

**SIZE OF PARCEL**

Lot 17, 7.74 acres; shown on the Coldstream Research Campus Development Plan.

**BUILDING SIZE**

Multiple buildings with 10,000 footprint; total square feet of 40-100,000

**GROUND RENT**

Minimum \$6,750 per acre gross as developed per year for years 1-5.

Rent increases by 25% of the Consumer Price Index every five years.

Rent adjusted every 30 years to reflect the market value of the land.

Payments made to the University for the use and benefit of the University.

**ARCHITECTURAL AND SITE DESIGN GUIDELINES AND RESTRICTIONS ON USE**

To ensure a quality project and compatibility with the University's long-term development concepts for the Coldstream Research Campus, the lease requires Lessee to comply with:

Office, Industry and Research Park (P-2) Zone

Architectural and Site Design Guidelines for the Coldstream Research Campus

**UNSUBORDINATED LEASE**

The University's interest in the property will not be subordinated to any mortgage or lien placed on the property.

**INFRASTRUCTURE**

The University of Kentucky will provide infrastructure to the site.

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Action taken: Approved  Disapproved  Other

Date: May 4, 1993