

EXHIBIT 2

RENT

1. Base Rent: The annual Base Rent equals \$54 per square foot of Leased Space and shall be increased 3.0% annually as of January 1st of each calendar year during the Term. For purposes of determining Base Rent, Leased Space includes Retail Space and Storage Space.
2. Percentage Fee: The Percentage Fee shall be due and paid monthly as per the terms of the Agreement.
3. Percentage Fee Rate: The Percentage Fee Rate shall be equal to:

Alcoholic Beverages	15%
Food & Non-alcoholic Beverages	12%
4. Minimum Annual Guarantee. There is no “**Minimum Annual Guarantee (MAG)**” or “**MAG**” for the first and second Lease Year of the Term. The Minimum Annual Guarantee will be established beginning in third Lease Year of the Term at an amount equal to 85% of the Percentage Fee payable for the second Lease Year. In each subsequent Lease Year of the Term, the MAG will equal 85% of the License Fee calculated for the prior Lease Year but will never be less than the MAG established in the third Lease Year. In the event the Leased Space is comprised of two or more distinct Retail Spaces that are opening for Concession operations on different dates, then the MAG payable for the entire Agreement will be apportioned among the various Retail Spaces based on actual annualized Gross Revenue, projected Gross Revenues or another reasonable method mutually agreed upon by both parties. The MAG for each Retail Space shall become payable upon its DBO, prorated for any partial year. Upon the DBO of the final Retail Space, the entire MAG shall be payable, prorated for any partial year.