

EXAMPLE EXHIBIT C

Schedule of Rental Payments

Tract No. CR-271,-280

Facility Name: Skull Island Campground

Hamilton County, Tennessee

Chickamauga Reservoir

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

Total Acres TVA Land =

18

Total Number of Campsites =

32

County =

Hamilton

Market Category per OMB Census Data

Metro

Year	Minimum Rent Rate per Campsite	Absolute Minimum Rent per CY	Rent Based on Facilities per CY	Administrative Costs (over 3 years)	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
2019	\$131.46	\$1,792.64	\$4,207	\$5,000	\$0	\$0	\$0	\$0	\$0	Note 2	Note 3
2020	\$134.09	\$1,828.49	\$4,291	\$2,000		\$0	\$0	\$0	\$0	Note 2	Note 3
2021	\$136.77	\$1,865.06	\$4,377	\$2,000	\$4,555	\$3,139	\$1,139	\$1,139	\$1,139	Note 2	Note 1
2022	\$139.51	\$1,902.36	\$4,464			\$1,139	\$1,139	\$1,139	\$1,139	Note 4	Note 1
2023	\$142.30	\$1,940.41	\$4,553			\$1,139	\$1,139	\$1,139	\$1,139	Note 4	Note 1
2024	\$145.14	\$1,979.22	\$4,645			\$1,139	\$1,139	\$1,139	\$1,139	Note 4	Note 1
2025	\$148.05	\$2,018.80	\$4,737			\$1,139	\$1,139	\$1,139	\$1,139	Note 4	Note 1
2026	\$151.01	\$2,059.18	\$4,832		\$5,029	\$1,257	\$1,257	\$1,257	\$1,257	Note 4	Note 1
2027	\$154.03	\$2,100.36	\$4,929			\$1,257	\$1,257	\$1,257	\$1,257	Note 4	Note 1
2028	\$157.11	\$2,142.37	\$5,027			\$1,257	\$1,257	\$1,257	\$1,257	Note 4	Note 1
2029	\$160.25	\$2,185.22	\$5,128			\$1,257	\$1,257	\$1,257	\$1,257	Note 4	Note 1
2030	\$163.45	\$2,228.92	\$5,231			\$1,257	\$1,257	\$1,257	\$1,257	Note 4	Note 1
2031	\$166.72	\$2,273.50	\$5,335		\$5,553	\$1,388	\$1,388	\$1,388	\$1,388	Note 4	Note 1
2032	\$170.06	\$2,318.97	\$5,442			\$1,388	\$1,388	\$1,388	\$1,388	Note 4	Note 1
2033	\$173.46	\$2,365.35	\$5,551			\$1,388	\$1,388	\$1,388	\$1,388	Note 4	Note 1
2034	\$176.93	\$2,412.66	\$5,662			\$1,388	\$1,388	\$1,388	\$1,388	Note 4	Note 1
2035	\$180.47	\$2,460.91	\$5,775			\$1,388	\$1,388	\$1,388	\$1,388	Note 4	Note 1
2036	\$184.08	\$2,510.13	\$5,890		\$6,506	\$1,627	\$1,627	\$1,627	\$1,627	Note 4	Note 1
2037	\$187.76	\$2,560.33	\$6,008			\$1,627	\$1,627	\$1,627	\$1,627	Note 4	Note 1
2038	\$191.51	\$2,611.54	\$6,128			\$1,627	\$1,627	\$1,627	\$1,627	Note 4	Note 1
2039	\$195.34	\$2,663.77	\$6,251			\$1,627	\$1,627	\$1,627	\$1,627	Note 4	Note 1
2040	\$199.25	\$2,717.04	\$6,376			\$1,627	\$1,627	\$1,627	\$1,627	Note 4	Note 1
2041	\$203.23	\$2,771.38	\$6,504		\$7,042	\$1,761	\$1,761	\$1,761	\$1,761	Note 4	Note 1
2042	\$207.30	\$2,826.81	\$6,634			\$1,761	\$1,761	\$1,761	\$1,761	Note 4	Note 1
2043	\$211.45	\$2,883.35	\$6,766			\$1,761	\$1,761	\$1,761	\$1,761	Note 4	Note 1
2044	\$215.67	\$2,941.02	\$6,902			\$1,761	\$1,761	\$1,761	\$1,761	Note 4	Note 1
2045	\$219.99	\$2,999.84	\$7,040			\$1,761	\$1,761	\$1,761	\$1,761	Note 4	Note 1
2046	\$224.39	\$3,059.83	\$7,180		\$7,325	\$1,831	\$1,831	\$1,831	\$1,831	Note 5	Note 1
2047	\$228.88	\$3,121.03	\$7,324			\$1,831	\$1,831	\$1,831	\$1,831	Note 5	Note 1
2048	\$233.45	\$3,183.45	\$7,470			\$1,831	\$1,831	\$1,831	\$1,831	Note 5	Note 1

If campsites are added, a new payment table will be required.

Note 1 - The amount that the percentage of gross revenues calculation exceeds the minimum payments will be due by April 30 of the following year.

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Tract No. CR-271,-280

Facility Name: Skull Island Campground

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Chickamauga Reservoir

Example of True-up payments for 2021

2021 Gross Revenues		Amount	Rate	Rent	Min. Rent Paid	Due April 30, 2022
TVA-built Campsite Rentals		\$120,000	6%	\$7,200	\$4,249	\$2,951
Owner-built Campsite Rentals		\$0	4%	\$0		
Camp snack bar		\$0	2%	\$0		
Total				\$7,200		

Note 2 - Administrative costs associated with easement costs split over three years and charged in first quarter of each year.

Note 3 - Quarterly payments for years 2019-2020 will be waived to allow grantee time to establish operations.

Note 4 - Quarterly payments for succeeding years after 2020 will be based on averages of annual minimum payments for five year periods. If payments for year total less than \$3500, one annual payment due January 1 will be due.

Note 5 - Quarterly payments for years 2046-2048 will be based on four year average of minimum payments.

OMB market area designations are subject to change after census data analysis once every 10 years.

If Market category changes, TVA will issue a new payment table and adjust minimum payments accordingly.

Annual Escalation Rate = 2%

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