

Lessor's Option to Acquire Lessee's Estate	Lessor shall have the right, at its option, to purchase the Lessee's Estate.
Participation in Capital Events	Upon the occurrence of any Capital Event (which includes refinancings and arm's length transactions to qualified third-party entities), Lessee shall pay to Lessor an administrative fee, plus 0.75% percentage of the gross revenue less the payment of outstanding debt received by Lessee as a result of such Capital Event.
E. Parking Agreement	
Credentialed User Parking Revenue	All revenue from parking pass sales of University Parking Spaces shall be collected, held and remain full ownership of Mason.
Transient Parking Revenue	All parking revenue from transient parking users (including but not limited to parking garage users who pay for use on an hourly or daily basis) will be collected, held and remain full ownership of the parking garage entity or parking garage the user paid to utilize. All spaces, with the exception of University Parking Spaces and any spaces a Commercial Tenant has paid for the right to exclude and reserve, are considered transient at all times. The Transient Parking Revenues will be calculated as part of the overall Gross Revenues for the IDIA, which is used to calculate Mason's Participation in Operating Cash Flows.
Electric Charging Station Revenue	Revenue generated from the IDIA Parking Garage Electric Charging Stations shall be split evenly between MIP and Mason, on a 50% / 50% basis.

