under, or within the Licensed Premises Licensees shall have the following responsibilities with respect to Historical Sites and Burial Sites

a Actions to be Taken In the event any objects or artifacts which may qualify any portion of the Licensed Premises as a Historic Site or any human skeletal remains are discovered on under, or within the Licensed Premises Licensee shall

i Notify Licensor as soon as reasonably possible

ii. Cease all excavation cultivation construction or any other activity in the immediate area of any Historic Site or Burial Site

iii. Cause the Historic Site or Burial Site to be stabilized and secured and protected against damage or theft;

iv. Leave the Historic Site or Burial Site untouched until the archaeological context of the Historic Site or the Burial Site has been accurately documented unless the Historic Site does not contain human skeletal remains and removal of artifacts is necessary to avoid a substantial risk of loss or damage, in which case Licensee shall notify Licensor and Licensor shall cause such removal.

b Compliance with Laws Licensee shall comply with all laws regarding removal of artifacts or human skeletal remains including without limitation all requirements of HRS Chapter 6E

c. Right of Entry Licensor reserves a right of entry onto the Licensed Premises for the purpose of participating in any archaeological study or historic or preservation plan or preservation or mitigation plan.

d. Conflict with Other Covenants. The covenants contained in this Section 5.6 shall take priority over and relieve Licensee from performance of any covenant requiring agricultural activity or cultivation of any portion of the Licensed Premises, to the extent any agricultural activity or cultivation are precluded by the presence of any Historic Site or Burial Site.

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5.7 Meetings. Licensee acknowledges that Licensor may, from time to time, notify Licensee of scheduled meetings of licensees of the Property to discuss matters relating to the Property, and Licensee agrees to use its best efforts to attend all such meetings.

5.8 permitted Structured. Licensee may construct or maintain the following permitted structures on the Licensed Premises, subject to the terms and conditions of this Section 5.8:

fComment (R151:

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- a. One (1) screened seedling nursery, provided that it does not have a footprint of greater than five hundred (500) square feet;
- b. One (1) 20' x 40' container per every five (5) acres of Licensed Premises;
- c. Non-permanent tenting, provided that it does not have a footprint of greater than five hundred (500) square feet, and provided further that such tented area shall not be used for camping or other residential purpose; and
- d. One (1) Hazardous Materials container, subject to compliance with Section 5.5 herein.

6. MAINTENANCE.

6.1 Licensee's Maintenance Obligations. Licensee shall at its sole cost and expense, at all times during the term hereof, keep and maintain the Licensed Premises, and every part thereof in good and sanitary order, condition and repair and in compliance with all applicable Laws.

6.2 Condition Upon Surrender. On the last day of the term hereof, or on any sooner termination, Licensee shall surrender the Licensed Premises to Licensor, clean and free of debris.

7. INSURANCE; INDEMNITY.

7.1 Licensee Insurance. Licensee shall, at Licensee's expense, obtain and keep in force during the term of this License:

- a. a policy of Commercial General Liability insurance in standard form with a Broad Form General Liability Endorsement, or equivalent, in an amount of not less than \$1,000,000 per occurrence. \$5,000,000 annual aggregate and \$500,000 property damage and an umbrella policy with single limits of \$5,000,000, naming Licensor as an additional insured;
 - b. worker's compensation insurance as required by state law for all employees;
- and
- c. automobile liability insurance with limits of \$1,000,000 per occurrence and annual aggregate.

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7.2 Insurance Policies. Licensee shall deliver to Licensor copies of the liability policy required under Section 7.1 above, respectively, or certificates evidencing the existence and amounts of such insurance within seven (7) days after the date of commencement of the term of this License. No such policies shall be cancelable or subject to reduction of coverage or other modification except after 30 days' prior written notice to Licensor. Licensee shall, at least 30 days prior to the expiration of such policies, furnish Licensor with renewals thereof.

7.3 Waiver of Subrogation. Licensor and Licensee waive all rights to recover against each other for any loss or damage arising from any cause covered by any insurance required to be carried by them pursuant to this License or any other insurance actually carried by each of them. Licensor and Licensee will cause their respective insurers to issue appropriate waiver of subrogation rights endorsements to all policies of insurance carried in connection with the Licensed Premises or the contents of either of them.

7.4 Indemnity Assumption of Risk Licensee shall indemnify, defend and hold harmless Licensor and its agents officers directors shareholders partners joint ventures employees agents customers invitees business visitors and lenders from and against any and all mechanics liens claims for damage to the person or property of any such persons or any entity, arising from Licensee's use of the Licensed Premises or from any activity, work or things done permitted or suffered by Licensee in or about the Licensed Premises or elsewhere and shall further indemnify, defend and hold harmless Licensor from and against any and all claims costs and expenses arising from any breach or default in the performance of any obligation on Licensee's part to be performed under the terms of this License or arising from any act or omission of Licensee or any of Licensee's agents contractors employees or invitees and from and against all costs attorneys fees expenses and liabilities incurred by Licensor as the result of any such use conduct activity, work things done permitted or suffered breach default or negligence. Licensor need not have first paid any such claim in order to be so indemnified. Licensee as a material part of the consideration to Licensor, hereby assumes all risk of damage to property of Licensee or injury to persons in upon or about the Property arising from any cause, and Licensee hereby waives all claims in respect thereof against Licensor.

8. ASSIGNMENT AND SUB-LICENSING.

Licensee shall not, voluntarily or by operation of law, assign, sub-license or otherwise transfer all or any part of Licensee's interest in this License without Licensor's prior written consent, which consent may be granted or withheld in Licensor's sole discretion.

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9. DEFAULT; REMEDIES.

9.1 Default. The occurrence of any one or more of the following events shall constitute a material default of this License by Licensee.

a. The vacation or abandonment of the Licensed Premises by Licensee. Vacation of the Licensed Premises shall include the failure to occupy the Licensed Premises for a continuous period of thirty (30) days or more, whether or not the Monthly License Fee is paid.

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b. The failure by Licensee to make any payment of Monthly License Fee, Licensee's *Pro Rata* Share of Operating Expenses, Special Assessment, or any other payment required to be made by Licensee hereunder, as and when due.

c. The failure by Licensee to observe or perform any of the covenants, conditions or provisions of this License to be observed or performed by Licensee where such failure shall continue for a period of ten (10) days or more after written notice thereof from Licensor to Licensee; provided, however, that if the nature of Licensee's noncompliance is such that more than ten (10) days may be reasonably required for its cure, then Licensee shall not be deemed to be in default if Licensee commences such cure within said ten (10) day period and thereafter diligently pursues such cure to completion

d. The failure by Licensee to observe or perform any of the covenants conditions or provisions of any Water Delivery Agreement by and between Licensor and Licensee

e. Any of the following

i. the making by Licensee of any general arrangement or general assignment for the benefit of creditors

ii. Licensee becoming a debtor as defined in 11 U.S.C. § 101 or any successor statute thereto (unless in the case of a petition filed against Licensee the same is dismissed within sixty (60) days)

iii. the appointment of a trustee or receiver to take possession of the Licensed Premises or of Licensee's interest in this License where possession is not restored to Licensee within thirty (30) days or

iv. the attachment execution or other judicial seizure of the Licensed Premises or of Licensee's interest in this License where such seizure is not discharged within thirty (30) days. If any provision of this Section 9.1 is contrary to any applicable law, such provision shall be of no force or effect.

9.2 Remedies In the event of any such default or breach by Licensee Licensor, at its option shall have the following remedies

a. The right to cancel this License and to reenter the Licensed Premises and take possession thereof, and to terminate all of the rights of Licensee in and to the Licensed Premises; or

b. The right without canceling this License, to re-enter the Licensed Premises and to occupy the same, or any portion thereof, or to license or lease the whole or any portion thereof, for and on account of Licensee as hereinafter provided; or

c. The right, even though it may have re-licensed all or any portion of the Licensed Premises, at any time thereafter to elect to cancel this License for such previous defaults on the part of Licensee and to terminate all of the rights of Licensee in and to the Licensed Premises; or

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9.3 Right to Re-License the Licensed Premises.

a. If Licensor elects to re-enter the Licensed Premises as hereinabove provided, or should Licensor take possession thereof pursuant to legal proceedings or pursuant to any notice provided for bylaw, Licensor may, at its sole discretion and option, either cancel this License, or it may from time to time without canceling this License re-license the Licensed Premises, or any portion thereof (but nothing contained herein shall be construed as obligating Licensor to re-license the whole or any portion of the Licensed Premises) for such term or terms (which may be for a term extending beyond the term of the License) and at such fee or fees and upon such other terms and conditions as Licensor, in its sole discretion may deem advisable Licensor may accept any fee then obtainable and grant any concessions of fees

b. Upon each such re-licensing, Licensor shall apply the fees and sums received from such re licensing in the following order

i. first, to the payment of costs of recovering the Licensed Premises including, without limitation, court costs and reasonable attorneys' fees;

ii. second, to the payment of any costs and expenses of said re-licensing including without limitation the costs of alterations and repairs dividing and subdividing of the Licensed Premises in connection therewith, and to the payment of any brokerage commissions or other similar expenses of Licensor in connection with such re-licensing; and

iii. third, the balance, if any, shall then be applied by Licensor, from time to time but in any event no less often than once each month on account of the payments of Monthly License Fee and other payments on the part of Licensee due and payable hereunder.

c. Licensor reserves the right to bring such actions for the recovery of any deficit remaining unpaid by Licensee to Licensor hereunder as Licensor may deem advisable from time to time without being obligated to await the end of the term hereof for final determination of Licensee's accounts; and the commencement or maintenance of one or more actions by Licensor in this connection shall not bar Licensor from bringing other or subsequent actions for further accruals pursuant to the provisions of this section

9.4 Cancellation Only By Written Notice Pursuant to the aforesaid rights of re-entry, Licensor may remove all persons from the Licensed Premises using such force as may be necessary therefor and may, but shall not be obligated to remove all property therefrom including but not limited to, Licensee's property, and may, but shall not be obligated to, enforce any rights Licensor may have against said property, or store the same in any public or private warehouse or elsewhere at the cost and for the account of Licensee or the owners or owner thereof. After sixty (60) days, property so stored shall be considered abandoned. Anything contained herein to the contrary notwithstanding, Licensor shall not be deemed to have canceled this License or the liability of Licensee to pay the Monthly License Fee or other sum of money thereafter to accrue hereunder, or Licensee's liability for damages under any of the provisions hereof, by any such reentry, or by any action in unlawful detainer or otherwise to obtain possession of the Licensed Premises, unless Licensor shall have notified Licensee in writing that it has so elected to cancel this License. Licensee

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covenants and agrees that (unless Licensor elects to the contrary at the time of, or at any time subsequent to, the service of such notice, and gives written notice of such election to Licensee) the service by Licensor of any notice in unlawful detainer and the surrender of possession pursuant to such notice shall not be deemed to be a cancellation of this License, or to terminate any liability of Licensee hereunder to Licensor.

9.5 Damages on Termination. Should Licensor at any time cancel this License for any default, breach or failure of Licensee hereunder, then, in addition to any other rights or remedies available to Licensor hereunder or by law provided, Licensor may have and recover from Licensee at the option of Licensor

a. all damages Licensor may incur by reason of such default, breach or failure including without limitation, damages for loss of fees determined all costs of recovering the Licensed Premises including without limitation court costs and reasonable attorney's fees all costs and expenses of any re licensing including without limitation all costs of alterations and repairs painting cleaning dividing and subdividing of the Licensed Premises in connection therewith all brokerage commissions or other similar expense of Licensor in connection with such reletting or

b. the value at the time of cancellation of this License, of the excess, if any, of the fees and other charges reserved in this License for the remainder of the term hereof, over the then reasonable licensable value of the Licensed Premises for the same period; all of which amounts under either of the foregoing options including attorney's fees of Licensor, shall be immediately due and payable by Licensee to Licensor.

9.6 Waiver of Default. The waiver by Licensor of any default or breach of any of the provisions covenants or conditions hereof on the part of Licensee to be kept and performed shall not be a waiver of any preceding or subsequent default or breach of the same or any other provision covenant or condition contained herein The subsequent acceptance of Monthly License Fee or any other payment hereunder by Licensee to Licensor shall not be construed to be a waiver of any preceding breach by Licensee of any provision, covenant or condition of this License other than the failure of Licensee to pay the particular Monthly License Fee or other payment or portion thereof so accepted regardless of Licensor's knowledge of such preceding breach at the time of acceptance of such Monthly License Fee or other payment No payment by Licensee or receipt by Licensor of an amount less than the Monthly License Fee herein stipulated shall be deemed to be other than on account of the earliest stipulated Monthly License Fee due hereunder. The Licensor's failure to take advantage of the default or breach of covenant on the part of Licensee shall not be construed as a waiver thereof, nor shall any custom or practice which may develop between the parties in the course of administering this instrument be construed to waive or to lessen the right of Licensor to insist upon the performance by Licensee of any term, covenant or condition hereof or to exercise any rights given Licensor on account of any such default.

9.7 Additional Remedies. The rights and remedies of Licensor set forth herein shall be in addition to any other right and remedy now and hereafter provided bylaw. All rights and remedies shall be cumulative and not exclusive of each other.

10. CONDEMNATION.

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If the Licensed Premises or any portion thereof are taken under the power of eminent domain, or sold under the threat of the exercise of said power (all of which are herein called "condemnation"), this License shall terminate as to the part so taken as of the date the condemning authority takes title or possession, whichever first occurs; provided that if so much of the Licensed Premises are taken by such condemnation as would substantially and adversely affect the operation and profitability of Licensee's business conducted from the Licensed Premises, Licensee shall have the option, to be exercised in writing within thirty (30) days after Licensor shall have given Licensee written notice of such taking (or in the absence of such notice, within thirty (30) days after the condemning authority shall have taken possession), to terminate this License as of the date the condemning authority takes such possession. If Licensee does not terminate this License in accordance with foregoing this License shall remain in full force and effect as to the portion of the Licensed Premises remaining except that the Monthly License Fee shall be reduced in the proportion that the portion of the Licensed Premises taken bears to the total acreage of the Licensed Premises before the taking. Licensor shall have the option in its sole discretion to terminate this License as of the taking of possession by the condemning authority, by giving written notice to Licensee of such election within thirty (30) days after receipt of notice of a taking by condemnation of any part of the Licensed Premises. Any award for the taking of all or any part of the Licensed Premises under the power of eminent domain or any payment made under threat of the exercise of such power shall be the property of Licensor, whether such award shall be made as compensation for diminution in value of the license or for the taking of the fee or as severance damages and Licensee shall have no claim against Licensor for the value of any unexpired term of this License provided however, that so long as such action or the payment of such compensation and damages shall not affect or diminish the compensation and damages payable to Licensor upon condemnation as herein provided Licensee shall be entitled to any separate award which Licensee must pursue for loss of or damage to Licensee's trade fixtures, removable personal property and unamortized improvements that have been paid for by Licensee and if permitted by the condemning authority, shall be permitted to remove such trade fixtures and removable personal property.

11. LICENSOR'S ACCESS.

11.1 Reasonable Access. Without limitation to any other rights of Licensor herein, Licensor and Licensor's agents shall have the right to enter the Licensed Premises at reasonable times for the purpose of

- a. inspecting the same
- b. performing any services required of Licensor;
- c. implementing or promoting an agri-tourism plan, which includes the showing of the Licensed Premises and the operations conducted thereon to third parties;
- d. installing improvements, such as, but not limited to, a bike and/or jogging path, a central processing plant, and a roadside produce stand within or adjacent to the Property;
- e. showing the same to prospective purchasers, lenders, licensees or lessees;

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f. taking such safety measures, making such alterations, repairs, improvements or additions to the Licensed Premises as Licensor may reasonably deem necessary or desirable;

g. installing and maintaining storm water systems, drains, berms, swales, culverts and other drainage facilities on the Licensed Premises;

h. installing and maintaining retention and/or detention basins;

i. installing and maintaining landscaping on or near the boundaries of the Licensed Premises;

j. searching for and conducting research at any and all known and to-be-discovered Historical Sites and Burial Sites and any other locations with specimens of Hawaiian or other ancient art or handicraft of cultural or historic interest and to remove the same for preservation

k. installing repairing and maintaining sanitary sewer systems water systems and related improvements located on under or through the Licensed Premises

l. constructing or installing any street road path or access way serving the Licensed Premises or other portions of the Property, consisting of the necessary grading base hard surfacing and curb and gutter

m. erecting using and maintaining utilities services pipes and conduits through the Licensed Premises and

n. the construction and/or installation of other appropriate improvements as determined in Licensor's sole discretion

11.2 Entry in Event of Emergency. Licensor shall have the right in the case of emergency to enter the Licensed Premises and any such entry shall not be deemed a forcible or unlawful entry or detainer of the Licensed Premises or an eviction Licensee waives any charges for damages or injuries or interference with Licensee's property or business in connection therewith

12 QUIET POSSESSION

Except as set forth in Sections 2 and 11 above upon Licensee paying the Monthly License Fee Licensee's Pro Rata Share of Operating Expenses and Special Assessments for the Licensed Premises and observing and performing all of the covenants, conditions and provisions on Licensee's part to be observed and performed hereunder, Licensee shall have quiet possession of the Licensed Premises for the entire term hereof subject to all of the provisions of this License.

13. MISCELLANEOUS.

13.1 Licensor's Liability. The term "Licensor" as used herein shall mean only the owner or owners of the Property, and in the event of any transfer of such title or interest, Licensor herein named shall be relieved from and after the date of such transfer of all liability with respect to

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Licensor's obligations thereafter to be performed. The obligations contained in this License to be performed by Licensor shall, subject to the aforesaid conditions, be binding on Licensor's successors and assigns, only during and with respect to their respective periods of ownership of the Property.

13.2 Severability. The invalidity of any provision of the License as determined by a court of competent jurisdiction shall in no way affect the validity of any other provision hereof.

13.3 Late Fee. Any amount due to Licensor not paid when due shall be subject to a late fee of five percent (5%) per month. Payment of such late fee shall not excuse or cure any default by Licensee under this License.

13.4 Time of Essence. Time is of the essence with respect to the obligations to be performed under this License.

13.5 Not a Lease. It is expressly understood that this License is not a lease, that no leasehold or tenancy is intended to be created hereby, and that this License shall not be construed so as to create the relationship of landlord and tenant.

13.6 No Employment Relationship Created. It is expressly understood that this shall not be construed so as to create the relationship of employer and employee, nor does it create a joint relationship or partnership between the parties hereto. Licensor is not responsible for the oversight or management of Licensee's use of the Licensed Premises, or from any activity, work or things done, permitted or suffered by Licensee in or about the Licensed Premises.

13.7 Notices. Any notice required or permitted to be given hereunder shall be in writing, given by personal delivery or by certified or registered mail, and deemed sufficiently given if delivered or addressed to Licensee or to Licensor, as the case may be, at the address noted below adjacent to the signature of the respective parties. Mailed notices shall be deemed given upon actual receipt at the address required or forty-eight hours following deposit in the mail, postage prepaid, whichever first occurs. Either party may by notice to the other specify a different address for notice purposes except that upon Licensee's taking possession of the Licensed Premises, the Licensed Premises shall constitute Licensee's address for notice purposes. A copy of all notices required or permitted to be given to Licensor hereunder shall be concurrently transmitted to such party or parties at such addresses as Licensor may from time to time hereafter designate by notice to Licensee. In the event there are multiple Licensees hereunder, notice to one Licensee shall be deemed to be notice to all Licensees. Notice to one partner of a partnership shall be deemed to be notice to all the partners. Notice to an officer or director or agent of a corporation shall be deemed to be notice to the corporation.

13.8 Installation of Toilet Facilities. Licensee, at its sole cost and expense, shall install and maintain throughout the term hereof, one (1) portable toilet and hand washing facility for every Portion of Licensed Premises for use by Licensee and Licensee's employees, agents, visitors and invitees.

13.9 Short Form License. This License shall not be recorded by either Licensor or Licensee; provided, however, that upon request by either party, the other party shall execute and

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deliver to any party requesting the same a recordable short-form counterpart of this License, stating the names of the parties, the Term of this License, and the description of the Licensed Premises. Licensor shall supply the short-form counterpart, and Licensee shall pay to Licensor a reasonable fee for the preparation of such short-form counterpart, including, without limiting the generality of the foregoing, reasonable attorneys' fees of any attorney employed by Licensor for the purpose of preparing such short-form counterpart. The party requesting recordation of the short-form of this License shall pay all costs in connection therewith including, without limitation, all recording fees, documentary transfer taxes and any penalties.

13.10 Covenants, Conditions and Restrictions. Licensor shall have the right, but not the obligation from time to time to approve and adopt and enforce reasonable covenants conditions and restrictions regarding the use of the Licensed Premises and the Property. Licensee agrees to strictly comply with such covenants conditions and restrictions.

13.11 Cumulative Remedies No remedy or election hereunder shall be deemed exclusive but shall wherever possible be cumulative with all other remedies at law or in equity.

13.12 Covenants and Conditions Each provision of this License performable by Licensee shall be deemed both a covenant and a condition

13.13 Binding Effect Choice of Law. Subject to any provisions hereof restricting assignment or subletting by Licensee and subject to the provisions of Section 13.1 this License shall bind the parties their personal representatives successors and assigns This License shall be governed by the laws of the State of Hawaii and any litigation concerning this License between the parties hereto shall be initiated in the City and County of Honolulu State of Hawaii

13.14 Entire Agreement This License and the exhibits attached hereto contain the entire agreement between the parties and any executory agreement hereafter made shall be ineffective to change modify, discharge or effect an abandonment of it in whole or in part unless such executory agreement is in writing and signed by the party against whom enforcement of the change modification, discharge or abandonment is sought.

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13.15 Attorneys' Fees.

a. Enforcement of License. If either party hereto brings an action to enforce the terms hereof or declare rights hereunder, the prevailing party in any such action, trial or appeal thereon, shall be entitled to receive from the losing party such amount as the court may adjudge to be reasonable as attorneys' fees for the services rendered the prevailing party, whether or not such action is pursued to decision or judgment.

b. Made Party Without Fault. In the event of any litigation or legal expense incurred by Licensor in connection with any litigation commenced by or against Licensee (other than condemnation proceedings) in which Licensor shall without fault be made a party, then Licensor shall be entitled to recover against the Licensee all of Licensor's costs and expenses so incurred including reasonable attorneys fees

c. Notice of Default. Licensor shall be entitled to reasonable attorneys' fees and all other costs and expenses incurred in the preparation and service of notice of default and consultations in connection therewith whether or not a legal action is subsequently commenced in connection with such default

13.16 Multiple Parties. If more than one person or entity is named as Licensee herein, then, except as otherwise expressly provided herein the obligations of Licensee herein shall be the Joint and several responsibility of all persons or entities named herein as Licensee

[SIGNATURES CONTINUE ON NEXT PAGE]

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IN WITNESS WHEREOF, this License has been executed by Licensor and Licensee as of the date first written above.

ADDRESS FOR NOTICE:

Turtle Bay Mauka Lands, LLC
57-091 Kamehameha Highway
Kahuku, Hawaii 96731
Attention: Scott McCormack

TURTLE BAY MAUKA LANDS, LLC
a Delaware limited liability company

By: Turtle Bay Holdings, LLC
a Delaware limited liability company
Its sole member

By
Name:
Title:

Licensor

ADDRESS FOR NOTICE:

Licensee

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EXHIBIT A

[attach map showing Licensed Premises cross-hatched]

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EXHIBIT B: - Active Ag + Attached Ag = 1.2 Total Acres & 1.6 Land Fee Annual							
S7-146 Kam Hwy	Farmable Acres	Not Farmable Acres	DOT Acres	Licensed Premises	Licensed Premises Fee	Licensed Premises Fee	Portion Land Fee
Portion	Active Ag	Attached Ag	Attached Ag	1.2 Total Acres	Active Ag	Attached Ag	1.6 Total
		Vacant Ag	No Ag		\$400/yr/ac	\$100/yr/ac	Annual
1A	11.67	233	201	16.01	56,404.00	\$43400	\$6,838.00
1B	14.01	no	na	14.01	\$5604.00	\$0.00	\$5,604.00
2A	9.15	na	106	10.21	\$3,660.00	\$106.00	\$3,766.00
29	14.76	na	na	14.76	\$5,904.00	\$0.00	\$5,904.00
3A	10.05	no	0.96	11.01	\$4,020.00	\$96.00	\$4416.00
38	10.24	13.2	no	23.44	\$4,096.00	\$1,320.00	\$5,416.00
4A	7.83	na	0.65	8.48	\$3,132.00	\$65.00	\$3,197.00
4B	7.9	2.58	na	10.48	\$3,160.00	\$258.00	\$3,418.00
5A	8.32	na	084	9.16	\$3,329.00	\$84.00	\$3,412.00
SS	8.74	2.9	na	11.64	\$3,496.00	\$290.00	\$3,786.00
6A	843	1	1.09	10.52	\$3,372.00	\$209.00	\$3,581.00
6B	15.12	1.26	no	16.38	\$6,048.00	\$126.00	\$6,174.00
7A	659	1	0.95	8.54	\$2,636.00	\$195.00	\$2,831.00
1B	12.52	3.27	na	15.79	\$5,008.00	\$32700	\$5,335.00
8A	6.96	1	1.05	9.01	\$2,784.00	\$205.00	\$2,989.00
8B	10.97	na	na	10.97	\$4,388.00	\$0.00	\$4,388.00
9A	na	no	10.81	10.81	\$0.00	\$1,081.00	\$1,081.00
9B	na	na	no	0	\$0.00	\$0.00	\$0.00
10A	5.87	no	0.90	6.77	\$2,348.00	\$90.00	\$2,438.00
10B	22.93	na	na	22.93	\$9,172.00	\$0.00	\$9,272.00
bC	3.63	no	no	3.63	\$1,452.00	\$0.00	\$1,452.00
hA	4.95	na	0.62	5.57	\$1,980.00	\$62.00	\$2,042.00
11B	6.46	6.53	no	12.99	\$2,584.00	\$65100	\$3,237.00
12A	6.19	na	0.73	6.92	\$2,476.00	\$73.00	\$2,549.00
128	7.72	3.27	no	10.99	\$3,088.00	\$327.00	\$3,415.00
13A	5.55	no	068	6.23	\$2,220.00	\$68.00	\$2,288.00
14A	2.04	no	0.65	2.69	\$816.00	\$65.00	\$881.00
15A	543	1.22	1.22	7.87	\$2,172.00	\$244.00	\$2,416.00
15B	14.11	no	0.21	14.316	\$5,644.00	\$20.60	\$5,664.60
15C	12.67	na	no	12.67	\$5,068.00	\$0.00	\$5,068.00
15D	11.43	7.28	no	18.71	\$4,572.00	\$728.00	\$5,300.00
16A	6.03	no	0.29	6.32	\$2,412.00	\$29100	\$2,441.00
165	4.4	2.71	no	7.11	\$1,760.00	\$271.00	\$2,031.00
hA	8.31	no	0.77	9.08	\$3,324.00	\$77.00	\$3,401.00
176	7.09	2,87	no	9.96	\$2,836.00	\$287.00	\$3,123.00
18A	8.65	na	0.74	9.39	\$3,460.00	\$74.00	\$3,534.00
188	8.24	2.06	na	10.3	\$3,296.00	\$206.00	\$3,502.00
19A	10.54	no	0.81	11.35	\$4,216.00	\$81.00	\$4,297.00
19B	9.33	2.96	na	12.29	\$3,732.00	\$296.00	\$4,028.00
ZOA	9.14	no	0.66	9.8	\$3,656.00	\$66.00	\$3,722.00
208	8.01	3.53	no	11.54	\$3,204.00	\$353.00	\$3,557.00
21A	8.46	no	0.75	9.21	\$3,384.00	\$75.00	\$3,459.00
218	5.77	4.56	no	10.33	\$2,308.00	\$456.00	\$2,764.00
Totals	366.21	65.53	28.45	460.186	\$148,220.00	\$9,397.60	\$157,617.60

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EXHIBIT D: Master Plan (GAP & GFS) Projects Pro Rata = Special Assessment (\$1M)							
57-146 Kam Hwy	Budget Formula 9,000H/\$25	Budget Formula 9,000H/\$47	Budget Formula 9,000H/\$15	Budget Formula 9,000H/\$20		12 Month ONLY Assessment	Sep 2015/2016 Assessment
Parcel	Cntr Road	Water Main	Wire Fence	Drainway		Total	Mo. Total
1A	900	900	900	900		\$42,300.00	\$3,525.00
1B	600	600	600	600		\$29,200.00	\$2,350.00
2A	Soc	Soc	900	900			/
1B	500	600	600	600		\$2,820.00	\$2,352.00
3A	300	300	300	300			
3B	300	300	300	300			
4A	300	300	300	300		\$ 4,10000	\$1,176.00
4B	300	300	300	300		\$14,100.00	\$1,176.00
5A	350	350	350	350		\$16,450.00	\$1,370.00
5B	350	350	350	350		\$16,450.00	\$1,370.00
6A	500	500	500	500		\$23,500.00	\$1,958.00
6B	500	500	500	500		\$23,500.00	\$1,958.00
7A	450	450	450	450		\$21,150.00	\$1,762.50
7B	450	450	450	450		\$21,150.00	\$1,762.50
8A	600	600	600	600		\$28,200.00	\$2,352.00
8B	600	600	600	600		\$28,200.00	\$2,352.00
9A	150	150	150	150		\$7,050.00	\$587.50
9B	150	150	150	150		\$7,050.00	\$587.50
10A	450	450	450	450		\$21,150.00	\$1,762.50
10B	1000	1000	1000	1000		\$47,000.00	\$3,818.67
10C	400	400	400	400		\$18,800.00	\$1,566.67
11A	450	450	450	450		\$21,150.00	\$1,762.50
11B	500	500	500	500		\$23,500.00	\$1,958.00
12A	400	400	400	400		\$18,800.00	\$1,566.67
12B	500	500	500	500		\$23,500.00	\$1,958.00
13A	500	500	500	500		\$23,500.00	\$1,958.00
14A	150	150	150	150		\$7,050.00	\$587.50
15A	450	450	450	450		\$21,150.00	\$1,762.50
15B	1200	1200	1200	1200		\$56,400.00	\$4,700.00
15C	1200	1200	1200	1200		\$56,400.00	\$4,700.00
15D	150	150	150	150		\$7,050.00	\$587.50
16A	300	300	300	300		\$14,100.00	\$1,176.00
16B	300	300	300	300		\$14,100.00	\$1,176.00
17A	450	450	450	450		\$21,150.00	\$1,762.50
17B	450	450	450	450		\$21,150.00	\$1,762.50
18A	400	400	400	400		\$18,800.00	\$1,566.67
18B	400	400	400	400		\$18,800.00	\$1,566.67
19A	450	450	450	450		\$21,150.00	\$1,762.50
19B	450	450	450	450		\$21,150.00	\$1,762.50
20A	400	400	400	400		\$18,800.00	\$1,566.67
20B	400	400	400	400		\$18,800.00	\$1,566.67
21A	400	400	400	400		\$18,800.00	\$1,566.67
21B	400	400	400	400		\$18,800.00	\$1,566.67
Budget	20,450	20,450	20,450	20,450		\$935,770.00	\$80,106.53

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