

Executive Summary - Stadium Agreement
August 27, 1996

USE OF STADIUM

TSA must maximize the use of Stadium and provide in any Agreement for the collection of a ticket surcharge. However, events in the Parking Lots not utilizing the Stadium, i.e. fairs, car sales, etc., are not charged the ticket surcharge.

ADVERTISING

Buccaneers will have all permanent advertising at the Stadium. Such advertising will remain in place during other events and may not be unreasonably obscured by other Users.

CURRENT MULTI-EVENT USERS (i.e. Mutiny and USF) will have similar rights as under their current Agreements. They may sell "Sponsorships" to corporations, who may display signs at the Stadium during their events announcing their "Sponsorship," including one-half of all field signs, running boards, and signs at gates and landings. However, they may not accept "Sponsorships" from competitors of any naming rights.

FUTURE MULTI-EVENT USERS Contracts for subsequent multi-event Users shall provide that, in addition to not having "Sponsorships" from competitors of whoever has the naming rights, they may not have "Sponsorships" from competitors of permanent Stadium advertisers in three other categories, including beer and soda.

SINGLE EVENT USERS Stadium tenants with only one event per year (including the Florida Classic and Outback Bowl) may accept Sponsorship from any Sponsor on the same terms and conditions as now for one-half of field signs and signs at gates and landings.

PARKING

TSA manages parking. However, for Buccaneer games and other events, the Buccaneers set the price and receive the revenue. For non-Buccaneer events, TSA and Buccaneers will agree on parking fees.

MERCHANDISE AND NOVELTIES

Buccaneers have exclusive use to sell merchandise and novelties at Buccaneer events, including games. Other Users may sell (non-BUCS) merchandise during their events. BUCS may have two retail outlets and may sell any items they are licensed to sell, except they may not sell single event items that they don't normally sell on the day of that event.

RENT

Buccaneers will pay a total of \$3,500,000 in rent: \$2,000,000 for the Stadium; \$1,000,000 for the Practice Field; and \$500,000 for their development rights.

PRACTICE FACILITY

A Football Practice Facility shall be constructed and owned by the TSA and managed by the Buccaneers. The TSA will pay \$12,000,000 toward the Practice Facility; any cost beyond that is to be borne by the Buccaneers.

TEAM SPACE

There will be certain areas at the Stadium exclusively controlled by the Buccaneers. These include a Buccaneers' Locker Room, two retail stores, and a Buccaneers' Ticket Office and Production Studio, including six ticket windows. (There will be thirty other ticket windows that the Buccaneers and any other Users can use). The retail stores, Production Studio, and most of the ticket office must be built out by the Buccaneers.

LUXURY SUITES

The Buccaneers may sell all the Luxury Suites and keep the revenue. Luxury suite holders may use them for other events, so long as they purchase the highest price ticket for the specific events.

CONCESSIONS

Buccaneers shall have concession rights at the Stadium, to choose the food and to set prices comparable to other NFL Stadiums. However, events in the Parking Lots not utilizing the Stadium may provide their own concessions.

STADIUM REVENUE

The Buccaneers will receive the first \$2,000,000 in net Stadium revenue. Amounts above that amount are split between TSA and Buccaneers. Stadium revenue includes Concessions and parking at non-Buccaneer events, license fees for Users other than the Buccaneers, and miscellaneous revenue.

VENUE

All references to venue have been deleted from Stadium Agreement. Therefore, venue will be pursuant to the Statutory or common law.

DEVELOPMENT OF PREMISES

The Buccaneers may develop the Stadium premises. In order to do so, they must come to the Sports Authority and enter into a new Lease for each parcel being developed. The Sports Authority, City, and County must approve each such Lease, but their approvals may not be unreasonably withheld. No sub-lease from the Buccaneers may extend beyond 2038, and if the developed property becomes subject to ad valorem tax, the Buccaneers must pay it. Additionally, the Buccaneers must assure adequate Stadium parking, but could do so by constructing a parking deck or providing convenient off-site parking. Attached to the Development Agreement is a list of Permitted Uses and a list of Prohibited Uses.

CAPITAL IMPROVEMENT FUND

As required by the Term Sheet, a Capital Improvement Fund is established. These monies may only be spent for Capital Repairs and Capital Improvements if agreed to by the Buccaneers, the Sports Authority, the City, and the County.