

EXHIBIT 2
Estimated Percentage Rent Schedule

	Minimum Fixed				Percentage	
	Rent	Growth	Variable Rent	Growth	Rent	Growth
1 2027	\$400,000		\$2,425,875		\$2,825,875	
2 2028	800,000	100.0%	2,360,388	(2.7%)	3,160,388	11.8%
3 2029	1,200,000	50.0%	2,223,200	(5.8%)	3,423,200	8.3%
4 2030	1,600,000	33.3%	2,056,088	(7.5%)	3,656,088	6.8%
5 2031	2,000,000	25.0%	1,755,713	(14.6%)	3,755,713	2.7%
6 2032	2,040,000	2.0%	1,818,138	3.6%	3,858,138	2.7%
7 2033	2,080,800	2.0%	1,882,613	3.5%	3,963,413	2.7%
8 2034	2,122,416	2.0%	1,949,284	3.5%	4,071,700	2.7%
9 2035	2,164,864	2.0%	1,988,248	2.0%	4,153,113	2.0%
10 2036	2,208,162	2.0%	2,028,026	2.0%	4,236,188	2.0%
11 2037	2,252,325	2.0%	2,068,586	2.0%	4,320,911	2.0%
12 2038	2,297,371	2.0%	2,109,958	2.0%	4,407,329	2.0%
13 2039	2,343,319	2.0%	2,152,157	2.0%	4,495,476	2.0%
14 2040	2,390,185	2.0%	2,195,200	2.0%	4,585,386	2.0%
15 2041	2,437,989	2.0%	2,239,104	2.0%	4,677,093	2.0%
16 2042	2,486,749	2.0%	2,283,887	2.0%	4,770,635	2.0%
17 2043	2,536,484	2.0%	2,329,564	2.0%	4,866,048	2.0%
18 2044	2,587,213	2.0%	2,376,156	2.0%	4,963,369	2.0%
19 2045	2,638,958	2.0%	2,423,679	2.0%	5,062,636	2.0%
20 2046	2,691,737	2.0%	2,472,152	2.0%	5,163,889	2.0%
21-99	518,891,349		476,561,629		995,452,978	
Total	\$560,169,920		\$519,699,643		\$1,079,869,563	
NPV @ 5%	\$54,813,450		\$55,102,804		\$109,916,254	