

Percent of Gross Revenue Option Example Payment Table

Schedule of Rental Payments

Easement/Lease No. 224606, Tract No. XNR-915RE
Facility Name: Loyston Point Campground
Union County, Tennessee
NORRIS RESERVOIR

Assumes the applicant selects or defaults to the Percent of Gross Option

Total Acres TVA Land =	78.3	Full Hookup Campsites =	44
County =			Union
Market Category per OMB Census Data (See Note 6)			Metro

The administrative cost of \$50,000 is divided over 5 years. It is included in the first payment and then on January 1 for the succeeding four years.

Year	Minimum Rent Rate per Campsite	Administrative Cost (over 5 years)	Minimum Annual Rent Based on Campsites	Average	Minimum Due - January 1	Minimum Due - April 1	Minimum Due - July 1	Minimum Due - October 1	Payment Notes	Percent Gross Payment Due April 30
2010	\$110.00									
2011	\$112.20									
2012	\$114.44						Note 1			
2013	\$116.73	\$10,000.00	\$5,136	\$5,240			\$11,310	\$1,310	Note 3	Note 2
2014	\$119.07	\$10,000.00	\$5,239		\$11,310	\$1,310	\$1,310	\$1,310	Note 3	Note 2
2015	\$121.45	\$10,000.00	\$5,344		\$11,310	\$1,310	\$1,310	\$1,310	Note 3	Note 2
2016	\$123.88	\$10,000.00	\$5,451	\$5,673	\$11,310	\$1,418	\$1,418	\$1,418	Note 4	Note 2
2017	\$126.36	\$10,000.00	\$5,560		\$11,310	\$1,418	\$1,418	\$1,418	Note 4	Note 2
2018	\$128.88		\$5,671		\$1,418	\$1,418	\$1,418	\$1,418	Note 4	Note 2
2019	\$131.46		\$5,784		\$1,418	\$1,418	\$1,418	\$1,418	Note 4	Note 2
2020	\$134.09		\$5,900		\$1,418	\$1,418	\$1,418	\$1,418	Note 4	Note 2
2021	\$136.77		\$6,018	\$6,264	\$1,566	\$1,566	\$1,566	\$1,566	Note 4	Note 2
2022	\$139.51		\$6,138		\$1,566	\$1,566	\$1,566	\$1,566	Note 4	Note 2
2023	\$142.30		\$6,261		\$1,566	\$1,566	\$1,566	\$1,566	Note 4	Note 2
2024	\$145.14		\$6,386		\$1,566	\$1,566	\$1,566	\$1,566	Note 4	Note 2
2025	\$148.05		\$6,514		\$1,566	\$1,566	\$1,566	\$1,566	Note 4	Note 2
2026	\$151.01		\$6,644		\$1,729	\$1,729	\$1,729	\$1,729	Note 4	Note 2
2027	\$154.03		\$6,777		\$1,729	\$1,729	\$1,729	\$1,729	Note 4	Note 2
2028	\$157.11		\$6,913	\$6,915	\$1,729	\$1,729	\$1,729	\$1,729	Note 4	Note 2
2029	\$160.25		\$7,051		\$1,729	\$1,729	\$1,729	\$1,729	Note 4	Note 2
2030	\$163.45		\$7,192		\$1,729	\$1,729	\$1,729	\$1,729	Note 4	Note 2
2031	\$166.72		\$7,336		\$1,909	\$1,909	\$1,909	\$1,909	Note 4	Note 2
2032	\$170.06		\$7,483		\$1,909	\$1,909	\$1,909	\$1,909	Note 4	Note 2
2033	\$173.46		\$7,632	\$7,635	\$1,909	\$1,909	\$1,909	\$1,909	Note 4	Note 2
2034	\$176.93		\$7,785		\$1,909	\$1,909	\$1,909	\$1,909	Note 4	Note 2
2035	\$180.47		\$7,941		\$1,909	\$1,909	\$1,909	\$1,909	Note 4	Note 2
2036	\$184.08		\$8,099		\$2,107	\$2,107	\$2,107	\$2,107	Note 4	Note 2
2037	\$187.76		\$8,261	\$8,430	\$2,107	\$2,107	\$2,107	\$2,107	Note 4	Note 2
2038	\$191.51		\$8,427		\$2,107	\$2,107	\$2,107	\$2,107	Note 4	Note 2
2039	\$195.34		\$8,595		\$2,107	\$2,107	\$2,107	\$2,107	Note 4	Note 2
2040	\$199.25		\$8,767		\$2,107	\$2,107	\$2,107	\$2,107	Note 4	Note 2
2041	\$203.23		\$8,942	\$9,032	\$2,258	\$2,258	\$2,258	\$2,258	Note 5	Note 2
2042	\$207.30		\$9,121		\$2,258	\$2,258	\$2,258	\$2,258	Note 5	Note 2

If campsites are added or removed, a new payment table will be prepared and issued.

Note 1 - The administrative cost of \$50,000 is to be paid over 5 years as shown.

Note 2 - The amount that the percentage of gross revenues calculation exceeds the minimum payments will be due by April 30 of the following year.

**Percent of Gross Revenue Option
Example Payment Table**

Schedule of Rental Payments

Easement/Lease No. 224606, Tract No. XNR-915RE
Facility Name: Loyston Point Campground
Union County, Tennessee
NORRIS RESERVOIR

Example of True-up payments for 2013

2013 Gross Revenues	Amount	Rate	Rent	Min. Rent Paid	Due April 30, 2014
TVA-built Campsite Rentals	\$120,000	6%	\$7,200	\$5,240	\$2,320
Owner-built Campsite Rentals	\$5,000	4%	\$200		
Camp store	\$4,000	4%	\$160		
Total			\$7,560		

Note 3 - Quarterly payments for years 2013-2015 will be based on three year average of minimum payments.

Note 4 - Quarterly payments for succeeding years after 2015 will be based on averages of annual minimum payments for five year periods.

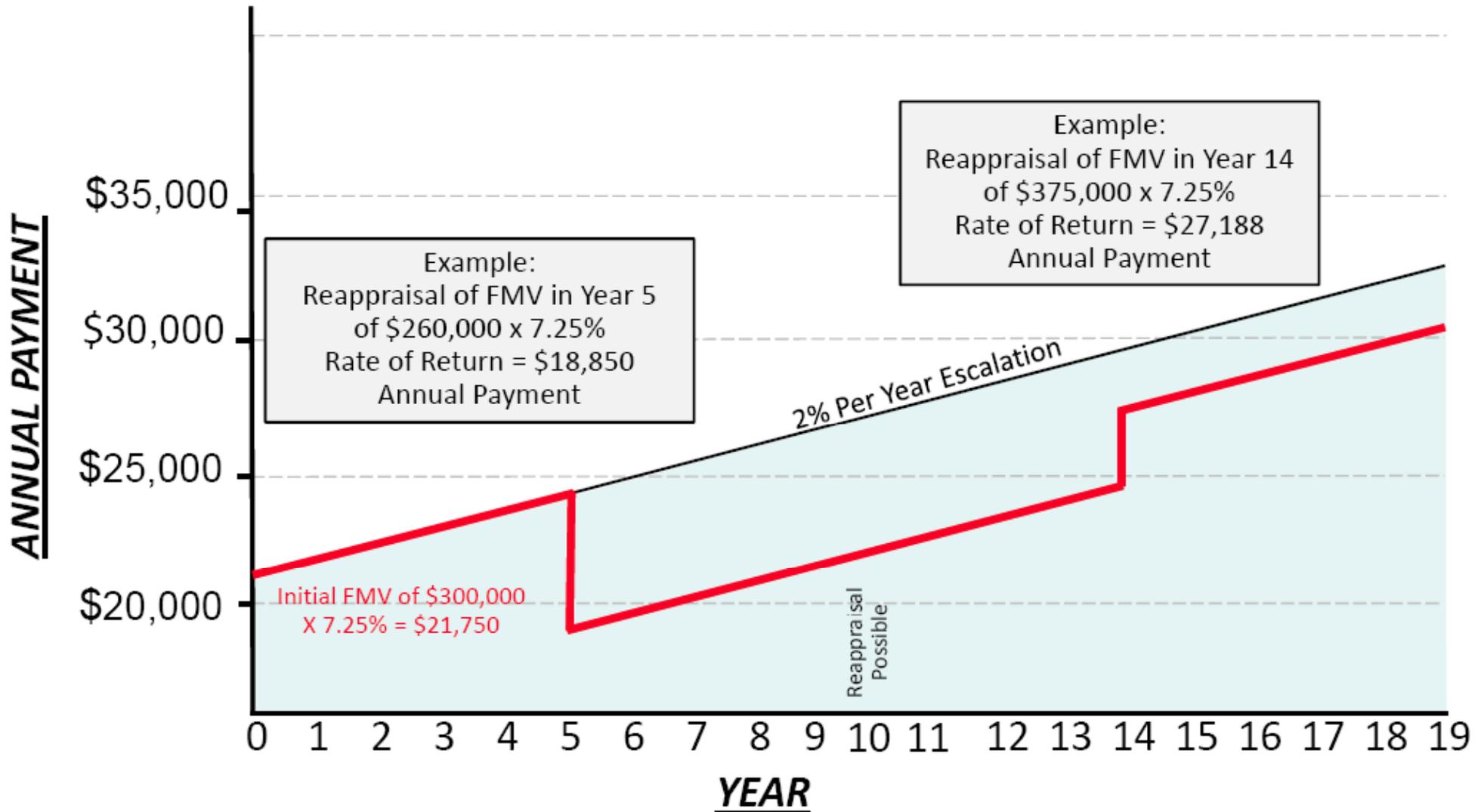
Note 5 - Last two years are averaged for the two year period.

Annual Escalation Rate (for minimum)= 2%

Averages over multiple years are used to allow the same payment amount for multiple years.

Fair Market Value Option

Example Payment Calculation



Once Set at Beginning of Term, the Rate of Return & Escalation Rate Remain Constant Throughout the Term