

TENANT MODELS

Tenant-Grower Model

- Greenhouse Purchase: \$700,000; \$350,000 upon execution of Agreements plus 6 payments of \$58,333 months 2-7 during construction, (interest free)
- Tenant acquires State License w/PPP managed 100% by [Be Green Legal Cannabis Consulting and Licensing Experts](#)
- Rental Rate: \$5 per sq. ft. includes all utilities, security, maintenance, only monthly expense is power
- CAM Fees: included in monthly rent
- Term: 5-year initial term, with 3 five-year renewal options
- 1st, last and security deposit: due upon lease execution
- Crop Purchase Agreement: tenant-grower has option to enter into an agreement whereby PowerPlant Park sells tenant harvest Tenant receives 75% if sold wholesale and \$2,700 per lb. in sold retail. PowerPlant Park expects to sell 80% of all production retail
- Tenant may sublease Unit upon PowerPlant Parks approval of subtenant and terms



Tenant-Investor Model

- Greenhouse Purchase: \$700,000; \$350,000 upon execution of Agreements plus 6 payments of \$58,333 months 2-7 during construction, (interest free)
- Upon payment in full tenant receive legal title to building and all its contents
- PowerPlant Park leases structural pad from Divine Development Group and Greenhouse from tenant-investor through a Second Sublease Agreement, removing any direct involvement in operations and licensing by the tenant-investor
- PowerPlant Park manages all production, wholesale and retail distribution
- Under the Second Sublease, PowerPlant Park pays quarterly rent to tenant-investor of \$125,000. Quarterly rent begins 90 days after Certificate of Occupancy.
- Purchase can be documented to qualify for a 1031 exchange

