

Spectrum Marketplace Lease Value Calculation and CSF Calculation

Confidential



MHz		22.5		Population	294,598			
MHz POP		6,628,455		Price Proposal	\$0.1773	Target Value	\$1,175,000	
Initial Annual Rent		\$0						
Initial Monthly Rent		\$0						
Annual Increase		0.0%		Upfront payment Included in offer			\$1,175,000	
Example Term Year	Year	Monthly Payment	Annual Payment	*NPV	Discount Rate	*Resulting NPV		
		(\$)	(\$)	Undiscounted	0.00%	\$1,175,000		
				Discount Rate	8.00%	\$1,175,000.00		
1	2019	0	0	* For this calculation, the Net Present Value will be calculated at ten percent (10.0 %) annual discount rate. NPV is the average of the NPV value between assuming all monthly payments are made at the beginning of the year and assuming all monthly payments are made at the end of the year				
2	2020	0	0					
3	2021	0	0					
4	2022	0	0					
5	2023	0	0					
6	2024	0	0					
7	2025	0	0					
8	2026	0	0					
9	2027	0	0					
10	2028	0	0					
11	2029	0	0	Ratio of Upfront to NPV (Minimum is 10%)				100.00%
12	2030	0	0	Ratio of Initial Annual to NPV				0.00%
13	2031	0	0	Minimum Lessee Contingent Success Fee				\$5,000
14	2032	0	0	Contingent Success Fee Calculation				
15	2033	0	0	Threshold	NPV that exceeds TH	Positive NPV > Threshold	LCSF Percent (%)	Incremental CSF
16	2034	0	0	\$0	\$1,000,000	\$1,000,000	5.0%	\$50,000
17	2035	0	0	\$1,000,000	\$175,000	\$175,000	4.0%	\$7,000
18	2036	0	0	\$2,000,000	-\$825,000	\$0	3.0%	\$0
19	2037	0	0	\$3,000,000	-\$1,825,000	\$0	2.0%	\$0
20	2038	0	0	\$4,000,000	\$0	\$0	1.0%	\$0
21	2039	0	0	Calculated Incremental CSF				\$57,000
22	2040	0	0	LCSF in each case is the greater of the minimum CSF or the LCSF according to the Calculation				
23	2041	0	0					
24	2042	0	0	LCSF Due in this case is				\$57,000
25	2043	0	0					
26	2044	0	0					
27	2045	0	0					
28	2046	0	0	Additional Information				
29	2047	0	0	Licensee	Fort Smith Public Schools (FSPS)			
30	2048	0	0	Call Sign	WNC468			
Total Annual Amounts			\$0	Freq. Band	2.5 GHz EBS			
TAA with upfront payment			\$1,175,000					
Net to FSPS after fees			\$1,118,000.00					