



Occupancy Based Operating Lease

ADVANTAGES

- Utilizes 100% financing- No Capital Outlay or Down Payment Required.
- Matches the Capital Outlay with the Economical Benefits of the Refreshment Center.
- Provides Controlled Cash Flow because payments match Occupancy and Revenue.
- Applies a Fixed Interest Rate based on today's historically low levels.
- Allows for Self-financing as Refreshment Center pays for itself
- Offers Protection from lower Refreshment Center Revenues during slower Occupancy months.
- Provides focus on what brings the revenues to the operation, Use rather than Ownership.
- Creates greater Profit Generation and Profit Retention.
- Supplies a Future option to own the Refreshment Center if ownership becomes desirable.
- Permits a property to claim Off-Balance Sheet Tax Advantages.
- Offers Easy and Economical Disposal of Assets during future upgrades of Refreshment Centers.
- Utilizes a Fast Approval Process with Easy Documentation.
- Allows for Efficient Asset Management.