

# EXHIBIT C

## Schedule of Rental Payments

License No. 12345, Tract Nos. XLR-123 & LR-4567

Facility Name: Example Campground and Marina

Any County, Tennessee

ANY RESERVOIR

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

Total Number Acres TVA Land =

7.0

Acres of land used by marina =

1.0

Total Number of Campsites =

30

No. Acres within Harbor Limits =

10.0

No. Acres in Harbor Rent Area =

5.0

County =

Any

Market Category per OMB Census Data

Metro

Note 1: Example payment table for facility with both a campground and marina on percent of gross revenue option.

Year	Minimum Rent Rate per Campsite	Minimum Rent Rate per Acre TVA land or Fee Area of Harbor Limits	Absolute Minimum Rent per CY	Rent based on Facilities per CY	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	\$1,000.00	\$1,500								N/A
2011	\$112.20	\$1,020.00	\$1,530								N/A
2012	\$114.44	\$1,040.40	\$1,561								N/A
2013	\$116.73	\$1,061.21	\$1,592							Note 4	Note 2
2014	\$119.07	\$1,082.43	\$1,624	\$10,067	\$10,167	\$2,542	\$2,542	\$2,542	\$2,542	Note 4	Note 2
2015	\$121.45	\$1,104.08	\$1,656	\$10,268		\$2,542	\$2,542	\$2,542	\$2,542	Note 4	Note 2
2016	\$123.88	\$1,126.16	\$1,689	\$10,473		\$2,725	\$2,725	\$2,725	\$2,725	Note 5	Note 2
2017	\$126.36	\$1,148.69	\$1,723	\$10,683		\$2,725	\$2,725	\$2,725	\$2,725	Note 5	Note 2
2018	\$128.88	\$1,171.66	\$1,757	\$10,896	\$10,901	\$2,725	\$2,725	\$2,725	\$2,725	Note 5	Note 2
2019	\$131.46	\$1,195.09	\$1,793	\$11,114		\$2,725	\$2,725	\$2,725	\$2,725	Note 5	Note 2
2020	\$134.09	\$1,218.99	\$1,828	\$11,337		\$2,725	\$2,725	\$2,725	\$2,725	Note 5	Note 2
2021	\$136.77	\$1,243.37	\$1,865	\$11,563		\$3,009	\$3,009	\$3,009	\$3,009	Note 5	Note 2
2022	\$139.51	\$1,268.24	\$1,902	\$11,795		\$3,009	\$3,009	\$3,009	\$3,009	Note 5	Note 2
2023	\$142.30	\$1,293.61	\$1,940	\$12,031	\$12,035	\$3,009	\$3,009	\$3,009	\$3,009	Note 5	Note 2
2024	\$145.14	\$1,319.48	\$1,979	\$12,271		\$3,009	\$3,009	\$3,009	\$3,009	Note 5	Note 2
2025	\$148.05	\$1,345.87	\$2,019	\$12,517		\$3,009	\$3,009	\$3,009	\$3,009	Note 5	Note 2
2026	\$151.01	\$1,372.79	\$2,059	\$12,767		\$3,322	\$3,322	\$3,322	\$3,322	Note 5	Note 2
2027	\$154.03	\$1,400.24	\$2,100	\$13,022		\$3,322	\$3,322	\$3,322	\$3,322	Note 5	Note 2
2028	\$157.11	\$1,428.25	\$2,142	\$13,283	\$13,288	\$3,322	\$3,322	\$3,322	\$3,322	Note 5	Note 2
2029	\$160.25	\$1,456.81	\$2,185	\$13,548		\$3,322	\$3,322	\$3,322	\$3,322	Note 5	Note 2
2030	\$163.45	\$1,485.95	\$2,229	\$13,819		\$3,322	\$3,322	\$3,322	\$3,322	Note 5	Note 2
2031	\$166.72	\$1,515.67	\$2,273	\$14,096		\$3,668	\$3,668	\$3,668	\$3,668	Note 5	Note 2
2032	\$170.06	\$1,545.98	\$2,319	\$14,378		\$3,668	\$3,668	\$3,668	\$3,668	Note 5	Note 2
2033	\$173.46	\$1,576.90	\$2,365	\$14,665	\$14,671	\$3,668	\$3,668	\$3,668	\$3,668	Note 5	Note 2
2034	\$176.93	\$1,608.44	\$2,413	\$14,958		\$3,668	\$3,668	\$3,668	\$3,668	Note 5	Note 2
2035	\$180.47	\$1,640.61	\$2,461	\$15,258		\$3,668	\$3,668	\$3,668	\$3,668	Note 5	Note 2
2036	\$184.08	\$1,673.42	\$2,510	\$15,563		\$4,049	\$4,049	\$4,049	\$4,049	Note 5	Note 2
2037	\$187.76	\$1,706.89	\$2,560	\$15,874		\$4,049	\$4,049	\$4,049	\$4,049	Note 5	Note 2
2038	\$191.51	\$1,741.02	\$2,612	\$16,192	\$16,198	\$4,049	\$4,049	\$4,049	\$4,049	Note 5	Note 2
2039	\$195.34	\$1,775.84	\$2,664	\$16,515		\$4,049	\$4,049	\$4,049	\$4,049	Note 5	Note 2

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2040	\$199.25	\$1,811.36	\$2,717	\$16,846		\$4,049	\$4,049	\$4,049	\$4,049	Note 5	Note 2
2041	\$203.23	\$1,847.59	\$2,771	\$17,183	\$17,354	\$4,339	\$4,339	\$4,339	\$4,339	Note 6	Note 2
2042	\$207.30	\$1,884.54	\$2,827	\$17,526		\$4,339	\$4,339	\$4,339	\$4,339	Note 6	Note 2

Minimum campsite rental rate based in year 2010, escalated 2% per year, rounded to the nearest dollar.

Minimum harbor limits acreage rental rate based in year 2010, escalated 2% per year, rounded to the nearest dollar.

Any change in the number of campsites or size of land license area or harbor limits changes the rent due and requires a new Exhibit C be prepared.

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.

Example of True-up payments for 2014

2014 Gross Revenues	Amount	Rate	Rent	Min. Rent Paid	Due April 30, 2015
Campsite Rentals	\$60,000	4%	\$2,400	\$10,167	\$633
Boat Slip Rentals/Ship Store	\$200,000	4%	\$8,000		
Fuel Sales	\$40,000	1%	\$400		
Total			\$10,800		

Note 3 - none

Note 4 - Quarterly payments for years 2014-2015 will be based on two year average of minimum payments.

If payments for year total less than \$3000, one annual payment due January 1 will be due.

Note 5 - Quarterly payments for succeeding years after 2015 will be based on averages of annual minimum payments for five year periods.

Note 6 - Last two years are averaged for the two year period.

Annual Escalation Rate = 2%

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