

RFP25-RED003

**REQUEST FOR PROPOSALS
FOR
LEASE AND DEVELOPMENT OF PUBLIC LANDS IN
SUSUPE, SAIPAN
(former Kanoa Resort Hotel)**



INFORMATION PACKET

INTRODUCTION AND GENERAL BACKGROUND

The Commonwealth of the Northern Mariana Islands (CNMI) Government's Department of Public Lands (DPL) is soliciting sealed proposals in support of its fiduciary duty to select a company or individual that is most capable of providing DPL the highest return from the use of certain public land described under the Property Description section of this RFP information package.

DPL serves as the trustee of public lands and is responsible for the management and disposition of all public lands in the CNMI. DPL has the duty to maximize financial returns from the use of public lands. By law, the Department of Public Lands may lease public lands for up to 40 years, and with legislative approval, may extend the lease for an additional 15 years. Consistent with its fiduciary duty to its beneficiaries, DPL must make a leasing decision to enter into a new lease on the most favorable terms to DPL that the market will bear.

This RFP does not commit the CNMI or the DPL to award a contract or pay any costs incurred in the preparation of the proposal or attendance at meetings with the CNMI or DPL staff.

OBJECTIVE

DPL's principal objective of this RFP is to lease public land in Susupe, Saipan, formerly known as the Kanoa Resort property, to a qualified company or individual capable of providing DPL the highest financial return from the anticipated commercial use and development.

For purposes of this RFP, DPL is seeking a proposal that provides the greatest overall financial benefit to DPL based on the evaluation and selection criteria of this RFP.

PROPERTY DESCRIPTION

Overviews of the following property are attached as Exhibit A-1 and A-2:

The property is a beach fronting property located on **Tract 21868**, which has an area of **38,942 square meters**. The property features a five-story hotel with 224 guestrooms and other hotel-related improvements.

Based on DPL's as-built map of the Property attached as Exhibit A, DPL has determined that 8,574 square meters of Tract 21868 are located within 150 feet of the mean high-water mark, with the remaining 30,368 square meters located beyond 150 feet of the mean high-water mark.

Proposers shall be allowed to view the property on the scheduled site tour of November 21, 2025 and shall be provided general information on the property including photographs, land maps, and boundary descriptions upon request to DPL.

Proposers are encouraged to obtain additional information regarding the property from publicly available sources.

LEASE DESCRIPTION

Pursuant to 1 CMC § 2806(e), DPL may not transfer an interest in public lands located within 150 meters of the mean high-water mark. However, 1 CMC § 2806(e) authorizes DPL to issue an encroachment permit to persons who have a legal interest in adjoining property and who are

maintaining an encroaching structure, improvement, or other item, provided the use does not interfere with the public's access to the public lands.

DPL proposes to issue a Temporary Occupancy Agreement for the 8,574 square meters of Tract 21868 located within 150 feet of the mean high-water mark to authorize maintenance of portions of the existing encroaching structures for commercial purposes. The Temporary Occupancy Agreement will be on the form attached as Exhibit C. The annual encroachment fee under the Temporary Occupancy Agreement shall be 4.0% of the fair market value of the public land located within 150 feet of the mean high-water mark.

DPL therefore proposes to grant the successful bidder a commercial lease to the 30,368 square meters of Tract 21868 located beyond 150 feet of the mean high-water mark, on a "triple net" basis for an initial term of up to 40 years with a possibility of an extension of an additional 15 years conditioned on the satisfactory performance of the lessee in the initial term as determined by DPL and approved by the CNMI Legislature. The lease will be on the form attached as Exhibit B. Below are the basic lease payment terms:

Minimum annual rent amounts due shall be the following:

- I. Basic Rent equal to 5.00% per year of the Appraised Fair Market value of the fee simple interest, as is, adjusted every five years based on an updated appraisal. Proposers must submit an appraisal to support the proposed Appraised Fair Market value and Basic Rent payment amount.

Notwithstanding this minimum, DPL may, at the Secretary's discretion, accept proposals with a base rent below 5% for the initial five (5) year term of a lease if such rate is justified by proposers with the following information:

- (i) prevailing market conditions as documented by a comparative market analysis, vacancy and absorption rate report, market outlook or trend analysis. or similar analysis; or
- (ii) demonstrated economic hardship as documented by government reports including GDP data, unemployment rates. inflation statistics, declines in sector-specific revenue (e.g. tourism downturns), or local or federal declarations of economic disaster or recession or emergency.

Any proposal with a base rent below 5% for the initial five (5) year term shall provide for reappraisal every five (5) years and adjustment to the then-current fair market value based on the updated appraisal. If a base rent rate below 5% was approved by the Secretary, the proposal shall provide for the rate to be increased to at least 5% of the property's value after the initial five (5) year term. However, DPL may, at the Secretary's discretion, approve a base rent rate below 5% for one additional five-year term of the Lease consistent with §145-70-110 (e), provided that in no event shall the rental rate in the second five-year term be less than the rental rate in the initial five-year term.

plus

- II.** Additional Rent equal to a percentage of Business Gross Receipts (BGR) based on the following schedule starting in year one (1) of the lease;

Percentage of BGR Lease Payment Schedule

<u>Tier</u>	<u>BGR</u> <u>From</u>	<u>Per Year</u> <u>To</u>	<u>% of</u> <u>BGR</u>	<u>Minimum</u> <u>In Tier</u>
1	\$ -	\$ 50,000.49	1.50%	
2	\$ 50,000.50	\$ 100,000.49	1.45%	\$ 750
3	\$ 100,000.50	\$ 200,000.49	1.39%	\$ 1,445
4	\$ 200,000.50	\$ 400,000.49	1.34%	\$ 2,780
5	\$ 400,000.50	\$ 800,000.49	1.28%	\$ 5,340
6	\$ 800,000.50	\$ 1,600,000.49	1.22%	\$ 10,240
7	\$ 1,600,000.50	\$ 3,200,000.49	1.17%	\$ 19,520
8	\$ 3,200,000.50	\$ 6,400,000.49	1.11%	\$ 37,280
9	\$ 6,400,000.50	\$12,800,000.49	1.06%	\$ 71,040
10	\$12,800,000.50	and over	1.00%	\$135,040

- III. Public Benefits and Contributions.** In addition to the annual base rent and BGR, public benefits and contributions that may include, but are not limited to:

- i. Creation of public improvements separate from lessee's activities such as construction or renovation of public facilities.
- ii. Establishment of in-house job training programs for CNMI residents.
- iii. Financial contribution to an independent job training program or scholarship fund.
- iv. Financial contribution to infrastructure improvement or development in the area of the leased property including water, power, waste water, landfill, and highway infrastructure.
- v. Plans to alleviate or lessen traffic or parking congestion at or near the property to be leased.

PROPOSAL CONTENT AND LAYOUT

Proposals submitted must contain the following information in the order listed below and proposers will be subjected to DPL's regulations. Proposers who do not follow these guidelines or submit incomplete information may be disqualified.

***Proposal, attachment and exhibits must be in English. Documents in other languages will not be translated and will be considered invalid.**

I. Identification & Background Information

- a. A cover letter signed by an officer of the applicant who is authorized to discuss and commit the applicant to a contractual agreement with the DPL.
- b. The applicant's name, email address, business postal address, contact name, telephone and fax number(s).
- c. A brief history of the applicant including: organization, business operations engaged in, size of applicant's business, office locations, and evidence of experience in and knowledge of the industry of the proposed development. Specify the office location where the work associated with the project would be performed.
- d. Certified entity formation documents, a certificate of incumbency, and transactional authorizations of the applicant and related parties. If the applicant or any related party is not a domestic entity or resident individual, such party shall first be domesticated and authorized to do business in the Commonwealth.
- e. The names of the officers, directors, and principal shareholders or members of the applicant, including all real parties in interest. Include a list of owners having an ownership interest in the applicant of 10% or greater.
- f. The applicant's organizational chart showing the relationship of parent companies, subsidiaries, and related parties involved in the funding and operations of the proposed development.
- g. Identification of key contacts including agent(s), representative(s) or attorney(s) who will be authorized and responsible for regular communication with DPL.

II. Corporate Resolutions, and Authorizations

- a. A corporate resolution authorizing the company to negotiate and enter into a lease agreement for the properties and designating authorized signatories for the lease.
- b. A corporate resolution from each related party identifying its authorized signatory and authorizing the related party to provide full financial support for the proposed project and to guarantee applicant's obligations under the lease agreement;
- c. Written authorization to obtain information from banks, investment banks, etc. sufficient for DPL to verify the applicant's standing with financiers or equity partners.

III. Business and Development Plan, Time Schedule of Completion of Project

- a. A business plan that includes the following:
 - i. A description of the proposed business and operations, including a concise statement of the intended use of the property;
 - ii. The applicant's plan to continue operating the existing facilities;
 - iii. The cost of construction to improve existing facilities or build new facilities, including the total amount of investment proposed and the cost per phase if construction will occur in multiple phases;
 - iv. Proposed method of financing (i.e. self-financing, bank loan, etc.) and an attestation as to the legal nature of the funds;

- v. Pro-forma financial statements including profit and loss statements, cash flow, and balance sheets for the first five (5) years of the proposed development, and showing projected business gross revenues of each activity to be conducted for the fifteen (15) years of operations, and total revenues from all revenue generating activities, including subletting;
 - vi. Opportunities, risks, who or what is the competition in the industry, market analysis, financial viability, and operational issues;
 - vii. The applicant's plan for continuing the employment of personnel operating the existing facilities; and
 - viii. An estimated number of jobs required for operations (total full-time equivalents) along with recruiting plans.
- b. Preliminary master plan:
- i. Development plan describing the elements of improvements to existing facilities or each new structure to be constructed;
 - ii. If existing improvements will be replaced with new improvements, provide plans for removal and disposal of demolished or excavated materials including a timeline of intended progress;
 - iii. Architectural renderings showing the proposed layout, elevations, how situated on the property, and landscaping plans;
 - iv. Timeline of construction progress through completion, including a Gantt chart showing the construction timeline;
 - v. Provide an outline or strategy for how construction will be executed, taking into account the need for sufficient laborers and technical personnel which may require recruitment from outside the CNMI; and

IV. Financial Standing and Capability

- a. Documentary evidence that the applicant is in good standing with its creditors, the Division of Revenue and Taxation, CNMI Department of Labor and all licensing and regulatory agencies.
- b. Five-year pro forma financial statements and financial statements of applicant's guarantors, related parties, or equity investors/shareholders (with audited statements required for companies with business gross revenues of \$500,000 or greater);
- c. Verifiable evidence of availability of funds (funds on deposit, letter of credit, loan commitment, or similar concrete evidence of ability to pay upon execution of a lease: 1) first year's annual rent; 2) advance one-year annual rent as security deposit; and 3) 5% of total construction, development, start of operations costs. In addition, evidence of combined net worth of applicant and related parties to cover 30% the proposed development cost with current free cash to cover at least 150% of basic rent, and evidence of liquid capital (cash or cash equivalents) to cover 20% of construction cost or attestation from a reputable investment bank experienced in similar projects on applicant's ability to raise 10% of the capital required to fund the development.

V. Proposed Rent Payments

- a. The applicant's proposed rental rates stated in the Lease Description section of this RFP package for determining 1) the annual percentage of Appraised Fair Market Value, and 2) the annual Percentage of BGR Lease Payments, respectively. Applicant must submit an appraisal to document the Appraised Fair Market Value. If the applicant proposes a base rent below 5% for the initial five (5) year term of the lease upon a showing that the rate is justified by prevailing market conditions, the applicant must also submit a comparative market analysis, vacancy and absorption rate report, market outlook or trend analysis, or similar analysis. If the applicant proposes a base rent below 5% for the initial five (5) year term of the lease upon a showing that the rate is justified by demonstrated economic hardship, the applicant must also submit government reports including GDP data, unemployment rates, inflation statistics, declines in sector-specific revenue (e.g., tourism downturns), or local or federal declarations of economic disaster or recession or emergency. Any submission proposing a base rent below 5% that does not submit sufficient supporting documentation will be deemed unresponsive.
- b. Projected rent payment per year based on the applicant's proposed rates, including BGR projections starting in year one of operations including rental income the applicant anticipates to receive from subtenants and the potential BGR of subtenants.

Note: The winning party will be held to their BGR projections through a minimum rent provision which will be calculated based upon revenues of not less than 80% of projected BGR.

VI. Contribution to Support Community

- a. Proposed contribution in terms of services and/or monetary contribution. Indicate specific service or amount and frequency.

VII. Written Confirmation from Proposer

- a. To provide DPL a good faith deposit to start and complete the project. The amount shall be 5.00% of the total development/construction cost or deliver to the DPL a Performance or Completion Bond, Stand by Letter of Credit, or a combination of both covering 100% of the cost proposed development. Upon DPL certification of project completion, these funds will be reimbursed or may be credited towards lease payment
- b. The applicant's willingness and agreement to enter into a lease to include the applicant's proposed rents in excess of minimum and the applicant's additional proposed public benefits.
- c. Agreement by all related parties to issue a guarantee.

VIII. Disclosure of any potential conflict of interest and any ongoing litigation that might affect the applicant's ability to carry out its operations.

A checklist of these submission requirements is included in Exhibit D. In the event of any discrepancy between that checklist and the requirements listed here in and/or in DPL's regulations, the requirements listed in DPL's regulations shall control.

EVALUATION AND SELECTION CRITERIA:

Proposals will be evaluated based on their completeness as described in the Proposal Content and Layout section of this RFP based on the following criteria:

I. Evaluation Criteria

1. 30% - Lease revenues to DPL in absolute dollars. Additional consideration will be given to applicants who propose to pay rent in excess of the minimum rates stated above.
2. 20% - Financial Capability, Evidence of Availability of Funds, Readiness to pay the initial annual base rent and an additional one-year base rent for security deposit and the applicant's creditworthiness and ability to fund the proposed development.
3. 15% - Improvement/Development Plan – Site Plan (Conceptual Schematic Layout), Cost of Construction and Timeline. The cost of construction of the development (and anticipated value of improvements) to be invested as proposed is a major factor that will be considered and will be evaluated in comparison with overall merit of proposals.
4. 10% - Operational Plan: Business Plan, Operation Plans (Financial Projections: profit & loss statement 15 yrs.), Time Schedule for operations commencement.
5. 10% - The applicant's experience in the industry of tourism, hotel management, food and beverage and marketing.
6. 15% - Proposed public benefit contributions.

II. Selection

In the event the top two responsive and responsible proposals are similarly beneficial to DPL, DPL may request more information from both applicants for clarification purposes, or both applicants may be included on DPL's shortlist of candidates and interviews may be conducted with each applicant to determine a final selection.

DPL shall always request a best and final offer on the amount of rents payable and public benefit options before selecting the final proposal.

Final selection will be made by the Secretary of Public Lands with input from a review committee to be constituted by reviewers comprised of DPL staff and/or as appointed by the Secretary.

SUBMISSION DEADLINES

All proposals must be submitted to the DPL Office, 2nd Floor, Joeten Dandan Building by **2:00 p.m. on December 30, 2025 ChST**. Proposals must be sealed and marked “**RFP25 – RED003: LEASE & DEVELOPMENT OF PUBLIC LAND IN SUSUPE, SAIPAN**” and contain (1) original and five (5) copies of the proposals. Proof of payment for the Administrative Processing Fee must be attached to the submission. Failure to submit the required number of copies and proof of APF payment may be cause for rejection or disqualification of a proposal.

Questions from applicants regarding the contents of the RFP packet must be received, **no later than 2:00 pm on November 28, 2025 ChST** and must be submitted in writing via mail, email or facsimile to Mr. Sixto K. Igisomar, Secretary, Department of Public Lands at the following address:

Department of Public Lands
P.O. Box 500380
Saipan, MP 96950
Telephone number(s): (670) 234-3751/52/53/54
Email: dpl@dpl.gov.mp

Questions and DPL’s response will be summarized, compiled, and shared with all proposers in a “Question and Answer” format.

A non-refundable **Administrative Processing Fee of \$5,000.00** must be paid prior to submission. Proof of payment must be attached to the proposal upon submission. Payment can be made at the DPL Cashier and a copy of the receipt attached to the submission.

Proposers may withdraw or make modifications to its proposal prior to the submission deadline by notifying the Secretary in writing. Proposer may submit a new or amended proposal submitted on or before the deadline.

DPL reserves the right to reject any or all proposals and to waive any imperfection in any proposal, if, in its opinion to do so would be in the best interest of DPL and its beneficiaries. All proposals shall become the property of DPL.

IMPORTANT INFORMATION TO PROPOSERS:

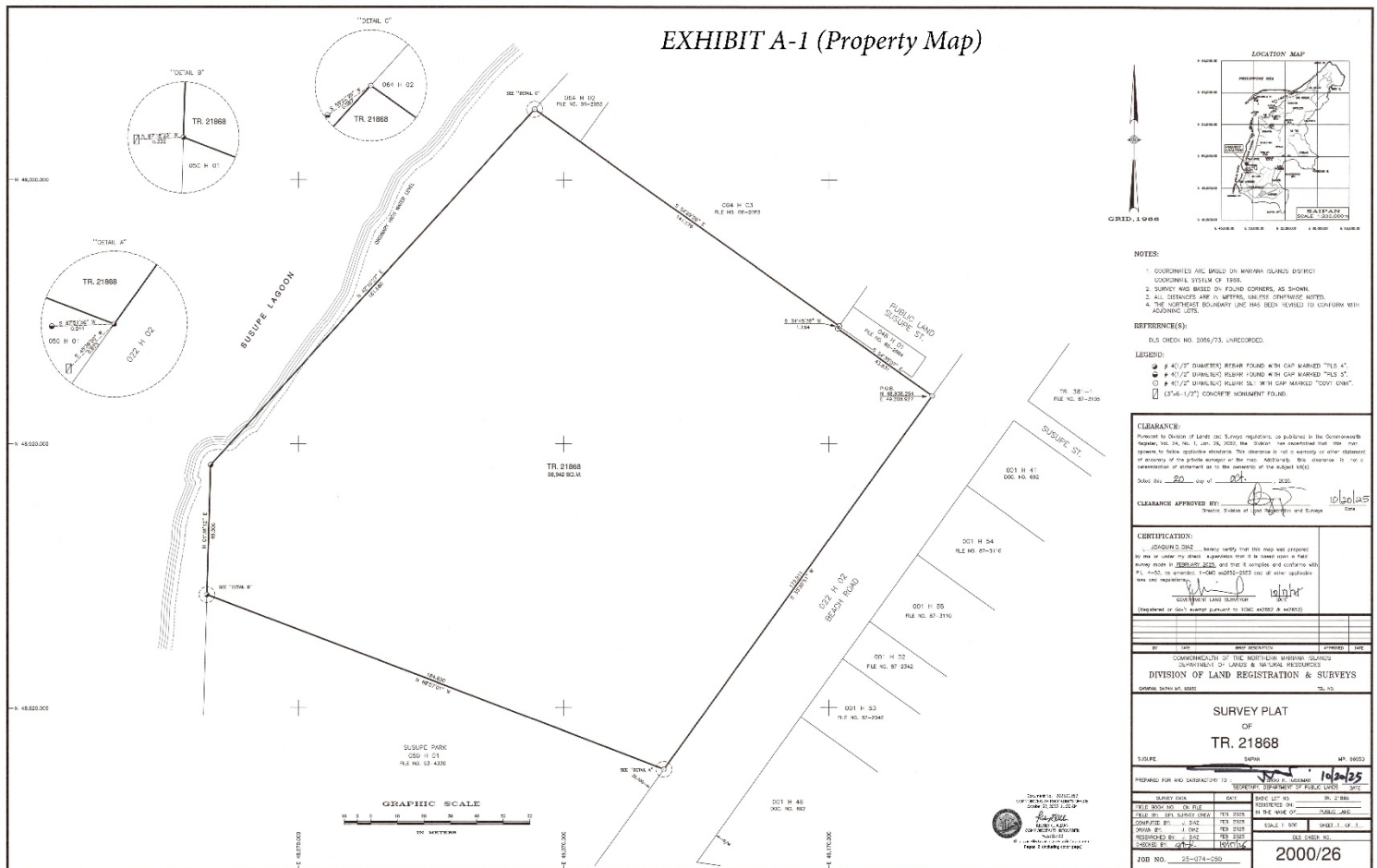
Before an award is granted, DPL may modify or cancel the RFP for any or no reason.

All proposals shall be accorded fair and equal treatment with respect to any opportunity for discussion and revisions of proposals and such revisions may be permitted after submission and prior to award for the purpose of obtaining the best and final offer. In conducting discussions, there shall be no disclosure of any information derived from any of the competing proposals submitted.

All responses to this RFP should take into account any and all taxes, including excise tax, or fees which will be the obligation of the company or individual awarded the 40-year term of Lease Agreement with DPL for public land.

EXHIBIT A-1

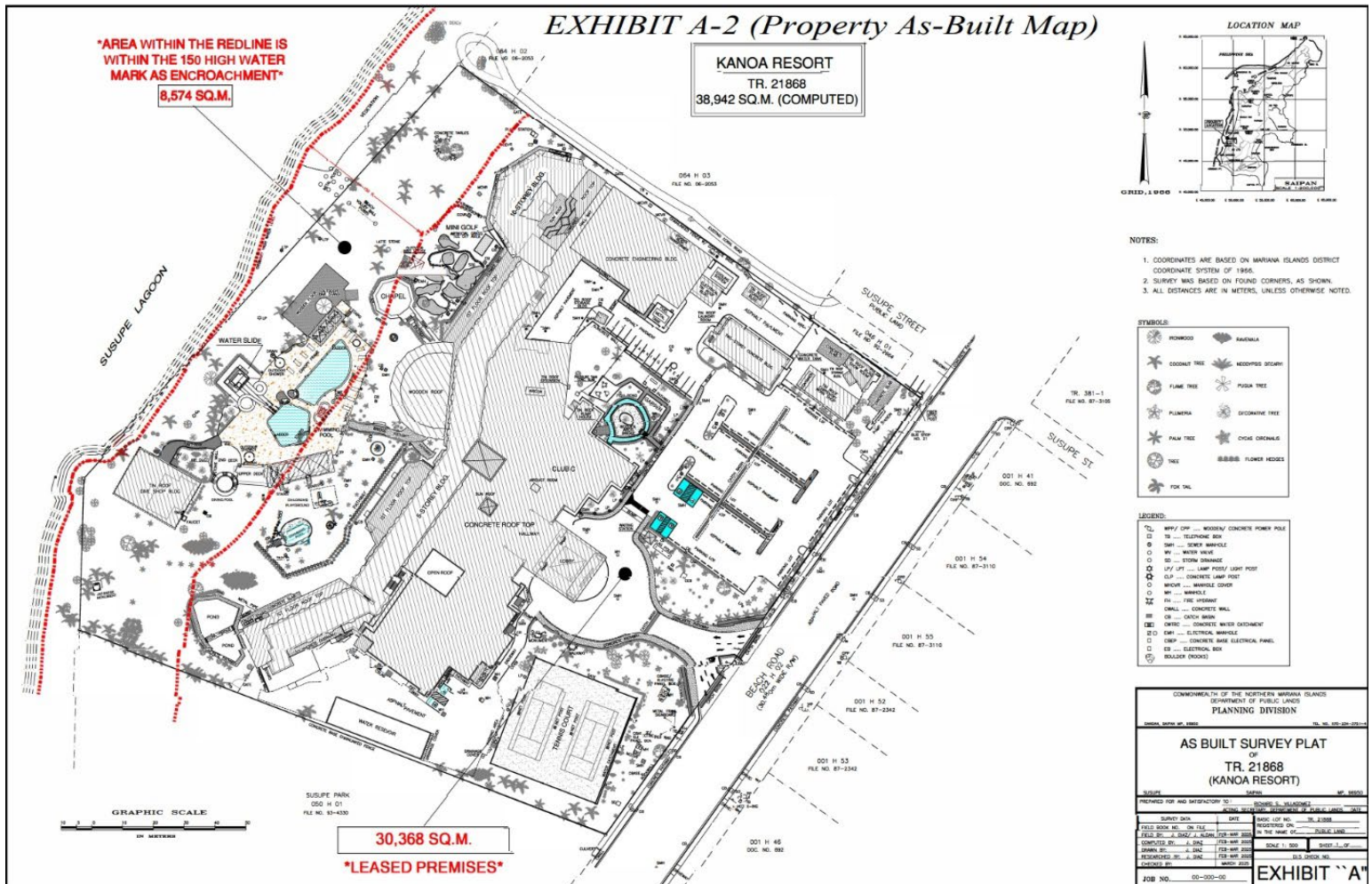
(Property Map)



Note: scan QR code to access PDF of map above.



(Property As-Built Map)



Note: scan QR code to access PDF of map above.



EXHIBIT B

(Space Above for Recording Purposes Only)

**COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS
SAIPAN, MARIANA ISLANDS
LEASE AGREEMENT
(LA 26-XXX)**

This Lease Agreement (hereinafter the “Lease”) is made and entered into this _____ day of _____ **2026** (hereinafter the “Commencement Date”), by and between the **DEPARTMENT OF PUBLIC LANDS** (hereinafter the “DPL”), established under Public Law 15-2, having authority and responsibility over the management, use and disposition of public lands in the Commonwealth, and **NAME OF LESSEE** (hereinafter the “Lessee”), a **CNMI Corporation**.

WITNESSETH:

WHEREAS, the Lessee in its response to Request for Proposal (RFP) RFP25-RED003 expressed its desire to lease public land on Saipan, Commonwealth of the Northern Mariana Islands, for the purposes set forth on the lease data sheet attached hereto as Schedule 1 (hereinafter the “Lease Data Sheet”); and

WHEREAS, the DPL, being responsible for the management, use and disposition of public lands in the Commonwealth finds it desirable, beneficial and in the interest of the Commonwealth and public land beneficiaries to permit the Lessee to use public land for such purpose; and

WHEREAS, the Lessee has paid a lease application fee of \$5,000 in accordance with DPL’s regulations.

NOW THEREFORE, in consideration of the mutual covenants and benefits to be derived herein, the parties agree as follows:

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Name of Lessee
Susupe, Saipan
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DEPARTMENT OF PUBLIC LANDS
P.O. Box 500380, Saipan, MP 96950

ARTICLE 1: GRANT OF LEASE

The DPL leases to the Lessee the below-described public land on an “as is” basis (hereinafter the “Premises”), more particularly described as follows and shown on Exhibit A:

Tract 21868, containing an area of approximately 30,368 square meters, more or less, located in Susupe, Saipan, Commonwealth of the Northern Mariana Islands, as shown on DLS Check No. 2000/26, recorded at the Commonwealth Recorder’s Office on October 22, 2025, as File No. 202501362.

ARTICLE 2: PURPOSE

The Lessee shall use the Premises for the purpose set forth on the Lease Data Sheet. No portion of the Premises may be used as housing or for dwelling purposes, whether temporary or permanent; provided, however, that no more than 2% of the Premises may be used for employee housing. Lessee agrees to use the Premises in a reasonably prudent manner, so as not to cause nuisance or hazards to the public, and not to allow, permit, or suffer, any waste or unlawful, improper or offensive use of the Premises Lessee shall be responsible for obtaining all required licenses and permits for such use from all departments and agencies having jurisdiction over such use.

ARTICLE 3: TERM

The term (hereinafter the “Term”) of this Lease shall be for a period of forty (40) years, unless otherwise terminated or cancelled pursuant to applicable provisions of this Lease. The Term shall commence on the Commencement Date as set forth above. Pursuant to P.L. 20-84 (1 CMC § 2806(c)(1)), DPL may not transfer a leasehold interest in public land that exceeds forty years including renewal rights.

ARTICLE 4: EXTENSIONS

An extension of up to fifteen years may be granted with approval of the legislature in accordance with P.L. 20-84 (1 CMC § 2806(c)(1)). Consistent with its fiduciary duty to manage the use and disposition of public lands for the benefit of the collective owners, the DPL will entertain requests for extensions no sooner than two (2) years after completion of all development contemplated hereunder, and no later than two (2) years prior to the expiration of the Term. The DPL will make its determination to seek legislative approval, or to decline to seek such approval

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Name of Lessee
Susupe, Saipan
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based upon Lessee's actual performance versus its projections provided in connection with the negotiation and execution of this Lease, as well as its compliance record with the DPL prior to Lessee's extension request.

ARTICLE 5. RENTAL

The Lessee, in consideration of the foregoing, shall pay to the DPL, in the manner prescribed herein, in lawful money of the United States, Base Rent and Additional Rent for the Premises as follows:

A. Base Rent. For the initial five (5) year term, Lessee shall pay Base Rent in the amount of 5% of Fair Market Value, in advance on an annual basis on the Commencement Date and each anniversary of the Commencement Date without invoice, notice, or other demand upon or to Lessee. Basic Rent for each successive five (5) year period shall be equal to 5.00% per year of the Appraised Fair Market value of the fee simple interest, as is, adjusted every five years based on an updated appraisal; provided, however, that DPL may, at the Secretary's discretion, approve a base rent rate below 5% consistent with NMIAC §145-70-110 (e).

B. Additional Rent. In addition to the Base Rent provided for above, the Lessee shall pay to the DPL in the manner prescribed herein the percentage of Gross Receipts as described in the following rental schedule from whatever business activity is related to or conducted within the described premises during the Term of this Lease and any extension thereof, and as further defined in Article 40G hereof ("Additional Rent"):

Percentage of BGR Lease Payment Schedule

<u>Tier</u>	<u>BGR</u> <u>From</u>	<u>Per Year</u> <u>To</u>	<u>% of</u> <u>BGR</u>	<u>Minimum</u> <u>In Tier</u>
1	\$ -	\$ 50,000.49	1.50%	
2	\$ 50,000.50	\$ 100,000.49	1.45%	\$ 750
3	\$ 100,000.50	\$ 200,000.49	1.39%	\$ 1,445
4	\$ 200,000.50	\$ 400,000.49	1.34%	\$ 2,780
5	\$ 400,000.50	\$ 800,000.49	1.28%	\$ 5,340
6	\$ 800,000.50	\$ 1,600,000.49	1.22%	\$ 10,240
7	\$ 1,600,000.50	\$ 3,200,000.49	1.17%	\$ 19,520
8	\$ 3,200,000.50	\$ 6,400,000.49	1.11%	\$ 37,280
9	\$ 6,400,000.50	\$12,800,000.49	1.06%	\$ 71,040
10	\$12,800,000.50	and over	1.00%	\$135,040

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Name of Lessee
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This additional amount, shall be paid monthly, within fifteen (15) days from the end of each month, with adjustment, if any, to be made at the end of every calendar year upon submission of the annual certified financial statements as provided in Article 12 hereof. A copy of the Lessee's CNMI Business Gross Revenue Tax Monthly Returns must be submitted concurrently with any payment together with the computation of the quarterly Gross Receipts Rental to substantiate any additional payment or non-payment.

C. Manner of Payment. The Lessee shall discharge its obligation of payment by depositing the payments required under this Article with the DPL, at such location as the DPL may from time to time designate in writing.

D. Time and Payment; Interest; Amortization. All rents payable pursuant to the terms of this Lease shall be deemed to have commenced on the first day of the month after the Commencement Date of this Lease, and shall be paid without prior notice or demand. Past due rental payments shall bear interest at one- and one-half percent (1.5%) per month compounded monthly, from the date it becomes due until paid. This provision shall not be construed to relieve the Lessee from any default in making any rental payment at the time and in the manner herein specified, but is subject to the amortization provisions set forth herein.

E. Adjustments and Considerations. In RFP25-RED003, DPL stated that the chosen Lessee would be held to minimum Additional Rents to be calculated based upon revenues of not less than 80% of the firm's BGR projections provided in response to the RFP. Therefore, for Additional Rent, Lessee shall pay the appropriate percentage of BGR shown in the table above for the greater of its actual BGR or 80% of its BGR projections as shown in the Lease Date Sheet.

ARTICLE 6. APPRAISAL AND DETERMINATION OF RENTAL AFTER EACH FIVE-YEAR PERIOD

For purposes of calculating Guaranteed Minimum Annual Base Rent during the initial five (5) year period, the parties stipulate that the value of a fee simple estate in the Premises is as set forth on the Lease Data Sheet. The value in subsequent periods including any extension period shall include all improvements on the property less the value of improvements made by the Lessee during the term of the lease. At the end of the initial five (5) year period of this Lease and each succeeding five (5) year period, the Base Rent payable by Lessee to DPL shall be based upon the percentage of the fair market value of the improved land as of the commencement of each five-

year period; however, that the Base Rent amount in the second and subsequent five (5) year periods shall not be less than the Base Rent amount for the previous five (5) year period provided for under Article 5A.

An independent appraiser, who must be a member of a nationally accepted appraisal society (selected by agreement between the DPL and the Lessee), will establish the fair market value subject to upward adjustment by the DPL in accordance with the regulations set forth at NMIAC § 145-70-301. In the event that the DPL and the Lessee cannot reach an agreement on the selection of the appraiser, a committee of three (3) arbitrators being selected by the other two will select the appraiser. The cost of appraisal and any arbitration will be borne by the Lessee.

ARTICLE 7. SECURITY DEPOSIT AND PERFORMANCE BONDS.

A. Upon execution of the Lease, Lessee shall deposit \$250,000 as a Security Deposit with the DPL. The Security Deposit will be held in an interest-bearing account of DPL. Funds in excess of \$250,000 remaining on account with DPL after the completion of the proposed development shall be released to Lessee upon completion of the proposed development. Remaining funds shall be retained as security, and Lessee shall be obligated to maintain a constant balance for the term of this Lease pursuant to NMIAC § 145-70-110(d).

This Security Deposit is security that the Lessee will comply with all the terms of this Lease and indicates Lessee's good faith commitment to undertake and complete the construction, development and operation of the proposed development. This Security Deposit shall also be security to ensure performance of Lessee's obligations upon the expiration or termination of the Lease.

If the Lessee defaults on this Lease prior to the expiration of this Lease, the DPL shall be able to keep all or part of this Security Deposit to cover unpaid rent, administrative costs, appraisal reports, attorneys' fees, damage to the property, remediation, and/or other expenses. If during the Term the DPL applies all or part of the Security Deposit for the reasons set forth above, Lessee shall replace such sum and shall maintain the balance of the Security Deposit in full as required throughout the Term of the Lease.

At the expiration of this Lease, the DPL will inspect and fully document the condition of the Premises. Within thirty (30) days of the expiration of this Lease, if the Lessee has supplied the DPL with a forwarding address and the Lessee has complied with all terms of this Lease, the DPL

will return the Security Deposit plus any interest earned, or the DPL will provide the Lessee with a written notice including an itemized list as to why the full Security Deposit amount is not being returned and a check for any remaining Security Deposit owed to the Lessee after such deductions have been made.

B. Construction Deposit. Lessee must deposit 5.00% of the construction cost the proposed development (or, if the development will be constructed in phases, for that phase) in accordance with the table shown in the Lease Data Sheet – Exhibit B (each deposit is hereinafter referred to as a “Construction Deposit”). These funds will be held by DPL to secure construction start up and remediation costs. Funds for each phase shall forfeit to DPL should the phase be cancelled or delayed more than one year from the projected timing for the phase completion, subject to exception under Article 11 (Excused Delay of Performance). Mere ceremonious commencement (i.e. groundbreaking or ribbon cutting without materially beginning and continuing construction) will not avoid forfeiture. Prior to forfeiture of funds pursuant to this provision, DPL shall give no less than a thirty (30) days prior notice and the parties shall meet and confer to discuss the delay and make reasonable efforts to create an action plan to resolve the delay before DPL imposes forfeiture. As part of the action plan, Lessee shall provide an amended schedule for the consecutive construction phases affected by the delay to be agreed upon by DPL and Lessee.

C. Performance Bonds. In addition to the Construction Deposits, Lessee shall within thirty (30) days prior to the start of construction (or, if the development will be constructed in phases, prior to the start of each phase) deliver to DPL a performance bond, completion bond, deposit, stand by letter of credit, guarantee of payment, any finance document, or a combination thereof covering 100% of development cost for such construction (or such phase) of the proposed development. The performance bond, completion bond, deposit, stand by letter of credit, or combination thereof covering 100% of the development costs for such construction (or such phase) must be submitted to DPL for its approval, such approval being in the sole discretion of DPL. No such performance bond, completion bond, deposit, stand by letter of credit, guarantee of payment, any finance document, or a combination thereof may be withdrawn or used in whole or in part for any purpose other than for completion of the construction or development. The parties’ initial estimate of such cost is set forth on the Lease Data Sheet which shall serve as the basis for bonding. In the event of an upward adjustment in construction or development costs, Lessee shall immediately notify DPL of such, and shall ensure that such security is commensurately increased within thirty (30) days thereafter. Failure to procure and maintain such security shall be cause for immediate termination of this Lease by DPL,

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provided that prior to termination the parties shall meet and confer to make reasonable efforts to resolve the issue and include a reasonable period to cure the default.

ARTICLE 8. PERMITS, CONSTRUCTION PLANS, AND SPECIFICATIONS

A. Construction Plans and Specifications. Lessee has provided conceptual drawings and specifications depicting its proposed development as a basis for negotiation of this Lease. The Lessee agrees and covenants that by the deadlines shown on Lease Data Sheet – Exhibit B, subject to exception under Article 11 (Excused Delay of Performance), Lessee will at its own cost, risk and expense, submit to the DPL its complete construction plans and specifications certified by a CNMI licensed civil engineer, which shall be consistent with its previously tendered conceptual design of the development of the Premises. Upon submittal by the Lessee, the DPL shall have thirty (30) working days to review the submitted construction plans and specifications and to notify the Lessee of approval or disapproval of the plans. In the event that changes are necessary, the DPL shall give the Lessee reasonable time to make the necessary changes to the plans for re-submittal. If the DPL does not notify the Lessee in writing of the status of the submitted plan within the thirty (30) working day review period, then the plans and specifications are deemed approved. In no event shall construction, demolition, repair or other development activity commence on the Premises unless and until plans have been approved by DPL or the thirty (30) day review period set forth above has expired without comment by DPL.

B. The Lessee agrees and covenants that by the deadlines shown on Lease Data Sheet – Exhibit B, Lessee will at its own expense and risk secure all required CNMI Government and applicable Federal permits for the development and construction to be completed on the Premises and shall immediately commence construction. Copies of such permits must be delivered to the DPL within five (5) days of their issuance. If the Lessee requires additional time to secure the permits, it must notify the DPL in writing of the reason for the delay in securing the necessary approval and its request for extension. The DPL shall review the Lessee's request for extension and provide for additional time if the extension is reasonable, necessary, and is not due to any delay or inaction on the part of Lessee.

ARTICLE 9. CONSTRUCTION SCHEDULE

The Lessee agrees and covenants that within the timeline stipulated in the Lease Data Sheet – Exhibit B it will, at its own cost, risk and expense, complete all improvements, structures, and associated facilities, and fully equip and furnish any such improvements, structures and associated facilities, subject to the provisions contained in Article 11.

ARTICLE 10. CONSTRUCTION, MAINTENANCE, REPAIR, ALTERATION

All construction, improvements, renovations, and repairs placed on the Premises shall be constructed in good workmanlike manner and in compliance with all applicable laws, regulations, ordinances, and building codes. Principal structures serving the primary use (as defined by the Saipan Zoning Law, codified at 10 CMC § 3511) of the Premises shall be of reinforced concrete construction or structural steel for exterior and load bearing walls, roofs, and ceilings, and exterior wall materials shall be engineered and constructed to withstand the harsh local environment and be in serviceable condition for at least 50 years (i.e. no bare or exposed structural steel, framing, or tin roofs etc.). Accessory structures (as defined by the Saipan Zoning Law, codified at 10 CMC § 3511) that serve the principal building may be framed with reinforced concrete or weather coated structural steel finished with other materials to accentuate the theme of the primary use. All portions of buildings located upon the Premises exposed to perimeter properties or to the public view shall present a pleasant appearance, and all service areas shall be screened from public view. The Lessee shall, at all times during the Term of this Lease and at the Lessee's sole cost and expense, maintain the Premises and all improvements thereon in good order and repair and in a neat, sanitary and attractive condition.

Unless the same are to be promptly replaced with improvements having at least an equal value, no removal or demolition of improvements which have a value in excess of \$25,000.00 shall take place without the prior written consent of the DPL. No additions having a value in excess of \$100,000.00 shall be constructed on the Premises without the prior written consent of the DPL. The Lessee shall indemnify and hold harmless the DPL and the CNMI Government against liability for all claims arising from the Lessee's failure to maintain the Premises and the improvements situated thereon as hereinabove provided, and / or from the Lessee's violation of any law, ordinance, or regulation applicable thereto.

Unless specifically authorized on the Lease Data Sheet, Lessee shall not construct

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structures or other improvements that overlap boundaries of adjacent private lands. Any authorization permitting such must be set forth on the Lease Data Sheet, and shall be in conformance with DPL's regulations in effect on the Commencement Date AND be consistent with the following principles:

- (i) Development and construction of facilities and improvements that will occupy both private and public lands shall be performed in a manner to facilitate and simplify segregation of improvements on the public lands from those on adjacent private lands upon expiration or termination of the lease, unless a land trust consisting of the private lands and public lands is formed with the DPL as trustee, or fee simple title to the private lands is assigned to DPL, at Lessee's expense prior to development. For the avoidance of doubt, such permitted improvements shall be designed and constructed to be free and independent from private land improvements so that upon expiration or termination of the Lease, when the DPL takes possession of the improvements, such improvements and DPL's (or its designee's) operation thereof shall not be dependent upon adjacent private lands. This restriction shall not apply if the fee simple interest in the private lands is assigned or transferred to the DPL.
- (ii) Before commencement of construction or development Lessee shall be required to place on deposit with DPL the amounts necessary to perform such segregation at the expiration or termination of the lease as estimated by an engineer selected by DPL.
- (iii) Notwithstanding the foregoing, for minor developments such as parking structures attached to adjacent improvements, if such improvements will be of little value to the DPL, the Secretary may waive the obligations set forth in subsection (i) above if in addition to the Security Deposit the Applicant places on deposit concurrent with the execution of the lease the projected cost of demolition and removal of improvements, and restoration of leased premises.

Lessee shall maintain the quality of the property in serviceable condition for the Term of this Lease and shall not defer any maintenance that may cause the value of the property to be less than the appraised value had it been properly maintained.

ARTICLE 11. EXCUSED DELAY OF PERFORMANCE

Whenever under this Lease a time is stated within which or by which original construction, repairs, reconstruction or other performance by the Lessee shall be commenced or be completed, and a failure or delay in such performance is due, in whole or in part, to fire, explosion, earthquake, storm, flood, drought or other unusually severe weather conditions, strike, war, insurrection, riot, act of God, the public enemy, pandemic, or any other significant circumstances in the natural or economic climate due directly or indirectly to causes outside of the Lessee's reasonable control which seriously impairs Lessee's ability to timely and fully perform the Lease (each a "Force Majeure Event"), provided that such failure or delay does not result in whole or in part from the fault or negligence of the Lessee, the period of delay so caused shall be added to the period allowed herein for the completion of such work provided, however, that the Lessee shall notify the DPL in writing within thirty (30) days after the occurrence of any of the above events. For the sake of clarity, Lessee acknowledges and agrees that this Article 11 shall not excuse any failure of delay in Lessee's payment obligations, including but not limited to its obligations to timely pay Base Rent and Additional Rent; provided, however, that during the duration of any Force Majeure Event only, Lessee's Additional Rents shall be based on the lower of (a) Lessee's actual BGR and the rate applicable in the table shown above in Article 5.B and (b) Lessee's BGR projections pursuant to Article 5.E, and Lessee shall resume payment based on its BGR projections pursuant to Article 5.E after the Force Majeure Event ends notwithstanding any lasting effects on the economy. Notwithstanding the foregoing, no Force Majeure Event (or combination of them) shall excuse any failure or delay in excess of One Hundred Eighty (180) days absent a plan of action submitted by Lessee to mitigate any unavoidable delay in excess of 180 days. In such event, the parties shall meet and confer to discuss the delay and make reasonable efforts to mitigate the effects of any delay and any failure or delay shall be excused beyond 180 days. Lessee shall submit a plan of action to address the delay within 30 calendar days of such meeting.

ARTICLE 12. ANNUAL REPORTS AND AUDIT

The Lessee shall, not later than one hundred eighty (180) days after the end of each calendar year, submit to the DPL financial statements certified by a CNMI licensed Certified Public Accountant, which shall include a schedule of gross receipts indicating sources and deductions in support of the gross receipts rental requirement under Article 5B. DPL shall have access to and

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the right to examine and audit any or all pertinent books, documents, papers and records of the Lessee and its sublessees and concessionaires relating to this Lease during the normal business hours of any working day. Lessee shall insert a similar provision in all subleases, concessions and similar agreements pertaining to this right of access, examination, and audit, and shall make available to said representative(s) or agent(s) all books and records of the Lessee or its sublessees and concessionaires which may be requested or may be necessary for completion of a special audit of any or all activities or enterprises conducted on the Premises.

The Lessee shall keep and maintain its accounting and bookkeeping system in accordance with Generally Accepted Accounting Principles (GAAP). The Lessee shall keep its accounting books and records at all times in the English language.

ARTICLE 13. PUBLIC BENEFIT OBLIGATION

As a public benefit, Lessee shall give local discounts to CNMI Residents of no less than 10%, and shall give such other local benefits acceptable to DPL as more fully described on the Lease Data Sheet. Lessee shall allow public parking (non-exclusive), and provide public access, restrooms, and related recreational amenities at all beach and other recreational areas situated upon public land adjacent to the leased Premises as more fully described on the Lease Data Sheet. The Lessee is further obligated to provide proper lighting and security on the Premises and take all other reasonable actions and steps in order to ensure the safety, well-being and protection of its guests and invitees upon the public land that it is utilizing.

ARTICLE 14. SUBLEASE, ASSIGNMENT, TRANSFER, CONCESSIONS

A. Consent Required. Except with the prior consent in writing of the DPL in each instance, Lessee shall not, with respect to development on the public land leased hereby:

- (1) Assign, lease, sublease, sell, convey, mortgage, encumber, transfer or dispose of all or any part of Lessee's interest in or to the Premises, or permit the Premises to be used or occupied by others; or
- (2) Enter into a management contract or other arrangement by which the activities engaged in on the Premises shall be managed and operated by anyone other than Lessee; or
- (3) Grant concessions, permits, or otherwise contract for or permit any business or

commercial enterprise or activities to be constructed or performed on the Premises by any person other than the Lessee, unless the following conditions are met:

- (i) The availability of such concession, permit or enterprise shall be advertised by in a newspaper of general circulation in the Northern Mariana Islands;
- (ii) First priority in granting the concession, permit or enterprise shall be given to bona fide residents of the Northern Mariana Islands;
- (iii) The granting of such concession, permit or enterprise shall be subject to the approval of DPL or its successor.

For the purposes of this condition, "concession, permit or enterprise" shall mean a privilege or right to sell products or perform services, which are peripheral to Lessee's proprietary use of the Premises.

Lessee may sublease this Lease to any affiliate or subsidiary of the Lessee in existence and under joint ownership or control at the time of execution of this Lease, without the consent of the DPL, provided that such sublease shall in no way relieve Lessee of its responsibilities, obligations, or duties hereunder; and provided further that such assignment or sublease does not result in a change of control as defined in Article 14B.

The consent by the DPL to an assignment, transfer, management contract, or subletting may be granted, denied or made subject to such conditions as the DPL finds it in the best interest of its beneficiaries. Any purported assignment, lease, sublease, sale, conveyance, transfer, mortgage or encumbrance of this Lease, whether written or oral, or any other action for which DPL consent is needed as outlined above, to which the DPL has not given its prior consent is null and void, is of no force or effect, and is a violation of this Lease. No sublease, assignment, transfer, or contract shall be valid without the approval of the DPL, and then only if the respective sublessee, assignee, transferee, or other contracting party agrees in writing that the provisions of this Lease bind such sublessee, assignee, transferee, or contracting party. DPL will generally not consider any assignment, sublease, or transfer of this Lease during the initial two (2) years of the lease term nor the final two (2) years of the lease term. However, DPL may consider a request to sublease during the initial two (2) years of the lease term and/or the final two (2) years of the lease term provided that the sublease is for less than all of the leased public land and/or for less than all of the remaining lease term.

Once given, the DPL's consent shall not relieve Lessee, or any subsequent sublessees,

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assignees or transferees, in any way from obtaining the prior consent in writing of the DPL to any further assignment, transfer, management contract, or subletting.

For purposes of this section, "Premises" includes any portion of the leased premises or any improvement on the leased premises, and "Lessee" includes Lessee's employees, successors and assigns.

B. Change in Control of Lessee. If the sale, assignment, transfer, use, or other disposition of any of the issued and outstanding capital stock of Lessee (or of any successor or assignee of Lessee which is a corporation), or of the interest of any general partner in a partnership owning the leasehold estate created hereby, or of the interest of any member of a joint venture, syndicate, or other group which may collectively own such leasehold estate, shall result in changing the control of Lessee or such other corporation, partnership, joint venture, syndicate, or other group, then such sale, assignment, transfer, use, or other disposition shall be deemed an assignment of this Lease and shall be subject to all the provisions of this Lease with respect to assignments.

For purposes of this Article, if Lessee is a corporation or a limited liability company, "change of control" shall mean any dissolution merger, consideration, or other reorganization of Lessee, or the sale or other transfer of a controlling percentage of the capital stock of the Lessee, or the sale of at least fifty-one percent (51%) of the value of the assets of the Lessee. The term "controlling percentage" means the ownership of, and the right to vote, stock possessing at least fifty-one percent (51%) of the combined total voting power of all classes of Lessee's capital stock issued, outstanding and entitled to vote for the election of directors.

For purposes of this Article, if Lessee is a partnership, joint venture, syndicate or other group which collectively holds this Lease, "change of control" means a withdrawal or change, voluntary or involuntary or by operation of law, of any partner, individual or entity owning more than fifty-one percent (51%) of the beneficial interest in the partnership, joint venture, syndicate or other group.

For the purposes of this Article, "control" of any corporation shall be deemed to be vested in the person or persons owning more than fifty percent (50%) of the voting power for the election of the Board of Directors of such corporation, and "control" of a partnership, joint venture, syndicate, or other group shall be deemed to be vested in the person or persons owning more than fifty percent (50%) of the general partner's interest in such partnership or of the total interest in such joint venture, syndicate, or other group. For purposes of determining control by a person, members of the family

of any assignor or transferor shall be included. For purposes of this section, "members of the family" include a person's spouse, grandparents, parents, brothers and sisters, nephews and nieces, and children by adoption and by blood. Lessee shall furnish an annual statement to the DPL that includes the names and addresses of all stockholders in any corporation or general partners in any partnership holding this lease, showing the number of shares of stock owned by each stockholder of such corporation, or the respective interest of the partners in such partnership, as the case may be. Such statement shall be signed under oath by an officer of each corporation and by a general partner of each partnership holding this lease.

C. Notice to DPL. Lessee shall furnish a statement of ownership/control to the DPL prior to the Commencement Date of this Lease, and on the same date annually thereafter. If Lessee is a corporation, such statement shall include the names and addresses of all principal stockholders and officers in any corporation acting as Lessee, which stockholder(s) own more than ten percent (10%) of the total combined voting power of all classes of Lessee's capital stock issued, outstanding and entitled to vote for the election of directors. If the Lessee is a partnership, joint venture, syndicate or other group, such statement shall include the name, address and respective interest of each person or entity with an interest in the partnership, joint venture, syndicate or other group.

D. Assignee's Duties. No assignment, sublease or transfer made with DPL's consent shall be effective until there shall have been delivered to DPL an executed counterpart of such assignment, sublease or transfer containing an agreement, in recordable form, executed by the assignor, sublessor or transferor and the proposed assignee, sublessee or transferee in which the latter assumes due performance of the obligations on the former's part to be performed under this Lease to the end of the leasehold term.

E. Sublease or Assignment Fee.

(1) If DPL consents to an assignment of the entire Premises for the remaining term of this Lease or to a change in control of Lessee, as described in Section B of this Article, DPL shall assess a fee of twenty-five percent (25%) of the gain or profit derived by Lessee that is attributable to the Premises. For purposes of this section, the terms "gain" and "profit" are defined as the total revenue to Lessee from any assignment or change in control minus the following:

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(a) the cost of improvements and fixtures installed by Lessee. For purposes of this provision, "cost" shall be equal to the book value of the improvements and fixtures on the Premises, excluding depreciation, taxes, public benefits, and attorney's fees; and

(b) that portion of Lessee's goodwill (as defined by Generally Accepted Accounting Principles) at the time of the assignment or change in control not attributable to the Premises. Lessee shall pay the fee to DPL at closing of the assignment or the change in control of the Lessee.

(2) If DPL consents to any other transfer of the Premises, including but not limited to a sublease for less than all of the Premises and/or for less than all of the remaining lease term, DPL shall assess a fee of twenty-five percent (25%) of the gain or profit by Lessee that is attributable to the sublease. For purposes of this section, the terms "gain" and "profit" are defined as the total revenue to Lessee from any sublease minus the rent due to DPL under the Lease. Lessee shall pay the fee to DPL upon receipt of the revenue by Lessee.

ARTICLE 15. STATUS OF SUBLEASES

Termination of this Lease, in whole or in part, by cancellation or otherwise, shall operate either as an assignment to the DPL of any and all such subleases, concessions, and sub-tenancies or shall terminate all such subleases, concession agreements or sub-tenancies at DPL's discretion.

ARTICLE 16. AGREEMENTS FOR UTILITY LINES

The Lessee shall have the right to enter into agreements with public utility companies or with the Government of the Commonwealth of the Northern Mariana Islands and/or any of its agencies to provide utility services, including water, electricity, telephone, television, and sewer lines necessary to the full enjoyment of the Premises and the development thereof in accordance with the provisions of this Lease. Subject to prior consultation with Lessee, the DPL reserves the authority to grant utility rights-of-way across the Premises. The Lessee shall furnish to the DPL executed copies thereof together with a plat or diagram showing the true location of the utility lines to be constructed in accordance therewith. Nothing herein contained shall be deemed to imply an obligation on the part of DPL to furnish Lessee with any water services or other utilities

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whatsoever and DPL does not guarantee the availability of same. It is expressly understood that the Lessee shall obtain such services at its sole cost and expense.

ARTICLE 17. RIGHT OF MORTGAGE

The Lessee, its successors and assigns may, subject to the express prior written approval of the DPL, mortgage this Lease and the Lessee's interest hereunder, provided that no holder of any mortgage of this Lease or the Lessee's interest hereunder, or any one claiming by, through or under any such mortgage shall, by virtue thereof, except as provided herein, acquire any greater rights hereunder than the Lessee, and no mortgage of this Lease or the Lessee's interest hereunder, in whole or in part, by the Lessee or the Lessee's successors or assigns shall be valid, unless: (i) at the time of the making of such mortgage, there shall be no default under any of the agreements, terms, covenants and conditions to be performed by the Lessee under this lease; (ii) such mortgage shall be subject to all the agreements, terms, covenants and conditions of this Lease, (iii) any such mortgage shall reserve to the DPL prior right, in the event of Lessee's default under the same and after notice of the same character and duration as required to be given to Lessee, to correct the default or to purchase the same and terminate this Lease; and (iv) such mortgage shall contain the following provisions:

This instrument is executed upon condition that (unless this condition be released or waived by the DPL or its successors in interest by an instrument in writing), no purchaser or transferee of said Lease at any foreclosure sale hereunder, or other transfer authorized by law by reason of a default hereunder where no foreclosure sale is required, shall, as a result of such sale or transfer, acquire any right, title or interest in or to said Lease or the leasehold estate hereby mortgaged unless (i) the DPL shall receive written notice of such sale or transfer of said Lease within fifteen (15) days after the effective date of such sale or transfer and (ii) a duplicate original copy of the instrument or instruments used to effect such sale or transfer shall be delivered to the DPL within thirty (30) days after the execution and delivery thereof.

Any mortgage entered into shall be in strict compliance with all applicable laws and regulations, including mortgage security instrument laws, or applicable constitutional provisions, in order to be valid and enforceable. The loan secured by this leasehold mortgage shall not exceed the appraised value of the Premises. All funds received pursuant to any mortgage

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of the leasehold property shall be expended only for leasehold improvements within the Northern Mariana Islands.

ARTICLE 18. RIGHTS OF LEASEHOLD MORTGAGEES

If the Lessee or the Lessee's successors or assigns shall mortgage this Lease or its interest in the Premises in accordance with the provisions of this Lease, then so long as any such leasehold mortgage as hereinafter defined shall remain unsatisfied of record, the following provisions shall apply:

A. Notice to Mortgagee. The DPL shall serve upon the Lessee any notice of default pursuant to the provisions of Article 27 or any other notice under the provisions of or with respect to this Lease. The Lessee shall thereafter serve a copy of such notice upon the holder of the then existing mortgage of this Lease of the Premises. Service of such notice of default upon the Lessee shall be deemed as service on the mortgagee who shall thereafter have the same period as the Lessee for remedying the default or causing the same to be remedied, as is given the Lessee after service of such notice upon it.

B. Remedy. Such leasehold mortgagee of this Lease or the Premises, in case the Lessee shall be in default hereunder, shall, within the period and otherwise as herein provided have the right to remedy such default, or cause the same to be remedied, and the DPL shall accept such performance by or at the instigation of such leasehold mortgagee as if the same had been performed by the Lessee.

C. Diligent Prosecution. No default on the part of Lessee in the performance of work required to be performed, or acts to be done, or conditions to be remedied, shall be deemed to exist, if steps shall, in good faith, have been commenced promptly to rectify the same and shall be prosecuted to completion with diligence and continuity in accordance with Article 27 hereof, on "Default", unless otherwise specified in this Lease.

D. Termination. Notwithstanding while the leasehold mortgage remains unsatisfied of record, if any event or events shall occur which shall entitle the DPL to terminate this Lease, and if before the expiration of thirty (30) days after the date of service of notice of termination by the DPL all rent and other payments herein provided for then in default is fully paid, and the Lessee shall have complied or shall be engaged in the work of complying with all the other requirements of this Lease, if any, then in default, then in such event the DPL shall not be entitled to terminate

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this Lease, and any notice of termination theretofore given shall be void and of no force or effect, provided, however, nothing herein contained shall in any way affect, diminish or impair the right of DPL to terminate this Lease or to enforce any other subsequent default in the performance of any of the obligations of the Lessee hereunder.

E. Notice of Termination. In the event of the termination of this Lease prior to the natural expiration of the term hereof, whether by summary proceedings to dispossess, service of notice to terminate or otherwise, due to default of the Lessee as provided in Article 27 hereof, or any other default of the Lessee, the DPL shall serve upon the holder of the then existing mortgage on this Lease or the Premises written notice of such termination. Nothing herein contained shall release the Lessee from any of its obligations under this Lease, which may not have been discharged or fully performed by any mortgagee of this Lease or the Premises, or its designee.

F. First Mortgage Only. Whenever reference is made herein to the holder of the mortgage on this Lease or the Premises, the same shall be deemed to refer only to the holder of the first record mortgage on this Lease or the Premises, if any, as shown by the records of the Commonwealth Recorder's office. Notice of such mortgage shall be sent to the DPL by certified or registered mail, and include a copy of the recorded mortgage certified by the Commonwealth Recorder's office as to the date and time of recordation. Any notice or other communication to any such mortgagee by the DPL shall be in writing and shall be served either personally or by certified or registered airmail address to such holder or mortgagee at his/her address appearing on such records or at such other address as may have been designated by notice in writing from such holder or mortgagee to the party serving such notice of communications. Nothing contained in this Article shall be construed so as to require the DPL to serve notices upon or recognize any leasehold mortgagees other than the holder of such first mortgage on this Lease or the Premises, as aforesaid.

ARTICLE 19. STORM, FIRE AND DAMAGE INSURANCE

The Lessee shall procure upon the Commencement Date and shall continue to maintain in force during the entire Term of this Lease or any extension thereof, storm (typhoon), fire, and damage insurance for the Premises with a company or companies authorized to do business in the Northern Mariana Islands, with extended coverage endorsements jointly in the names of the Lessee and the DPL, covering the full insurable value of all improvements on the Premises, subject to appropriate co-insurance provisions (no greater than 10%). For the avoidance of doubt,

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this provision requires Lessee to procure and maintain such insurance for buildings and other structures on the golf course, but does not require such coverage for the tee ground, fairway, rough, greens, and hazard areas. The policy shall contain a clause requiring that the DPL be given thirty (30) days' notice prior to any cancellation or termination of the policy. A copy of such policy or policies or an acceptable certificate shall be deposited with the DPL within thirty (30) days of the same obtained by the Lessee. The Lessee shall pay all premiums and other charges payable in connection with insurance carried by the Lessee.

In the event of damage to any permanent improvement on the premises, the Lessee shall reconstruct such improvement in compliance with applicable laws, ordinances, and regulations and in accordance with the applicable provisions of this Lease. Such reconstruction shall commence within six (6) months of payment under the insurance policy after the damage occurs and shall be pursued diligently and completed within one (1) year after the execution of insurance policy payout related to the occurrence or within a reasonable time frame approved by the DPL Secretary on a case-by-case basis. In the event of damage to the extent of seventy-five percent (75%) or more of the total value of all permanent improvements on the Premises during the last five (5) years of the term of this Lease, the Lessee for ninety (90) days shall have the option to agree to reconstruct the damaged improvements. Should the Lessee fail to notify the DPL in writing of the exercise of its option to reconstruct within ninety (90) days of the occurrence of damage, the Premises shall be cleared at the Lessee's expense and upon completion of such clearing this Lease shall terminate. In the event Lessee shall elect not to rebuild damaged improvements during the last five-year term of the Lease, all insurance proceeds accruing as a result of the fire or damage, shall be for the sole benefit of and made payable to the DPL, or its lawful successors and assigns. Any damages incurred or suffered by any sublessee, assignee, mortgagee, or otherwise as a result of such termination shall be borne solely by the Lessee.

ARTICLE 20. LIABILITY INSURANCE

The Lessee shall, from the Commencement Date of this Lease, procure and maintain in force during the entire term of this Lease or any extension thereof, at its sole expense, commercial general liability insurance (all risk) for the Premises and operations conducted thereon, with the DPL and the CNMI Government as named co-insured, in a company or

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companies authorized to do business in the Northern Mariana Islands, with a minimum coverage of \$1,000,000 in the aggregate or such higher amounts as the DPL may reasonably require. Copies of such policies shall be delivered to the DPL within thirty (30) days of their issuance, and shall contain a clause requiring at least thirty (30) days' written notice shall be given to the DPL prior to cancellation or refusal to renew any such policies. Lessee agrees that if such insurance policies are not kept in force during the entire term of this Lease, the DPL may procure the necessary insurance, pay the premium therefor, and such premium shall be repaid to the DPL immediately upon the DPL's demand.

All insurance obtained by the Lessee in compliance with this Lease shall be obtained from reputable companies acceptable to the DPL.

ARTICLE 21. NOTICES

Except as otherwise specified herein, all notices required or permitted under this Lease shall be in writing and shall be delivered in person or deposited in the United States mail in an envelope addressed to the proper party, certified or registered mail, postage prepaid as follows:

DPL:	Secretary Department of Public Lands P.O. Box 500380 Saipan, MP 96950
LESSEE:	Name of Authorized Signatory, Title/Position Name of Company/Lessee Mailing Address XXXXX, MP XXXXX Telephone No.:

or at such other address as the DPL or Lessee may from time to time specify in writing. All notices shall be deemed delivered (1) on the date personal delivery is made, or (2) on the date falling three (3) days after the date of the post mark by the U.S. Post Office of any mail or notice properly addressed and containing sufficient postage.

ARTICLE 22: RESERVATION OF EASEMENTS/MINERAL RIGHTS

The Lease shall be subject to all existing easements, roadways, and rights-of-way across or through the Premises. The DPL and the CNMI Government retain the right at all times to cause the construction, maintenance, operation or repair of public utilities or parts thereof on the premises, including, but not necessarily limited to, electric power transmission, telegraph, telephone and pipelines, and for roads and other community projects. Lessee shall be entitled to no compensation from the DPL or the CNMI government for such uses of the Premises. The DPL hereby reserves all rights to minerals and resources on the Premises, including the right of access to and use of such parts of the surface of the Premises as may be necessary for the mining and saving of said minerals. The right of ingress to and egress from the Premises upon which public utilities and other improvements have been constructed, and for the purposes of inspection by the DPL, as well as for the performance of official duties in the maintenance, operation and repair of such utilities and other improvements is hereby reserved.

ARTICLE 23. RIGHT OF INSPECTION; INGRESS/EGRESS

A. The DPL, its agents, and representatives shall have, upon reasonable notice, the right to enter the Premises at any time for inspection purposes in order to determine whether the provisions of the Lease are being complied with by the Lessee, to serve notices required under this Lease, or for any other purpose deemed appropriate by the DPL. In addition, DPL shall have the right to inspect and examine all the books, records, documents, and accounts of the Lessee or its sublessees, from time to time upon request.

B. The DPL reserves to the CNMI Government the right to order cessation of all operations on the Premises until further notice should the CNMI Government, any agency thereof, or the DPL determine the Lessee is not exercising a high degree of care in protecting the safety of persons and property in the conduct of its activities on the Premises.

Regardless of the above provisions, it always remains the sole responsibility and duty of the Lessee to ensure that the operation is operated in a safe and healthful manner.

ARTICLE 24. CONDEMNATION

The DPL and Lessee covenant and agree that in the event the whole property hereby leased shall be taken in condemnation proceedings or by any right of eminent domain, or otherwise, for public purposes, then and on the happening of any such event, the DPL or Lessee, may terminate this Lease and the Term hereby granted and all the rights of the Lessee hereunder, and the rent shall be paid up to the date of such condemnation or termination and any unearned rent paid in advance by the Lessee shall be refunded pro rata. In the event any portion of the property hereby leased is condemned or taken by right of eminent domain or otherwise for public purposes, thereby rendering the leased property unsuitable for the purpose of Lessee as stated in Article 2 above, then and on the happening of such event Lessee may terminate this Lease and the Term hereby granted, and all the rights of the Lessee hereunder and the rent shall be paid up to the date of such termination or condemnation and any unearned rent paid in advance by the Lessee shall be refunded pro rata. If Lessee does not terminate this Lease upon such event, then the rent shall be reduced in proportion to the land taken as such bears to the total area of land leased. The DPL and the Lessee may each independently file separate claims in such proceedings for the purpose of having the value of their respective interests determined, and the award shall be paid accordingly; but if the public or governmental authorities shall object or refuse to permit separate claims to be proved and/or distributed in such manner, the DPL will prosecute all claims for damages to the Premises on behalf of both the DPL and the Lessee (and authority to do so is hereby granted), and after deducting all reasonable expenses incurred by the DPL incident thereto, the balance of said award shall be divided between the DPL and the Lessee as established in that proceeding. In the event the DPL prosecutes the claim on behalf of both parties hereto, all such awards shall be paid to the DPL for the account of the DPL and Lessee as hereinbefore provided.

ARTICLE 25. COVENANT AGAINST DISCRIMINATION

The use and enjoyment of the Premises shall not be in support of any policy which discriminates against anyone based upon race, creed, sex, color, national origin, or a physical handicap, or as provided by Commonwealth or Federal laws.

ARTICLE 26. ABANDONMENT / UNDERUTILIZATION OF PREMISES

Should the Lessee fail to use the Premises for the purpose set forth in this Lease for a consecutive period of ninety (90) days without securing the written consent of the DPL, the Lessee shall be deemed to have abandoned the Premises. In such event this Lease may, at the option of the DPL, be terminated pursuant to the provisions of Article 27 hereof without further notice to the Lessee.

In the event of a use other than the permitted use set forth on the Lease Data Sheet, or utilization of the Premises that fails to comport with the conceptual design upon which this Lease was based, DPL may recapture all or portions of the Premises under lease when such lands may have a higher and better use than as actually being used or developed by Lessee. In such case DPL shall give notice to Lessee and an opportunity to cure or within one hundred eighty (180) days reach agreement with the DPL on a proposed course of action to cure. Otherwise, such non-conforming or underutilized portions of the Premises shall revert to the DPL.

ARTICLE 27. DEFAULT

Time is of the essence and Lessee shall automatically be in material default of this Lease if:

A. Failure to pay. Lessee shall fail to pay any installment or rent hereby reserved or shall fail to pay any taxes or other charges required to be paid by Lessee within thirty (30) days after the due date under the terms of this Lease.

B. Other Breach of Lease. Lessee shall breach any term, provision or covenant of this lease, other than the payment of rent, taxes, or other charges, and fails to cure such breach within thirty (30) days from and after written notice from the DPL.

C. Insolvency or Bankruptcy. Lessee, its successors and assigns, becomes insolvent or file for relief under the United States Bankruptcy Code.

D. Abandonment. Lessee abandons the Premises as provided in Article 26.

Notice shall be given to lessees who are in material default as follows: first notice with thirty (30) days to cure, final notice with fifteen (15) days to cure, and notice of termination effective immediately. DPL may terminate this Lease if it remains in default forty-five (45) days after the first notice has been delivered.

Upon the occurrence of Lessee's default of this Lease as described above, all Lessee's

rights under this Lease are terminated, including, but not necessarily limited to Lessee's right to use the Premises. Any notices, as may be required by law or this Lease, shall be delivered as provided by Article 21 of this lease.

ARTICLE 28. REMEDIES

Upon termination of Lessee's rights under this Lease pursuant to Article 27, the DPL may, upon fifteen (15) days written notice, enter into and upon the leased premises, take possession of all buildings, fixtures and improvements, and evict Lessee without liability of trespass. The remedies herein shall not prejudice the DPL's other rights and remedies at law or equity.

ARTICLE 29. ACCORD AND SATISFACTION

No payment by Lessee or receipt by the DPL of a lesser amount than the annual rent herein stipulated shall be deemed to be other than on account of rents due, nor shall any endorsement or statement on any check or any letter accompanying any check or payment of rent be deemed an accord and satisfaction, and the DPL may accept such check or payment without prejudice to the DPL's right to recover the balance of such rent or pursue any other remedy provided in this lease. In the event that the rent or any other monies which are due hereunder by Lessee are delinquent, the DPL may, upon the receipt of any payments, apply them to any account or period it shall determine in its discretion.

ARTICLE 30. WAIVER OF BREACH

Waiver by the DPL of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition herein contained. The acceptance of rent by the DPL shall not be deemed to be a waiver of any of the terms or conditions including the remedies of DPL hereof. No covenant herein shall be deemed waived by the DPL unless such waiver is in writing by the DPL.

ARTICLE 31. EXPENSE OF ENFORCEMENT

If an action is brought by the DPL for rent or any other sums of money due under this Lease, or if any action is brought by the DPL to enforce performance of any of the covenants and/or conditions of this Lease, Lessee shall pay reasonable attorney's fees to be fixed by the Court as a part of the costs in any action. Use of in-house counsel or the Office of Attorney General shall not be a basis to reduce or avoid an award of such costs. In such event, fees shall be calculated by multiplying the prevailing hourly rate for private counsel in the Commonwealth by the reasonable number of hours spent in connection with such enforcement activities.

ARTICLE 32. INDEMNIFY, DEFEND AND HOLD HARMLESS

Lessee hereby releases and forever discharges and agrees to defend, indemnify and hold harmless the DPL, the CNMI Government, their successors, employees and assigns, from any and all injury or loss and all liability for injury or loss to persons or property which occur on the Premises or which arise out of or in connection with any activities contemplated under this Lease during the Term of this Lease, any extension thereto or during any holdover by Lessee whether or not such claims, demands or actions are rightfully or wrongfully brought or filed and against all costs incurred by the DPL, the CNMI Government, their successors, employees and assigns therein. In case a claim should be brought or an action filed with respect to the subject of indemnity herein, Lessee agrees the DPL, the CNMI Government, their successors, employees and assigns may employ attorneys of their own selection to appear and defend the claim or action on their behalf, at the expense of the Lessee. The DPL, the CNMI Government, their successors, employees and assigns, at their own option, shall have the sole authority for the direction of the defense, and shall be the sole judge of the acceptability of any compromise or settlement of any claims or actions against them.

ARTICLE 33. QUIET ENJOYMENT

The DPL covenants that the Lessee, upon paying the rent required herein and upon fulfilling all the conditions and agreements required of the Lessee, shall and may lawfully, peacefully and quietly have, hold, use, occupy and possess and enjoy the property during the Term agreed upon without any suit, hindrance, eviction, ejection, molestation, or interruption whatsoever of or by the DPL, or by any other person lawfully claiming by, from, under or against the DPL.

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ARTICLE 34. GOVERNMENT REQUIREMENT

Lessee shall procure all licenses, certificates, permits, and other required authorizations from any and all other governmental authorities having jurisdiction over the Operation of the Lessee under this Lease. Lessee shall provide the DPL with copies of all such licenses, certificates, permits and other required authorizations from other governmental authorities within three (3) months after the Commencement Date of this Lease. If the Lessee requires additional time to secure the necessary licenses, certificates, permits, or other such authorizations, it must notify the DPL in writing of the reason for the delay in securing the necessary approval and its request for extension. The DPL shall review Lessee's request for extension and provide for additional time if in DPL's determination the extension is reasonable, necessary, and is not due to any delay or inaction on the part of Lessee.

ARTICLE 35. UNLAWFUL USE AND COMPLIANCE WITH LAWS

Lessee covenants and agrees not to use, cause, or permit to be used any part of the Premises for any unlawful conduct or purpose. Lessee agrees to comply with all property, building, health, sanitation, safety and other laws and regulations of the Commonwealth of the Northern Mariana Islands, which are in effect or which may hereafter become effective.

ARTICLE 36: HOLDOVER CLAUSE

If the Lessee fails to vacate the Premises upon the expiration, termination or cancellation of this Lease, Lessee shall be deemed a holdover Lessee. Such holdover Lessee shall be obligated to pay the DPL a holdover fee during the holdover period of not less than 150% of the monthly-prorated Base Rent and Additional Rent for the Five-Year Period immediately preceding the holdover period as provided in Article 5A. Payment of such liquidated damages shall in no way constitute a limitation upon any other rights or remedies the DPL may be entitled to pursue for violation of the Lease, for trespass, illegal possession, or for any other cause of action arising out of the holdover Lessee's failure to vacate the Premises including the right to evict the Lessee without court action, with the costs thereof to be paid by the Lessee.

ARTICLE 37. CONDITION OF PREMISES

The Lessee acknowledges that it has examined the Premises prior to the making of this Lease and knows the conditions thereof, and that no representations or warranties other than those expressed herein have been made by the DPL. Lessee hereby accepts the Premises as-is in their present condition at the Commencement Date of this Lease.

ARTICLE 38. VACATING THE PREMISES

Upon the expiration, earlier termination, or cancellation of the Lease, the Lessee shall quietly and peacefully vacate the Premises and surrender the possession thereof. The DPL may, at its option, require the removal of all improvements and property on the Premises, or it may require all improvements, except removable personal property, trade fixtures and equipment, remain on the Premises and become the property of the DPL after termination of this Lease. Upon the failure or neglect of the Lessee to remove its property from the Premises or restore the Premises, the DPL, its officers or agents, may enter the Premises and remove all persons and property therefrom without recourse to any action or proceeding at law or in equity. Such removal and/or restoration shall be at the cost and expense of the Lessee, and no claim for damages of any nature whatsoever against the DPL, the CNMI Government, or any officer or agent thereof shall be created by or made on account of such removal.

ARTICLE 39. PUBLIC AUDITOR

This Lease is subject to 1 CMC § 7845. The Lessee shall provide, upon request of the Public Auditor of the Commonwealth all records and reports, and shall allow audit, inspection, access and the right to copy her books, records, documents, correspondence, and any other data and material relating to this Lease, to the Public Auditor, and do any other acts required under 1 CMC § 7845. This right of access, inspections, and copying shall continue until the expiration of three (3) years after the final payment under the Lease is made, or such other time as set forth in 1 CMC § 7845.

ARTICLE 40. GENERAL PROVISIONS AND DEFINITIONS

A. Waiver. No waiver of any default of the Lessee hereunder shall be implied from any omission by the DPL to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect the default other than the default specified in the

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express waiver, and that only for the time and to the extent therein stated.

One or more waivers of any covenant, term or condition of this Lease by the DPL shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition.

The consent or approval by the DPL to or of any act by the Lessee requiring the DPL's consent or approval shall not be deemed to waive or render unnecessary the DPL's consent or approval to or of any subsequent or similar acts by the Lessee. The acceptance of Lease fees by the DPL shall not be deemed to be a waiver of any of the terms or conditions, including the remedies of the DPL. No covenant of this Lease shall be deemed waived by either party unless such waiver is in writing and signed by the party waiving the covenant.

B. Agreement Complete. It is hereby expressly agreed that this Lease, together with the exhibits attached hereto, contains all of the terms, covenants, conditions and agreements between the parties hereto relating in any manner to the use and occupancy of the Premises, and that the execution hereof has not been induced by either of the parties by representations, promises or understandings not expressed herein and that there are no collateral agreements, stipulations, promises or understandings of any nature whatsoever between the parties hereto relating in any manner to the use and occupancy of the Premises, and none shall be valid or of any force or effect, and that the terms, covenants, conditions and provisions of this Lease cannot be altered, changed, modified or added to except in writing signed by the parties hereto.

C. Interpretation. The language in all parts of this Lease shall be in all cases construed simply, according to its fair meaning, and not strictly for or against the DPL or the Lessee. Captions and paragraph headings contained herein are for convenience and reference only, and shall not be deemed to limit or in any manner restrict the contents of the paragraph to which they relate.

D. DPL's Representative. The authorized representative of the DPL for purposes of this Lease shall be the Secretary of the Department of Public Lands or his/her designee.

E. Lessee's Representative. The authorized representative of the Lessee for purposes of this lease shall be as set forth on the Lease Data Sheet.

F. Law Governing. This Lease shall be governed by the laws and regulations of the Commonwealth of the Northern Mariana Islands, both as to performance and interpretation therein. If any provision of this Lease shall be held invalid under the laws of the Commonwealth of the Northern Mariana Islands for any reason, the same shall in no way impair the validity of

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the remaining provisions of this Lease, and the remaining provisions of the Lease shall otherwise remain in full force and effect.

G. Gross Receipts. "Gross Receipts", as that term is used herein, means all income or revenue whatsoever, including money and any other thing of value, received by or paid to the Lessee, its sublessees or concessionaires, or received by or paid to others for the use and benefit of any of the aforementioned, derived from business done, sales made or services rendered from, on, or related to the leased Premises, or derived from the subleasing, sub-renting, permitting, contracting, or other use of the same. For the sake of clarity, Gross Receipts includes enterprise Gross Receipts, not just Gross Receipts derived from parts of the enterprise situated on public lands. The Lessee shall not directly or indirectly divert from inclusion in Gross Receipts any income or revenue whatsoever derived from the leased Premises to any other business or enterprise located elsewhere and all revenues from any attempted or inadvertent diversion shall be calculated as revenue hereunder.

The following items may be deducted from the gross receipts:

- 1) credits for the exchange of goods or merchandise from the premises to another store or stores owned or operated by the Lessee, its parent or affiliate, where such exchange is made solely for the convenience of business and not for the purpose of consummating a sale previously made directly or indirectly from or upon the Premises;
- 2) to the extent the same shall have been included in "Gross Receipts", there shall be deducted credits to customers for returned merchandise, merchandise trade-ins, exchanges, and merchandise cancellations;
- 3) the amount derived from the sale or other disposition of fixtures, goodwill, improvements, furnishings, equipment, accessory, appliance, utensils or any other item of property: (i) which is either sold outside the ordinary course of the Lessee's business; or (ii) which is not acquired or held by the Lessee as a stock-in-trade or inventory for resale in the ordinary course of the Lessee's business;
- 4) any amounts received by Lessee from insurance proceeds, to the extent that such insurance proceeds are not included in Lessee's gross income; and
- 5) any gain or profit derived by Lessee that is subject to the twenty-five percent (25%) sublease or assignment fee in Article 14(E) hereof.

ARTICLE 41. LEASE AGREEMENT BINDING

This Lease and the covenants, conditions and restrictions hereof shall extend to and be binding upon the parties hereto, their heirs, successors and assigns and to any other person claiming to hold or to exercise any interest by, under or through any of the parties hereto.

ARTICLE 42. ADDITIONAL OBLIGATIONS OF LESSEE

Lessee shall perform all responsibilities, obligations, and duties set forth on the Lease Data Sheet as if set forth within the body of this Lease.

ARTICLE 43. GUARANTEE

In further consideration for this Lease, the "Guarantor" listed on the Lease Data Sheet guarantees full payment of Base Rent and Additional Rent as they become due under Article 5 of this Lease:

- A. Guarantor will in all respects guarantee the due and proper timely payment of Base Rent and Additional Rent as they become due, which guarantee shall extend to any permitted extension thereof.
- B. If Lessee fails to make such payment when due (unless relieved from the payment obligation by statute or by the decision of a court or tribunal of competent jurisdiction) the Guarantor will be liable for and shall indemnify the DPL for such payment under the Lease.
- C. The Guarantor shall not be discharged or released from this Guarantee by the occurrence of any one or more of the following:
 1. Any alteration to the nature or extent of the Lease;
 2. Any allowance of time, forbearance, indulgence or other concession granted to the Lessee under the Lease or any other compromise or settlement of any dispute between the DPL and the Lessee
 1. The liquidation, bankruptcy, administration, absence of legal personality, dissolution, incapacity or any change in the name, composition or constitution of the Lessee or the Guarantor(s).
- D. This Guarantee is a continuing guarantee and accordingly shall remain in operation as to payment of the Base Rent and Additional Rent as they become due and is in addition

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to and not in substitution for any other security which the DPL may at any time hold for the performance of such obligations and may be enforced without first having recourse to any such security and without taking any other steps or proceedings against the Lessee.

- E. So long as any sums are payable (contingently or otherwise) by the Lessee to the DPL under the terms of the Lease then the Guarantor shall not exercise any right of set off or counterclaim against the Lessee or any other person or prove in competition with the DPL in respect of any payment by the Guarantor hereunder and in case either Guarantor receives any sum from the Lessee or any other person in respect of any payment of the Guarantors hereunder the respective Guarantor shall hold such monies in trust for the DPL so long as any sums are payable (contingently or otherwise) under this Guarantee.
- F. Guarantor will not, without prior written consent of the DPL hold any security from the Lessee or any other person in respect of the Guarantor's liability hereunder. The Guarantor will hold any security held by it in breach of this provision in trust for the DPL.
- G. This Guarantee is in addition to and not in substitution for any present and future guarantee lien or other security held by the DPL. The DPL's rights under this Guarantee are in addition to and not exclusive of those provided by law.

Guarantor agrees to waive any corporate protection under the law pertaining to such guarantee of full performance hereunder.

IN WITNESS WHEREOF, the parties hereunto set their respective hands, the date and year first written above.

LESSEE: NAME OF COMPANY

By: _____
Name of Authorized Signatory
Position/Title

Date: _____

COMMONWEALTH OF THE)
NORTHERN MARIANA ISLANDS)
SAIPAN, NORTHERN MARIANA ISLAND)

ACKNOWLEDGMENT

On this _____ day of _____, **2026**, before me, a Notary Public in and for the Commonwealth of the Northern Mariana Islands, personally appeared **Name of Authorized Signatory, Position/Title of Name of Company**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed for the purpose set forth therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public

GUARANTOR: Name of Company

By: _____
Name of Authorized Signatory

Date: _____

COMMONWEALTH OF THE)
NORTHERN MARIANA ISLANDS)
SAIPAN, NORTHERN MARIANA ISLAND)

ACKNOWLEDGMENT

On this _____ day of _____, **2026**, before me, a Notary Public in and for the Commonwealth of the Northern Mariana Islands, personally appeared **Authorized Signatory**, in his/her individual capacity, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed for the purpose set forth therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public

DEPARTMENT OF PUBLIC LANDS:

By: _____
Sixto K. Igisomar
Secretary, DPL

Date: _____

COMMONWEALTH OF THE)
NORTHERN MARIANA ISLANDS)
SAIPAN, MARIANA ISLANDS)

ACKNOWLEDGMENT

On this ____ day of _____, **2026**, before me, a Notary Public in and for the Commonwealth of the Northern Mariana Islands, personally appeared **Sixto K. Igisomar, Secretary of the Department of Public Lands**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purposes set forth therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public

APPROVED AS TO FORM AND LEGAL CAPACITY:

By: _____
EDWARD E. MANIBUSAN
Attorney General

Exhibit A
SCHEDULE 1
Lease Data Sheet

Lessee Name:	XXXXX
Lessee's Representative:	XXXXX
Form of Business Entity:	XXXXX
Permitted Purpose of Lease:	XXXXX
Lease Term:	40 years
Guarantor:	XXXXX
Property Description:	Susupe, Saipan
Fee Simple Value of Premises (applicable during first 5 years of term):	XXXXXX
Base Rent during initial 5-year period (in dollars):	XXXXXX
Additional Rent (as percent of BGR):	Refer to table in Article 5.B
Security Deposit:	XXXXXX (Advanced one-year base rent)
Construction Deposit:	XXXXX
Public Benefit Obligations:	XXXXX
Additional Obligations of Lessee:	XXXXX
Additional Restrictions upon Lessee:	XXXXX

Exhibit B
Construction Plan

DEPARTMENT OF PUBLIC LANDS
P.O. Box 500380, Saipan, MP 96950

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Exhibit C
Public Benefit Obligation

DEPARTMENT OF PUBLIC LANDS
P.O. Box 500380, Saipan, MP 96950

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EXHIBIT C

TEMPORARY OCCUPANCY AGREEMENT (ENCROACHMENT- Commercial) TOA No. XXXXXS

This Temporary Occupancy Agreement (hereinafter the “Agreement”) is made and entered into this ____ day of _____, 2026 by and between the **Department of Public Lands** (hereinafter “DPL”), established under Public Law No. 15-2, having authority and responsibility over the management, use, and disposition of public lands in the Commonwealth, whose offices are located on the Second Floor of Joeten Commercial Building in Dandan, Saipan, Northern Mariana Islands, and **Name of Company, a CNMI Corporation**, (hereinafter the “Permittee”).

WITNESSETH THAT:

WHEREAS, the Permittee wishes to continue using **8,574** square meters, more or less, as shown and delineated on the attached map marked as Exhibit “A” and “A-1” (hereinafter the “Premises”) portion of public land **Tract 21868 in Susupe, Saipan**, to maintain portions of existing encroachment structures used for commercial purposes; and

WHEREAS, for encroachments on public lands located within 150 feet of the high water mark of a sandy beach, DPL charges an annual Agreement Fee of 4% of the estimated fair market value of the public land for commercial encroachment purpose, in this case appraised at XXX per square meters; and

WHEREAS, DPL charges an Application Processing Fee of Fifty Dollars (\$50.00) for new agreements and renewals; and

WHEREAS, DPL issues annual agreements with uniform dates for issuance and expiration:

Type of Temporary and Long Term Permit	Expiration Date
Encroachment-Commercial	April 30 th

WHEREAS, DPL, having the authority and responsibility over the management, use, and disposition of public lands in the Commonwealth finds it desirable, beneficial and in the

interest of the Commonwealth and public land beneficiaries to allow Permittee to temporarily use portions of public land for such purposes.

NOW, THEREFORE, in view of the above recitals and in consideration of the mutual covenants, conditions, and benefits to be derived herein, DPL and the Permittee mutually agree as follows:

ARTICLE 1: THE TEMPORARY OCCUPANCY AGREEMENT

DPL hereby gives unto the Permittee this Agreement to temporary use the Premises to maintain its existing encroachment structures. The Permittee is allowed (on a non-exclusive basis) to use the Premises. DPL reserves the right to require the Permittee to relocate, adjust, or remove its encroachments upon notice by DPL. This Agreement shall not be construed in any manner, substance or form as a grant of an interest in the Premises, whether freehold, leasehold, or by prescription.

ARTICLE 2: PURPOSE

This Agreement is given to the Permittee to temporarily use the Premises solely to maintain its existing encroachment for commercial purposes and for no other purpose (hereinafter the “Operation”). There shall be no other structures, temporary or permanent, erected on the Premises, and such is specifically prohibited and would be a violation of this Agreement.

ARTICLE 3: USE OF THE LAND

During the term of this Agreement or any renewal thereof, the Permittee shall use the Premises solely for the purpose described in Article 2 and for no other purpose. The Permittee is prohibited from erecting any structure(s) or installing utilities other than lighting on the Premises. The Permittee agrees to use the land in a reasonably prudent manner, so as to not cause nuisance or hazards to the public, and to not allow, Agreement, or suffer any waste or unlawful, improper or offensive use of the Premises. The Premises must be fully utilized for the purpose granted herein, to the extent practicable, at all times by the Permittee. In the Event that only a portion of the Premises is being used, DPL may reduce the size of the Premises to area being used, but the Agreement fee as provided in Article 5 shall not be changed.

ARTICLE 4: TERM OF AGREEMENT

The term (hereinafter the “Term”) of this Agreement shall commence upon the date of execution (hereinafter the “Date of Commencement”) and end on **XXXXXXX** (hereinafter the

“Date of Expiration”) and shall not be automatically extended or renewed. This Agreement may be canceled or modified by DPL as set forth in Article 17 herein, at its sole option and discretion at any time, with or without cause, provided that the Permittee is given written notice at least thirty (30) days prior to the effective date of cancellation or modification. Permittee shall submit an application for new permit no later than two months prior to the Date of Expiration if it wishes to continue encroaching upon the Premises after the Date Expiration. Nothing in this Article shall be interpreted as giving Permittee any right of renewal or extension. Renewal or extension, if any, shall be permitted only at the discretion of DPL.

ARTICLE 5: FEES AND TIME PAYMENT

Permittee shall pay to DPL the following fees:

(a)

Application Fee:			\$50.00
------------------	--	--	----------------

(b)

Agreement Fee:			
Value / Sgm	Area Sgm	Value of Area	4% of Value
\$ XXXX	8,574	\$ XXXXXXXX	\$ XXXXXXXX

These fees are due and payable on the Date of Execution of this Agreement.

Past due rental payments shall bear interest at one- and one-half percent (1.5%) per month compounded monthly, from the date it becomes due until paid. This provision shall not be construed to relieve the Permittee from any default in making any rental payment at the time and in the manner herein specified.

ARTICLE 6: NON-ASSIGNMENT OF AGREEMENT

Neither this Agreement, nor any interest therein shall be assigned, leased, sublease, sold, conveyed, mortgaged, or in any way encumbered, transferred or disposed of. Any such purported assignment, lease, sublease, sale, conveyance, transfer, mortgage or encumbrance of this Agreement, whether written or oral, is null and void and of no force or effect, and would be a violation of this Agreement.

Permittee shall not enter into any management contract whereby another person or entity operates on the Premises other than the Permittee.

ARTICLE 7: REQUIREMENTS OF OTHER AGENCIES

Permittee shall procure all licenses, certificates, Agreements, and other required authorizations from other governmental authorities having jurisdiction over the activities of the Permittee under this Agreement including without limitation all necessary right-of-way Agreements required by the Department of Public Works, as well as clearance or approval from Zoning. Permittee shall provide DPL with copies of all such licenses, certificates, Agreement and other required authorizations from other governmental authorities prior to commencement of its planned activities on the Premises. Permittee shall familiarize itself with, observe, and comply with the provisions of all laws, rules and regulations, requirements, orders and directions which may pertain or apply to the activities of Permittee on the Premises.

ARTICLE 8: DEBT TAXES AND FEES

Permittee agrees to pay when due all taxes, excises, license fees and Agreement fees of whatever nature, applicable to its Operation under this Agreement. Permittee further agrees to pay promptly debts and obligations incurred in connection with its Operation under this Agreement.

ARTICLE 9: VARIOUS OBLIGATIONS

- A. Permittee shall control and its activities and in an orderly and proper manner so as to not annoy, disturb, or be offensive to others.
- B. Permittee shall control and is responsible and liable for the conduct, demeanor, and appearance of its invitees.
- C. Permittee covenants and agrees to not use or cause or Agreement to be used, any part of the Premises for any unlawful conduct or purpose.
- D. Permittee shall remove and properly dispose from the Premises on a daily basis all garbage, waste material, personal property and fixtures used or placed upon the Premises pursuant to this agreement.
- E. Any and all disputes and/or questions arising under this Agreement shall be referred to DPL, and its determination of any and all disputes or questions shall be final and binding on the parties.

ARTICLE 10: RESERVATION OF EASEMENTS/MINERAL RIGHTS

This Agreement shall be subject to all existing easement, roadways, and right-of-way across or through the Premises. DPL retains the right at all times to cause the construction, maintenance, operation or repair of public utilities, or parts thereof, on the premises, including but not necessarily limited to, electric power transmission, telegraph, telephone and pipelines, and for roads and other community projects. Since this temporary use Agreement only, Permittee shall be entitled to no compensation from DPL or the CNMI government for such uses of the Premises. DPL hereby reserves all rights to minerals and resources on the Premises, including the right of access to and use of such parts of the surface of the Premises as may be necessary for the mining and saving of said minerals. The right of ingress to and egress from the Premises upon which public utilities and other improvements have been constructed, and for the purposes of inspection by DPL, as well as for the performance of official duties in the maintenance, operation and repair of such utilities and other improvements, is hereby reserved.

ARTICLE 11: PERMISSION REQUIRED TO UTILITY SERVICES

Permittee shall not install or have installed utilities without the express written consent of DPL. If such consent is granted, it is expressly understood that the Permittee shall obtain such services at its sole cost and expense.

ARTICLE 12: DESTRUCTION TO GOVERNMENT; PROPERTY

In the event any property of DPL or the CNMI Government is destroyed or damaged by the Permittee as result of the Permittee's use and occupancy of the Premises, such property shall be promptly repaired, replaced, or compensated by the Permittee to the satisfaction of DPL.

ARTICLE 13: RIGHT OF INSPECTION; INGRESS/EGRESS

DPL and its officers and agents shall have the right to enter the Premises at any time for inspection purposes in order to determine whether the provisions of this Agreement are being complied with by the Permittee, to serve notices required under this Agreement or for any other purpose deemed necessary by DPL.

ARTICLE 14: ABANDONMENT OF PREMISES

Should the Permittee fail to use the Premises for the purpose and Operation set forth in this Agreement for a period of thirty (30) consecutive days without securing the written consent of

DPL, the Permittee shall be deemed to have abandoned the Premises, and in such an event, Permittee's right to use the Premises may, at the option of DPL, be terminated without further notice to the Permittee. Upon termination, Permittee shall cease its Operation, physically vacate the Premises and remove all personal belongings, and restore the Premises to its original condition.

ARTICLE 15: COVENANT AGAINST DISCRIMINATION

The use and enjoyment of the Premises shall not be in support of any policy, which discriminates against anyone based upon race, creed, sex, color, age, national origin, or any disability, or as otherwise provided by Commonwealth or Federal laws.

ARTICLE 16: LIABILITY INSURANCE

Permittee agrees to procure, by no later than the Date of Execution of this Permit, and to maintain in force during the entire term of this Permit or any extension thereof, at its sole expense, commercial general liability insurance for the Premises and Operations conducted thereon, with the DPL and Commonwealth Government as named co-insured, in a company or companies authorized to do business in the Northern Mariana Islands, with a minimum coverage of \$50,000 in an action for wrongful death, \$200,000 for each occurrence, \$100,000 in bodily injury per person, and \$100,000 in property damage for each occurrence, or such higher amounts as the DPL may reasonably require. Copies of such policies shall be delivered to the DPL within thirty (30) days after the Date of Execution of this Permit, and shall contain a clause stating that at least thirty (30) days written notice shall be given to the DPL prior to cancellation or refusal to renew any such policies. All insurance obtained by the Permittee in compliance with this Permit shall be obtained from reputable companies acceptable to the DPL. Any insurance obtained under this article must be for coverage of all risk and accidents on the Premises.

ARTICLE 17: CANCELLATION OF AGREEMENT BY DPL

It is expressly understood and agreed that DPL, at its sole discretion, with or without any cause, may modify or cancel this Agreement at any time upon giving thirty (30) days advance written notice, as to the whole or any part of the demised Premises, and shall have the right to re-enter and take possession of the Premises, or any part thereof, without the necessity of legal action. In the event DPL exercises its right under this article and terminates and cancels this Agreement, or in any manner materially reduces the area covered thereby or materially affects the use of the

Premises by the Permittee prior to the expiration of the term thereof or the expiration of any renewal term, a pro-rata adjustment in the Agreement fee shall be made. It is understood that there shall be no pro-rata refund made if the cancellation or termination of this Agreement occurs as a result of Permittee's violation of any conditions as set forth in Article 14 or 19 herein.

ARTICLE 18: PERMITTEE'S OPTION TO TERMINATE

The Permittee may terminate this Agreement at any time by giving thirty (30) days advance written notice to DPL. Notwithstanding the termination, Permittee shall be obligated to comply with the terms of this Agreement, including restoration of the Premises as set forth in Article 21. Permittee shall not be entitled to the return of any fees paid.

ARTICLE 19: VIOLATIONS AND TERMINATION OF AGREEMENT

1. Permittee shall automatically be in violation of this Agreement if:
 - A. Failure to Pay. Permittee shall fail to pay the Agreement annual and processing fees or
any taxes or other charges required to be paid by the Permittee within fifteen (15) days after the due date under the terms of this Agreement.
 - B. Other Violations. Permittee violates any term, provision or agreement of this Agreement, and fails to cure such violation within fifteen (15) days after written notice from DPL.
 - C. Bankruptcy. Permittee becomes insolvent or files for relief under the United States Bankruptcy Code.
2. Upon the occurrence of any of the violations described above, all Permittee's rights under this Agreement may be terminated by DPL, including but not necessarily limited to, Permittee's right to use the Premises.

ARTICLE 20: ACTION UPON TERMINATION

Upon termination or cancellation of Permittee's right under this Agreement pursuant to Article 14, 17, or 19 herein, DPL may, upon fifteen (15) days notice to vacate, enter into and upon the Premises and take possession of all property and improvements, and evict the Permittee without liability of trespass. The remedies herein shall not prejudice DPL's other rights and remedies at law or equity, and are in addition to, and not instead of, DPL's rights to terminate this Agreement

and re-enter and re-possess the Premises on thirty (30) days within notice as set forth in Article 17.

ARTICLE 21: VACATING THE PREMISES

Upon the expiration or earlier termination or cancellation of this agreement, the Permittee shall quietly and peacefully vacate the Premises. The Permittee shall restore the Premises to the same condition as prior to entering same. DPL may, at its option, require the removal of all improvements and property on the Premises, or it may require all improvements, except removable personal property, trade fixtures and equipment, to remain on the Premises and to become the property of DPL after termination of this Agreement. Upon the failure or neglect of the Permittee to remove its property from the Premises or restore the Premises, DPL, its officers or agents, may enter the Premises and remove all persons and property there from without recourse to any action or proceeding at law or in equity. Such removal and/or restoration shall be at the cost and expense of the Permittee and no claim for damages of any nature whatsoever against DPL, the CNMI Government or any officer or agent thereof shall be created by or made on account of such removal.

ARTICLE 22: HOLDING OVER

If the Permittee fails to vacate the Premises upon the Date of Expiration, or any authorized extension of this Agreement, or termination or cancellation of this Agreement, Permittee shall be deemed a holdover Permittee at DPL's sufferance. Such holdover Permittee shall be obligated and Permittee hereby agrees and covenants to pay DPL liquidated damages at a monthly amount of 150% of the annual fee divided by 12 during such holdover period. Payment of such liquidated damages shall in no way constitute a limitation upon any other rights or remedies DPL may be entitled to pursue for violation of the Agreement, for trespass or illegal possession, or for any other cause of action arising out of holdover Permittee's failure to vacate the Premises, including the right to evict the Permittee without court action, and the cost thereof Permittee agrees and covenants to pay DPL. Past due amounts shall bear interest prior, during and after holdover period.

ARTICLE 23: EXPENSE OF ENFORCEMENT

If an action is brought by DPL for rent or any other sums of money due under this agreement, or if any actions brought by DPL to enforce performance of any of the covenants and/or conditions hereof, Permittee shall pay reasonable attorney's fee to be fixed by the Court as a part of the costs in any action. Use of in-house counsel or the Office of Attorney General shall not be

a basis to reduce or avoid an award of such cost. In such event, fees shall be calculated by multiplying the prevailing hourly rate for private counsel in the Commonwealth by the reasonable number of hours spent in connection with such enforcement activities.

ARTICLE 24: ACCORD AND SATISFACTION

No payment by Permittee or receipt by DPL of a lesser amount than the actual fee herein stipulated shall be deemed to be other than on account of fees due, nor shall any endorsement or statement on any check or any letter accompanying any check or payment of fee be deemed an accord and satisfaction, and DPL may accept such check or payment without prejudice to DPL's right to recover the balance of such fee or pursue any other remedy provided in this Agreement. In the event that the fee or any other monies which are due hereunder by Permittee are delinquent, DPL may, upon the receipt of any payments, apply them to any account or period it shall determine in its discretion.

ARTICLE 25: NOTICE

Except as otherwise specified herein, all notices required or permitted under this Agreement shall be in writing and shall be delivered in person or deposited in the United States mail in an envelope addressed to the proper party, certified or registered mail, postage prepaid as follows:

DPL:	Secretary Department of Public Lands P. O. Box 500380 Saipan, MP 96950
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PERMITTEE:	Name Name of Company Mailing Address XXXXX, MP XXXXX Telephone No.:
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or at such other address as DPL or Permittee may from time to time specify by written notice. All notices shall be deemed delivered (1) on the date personal delivery is made, or (2) on the date falling three (3) days after the date of the postmark by the U.S. Post Office of any mail or notice properly addressed and containing sufficient postage. These contacts shall also serve as the

authorized representatives for purposes of this Agreement unless otherwise indicated by written notice.

ARTICLE 26: CONDITION OF PREMISES

The Permittee acknowledges that it has examined the Premises before issuance of this Agreement and knows the conditions thereof, and that no representation other than those expressed herein have been made by DPL, and the Premises hereby accepts the Premises in its present condition at the Date of Execution of this Agreement.

ARTICLE 27: INDEMNIFY, DEFEND AND HOLD HARMLESS

Permittee hereby releases and forever discharge and agrees to indemnify and hold harmless DPL, the CNMI Government, their successors, employees and assigns, from any and all injury, loss or damage, and all liability for injury or loss to persons or property which occur on the Premises, or which arise out of or in connection with any activities under this Agreement during the term of this Agreement, any extension thereto, or during any holdover by Permittee.

Permittee also agrees to defend DPL, the CNMI Government, their successors, employees and assigns, from and against any claims, demands or lawsuit with respect to the subject of the indemnity contained herein, whether or not such claims, demands or actions are rightfully or wrongfully brought or filed, and against all costs incurred by DPL, the CNMI Government, their successors, employees and assigns may employ attorneys of their own selection to appear and defend the claim or action on their behalf, at the expense of the Permittee. DPL, the CNMI Government, their successors, employees and assigns, at their own option, shall have the sole authority for the direction of the defense, and shall be the sole judge of the acceptability of any compromise or settlement of any claims or actions against them.

ARTICLE 28: PUBLIC AUDITOR

This Agreement is subject to 1 CMC Section 7845. The Permittee shall provide, upon request of the Public Auditor of the Commonwealth all records and reports, and shall allow audit, inspection, access and the right to copy its books, records, documents, correspondence, and any other data and material relating to this Agreement, to the Public Auditor and do any other acts required under 1 CMC Section 7845. This right of access, inspections, and copying shall continue until the expiration of

three (3) years after the final payment under the Agreement is made, or such other time as set forth in 1 CMC Section 7845.

ARTICLE 29: GENERAL PROVISION AND DEFINITIONS

A. Waiver. No waiver of any default of the Permittee hereunder shall be implied from any omission by DPL to take any action on account of such default if such default persists or is repeated; and no express waiver shall affect the default other than the default specified in the express waiver, and only for the time and to extent therein stated. One or more waivers of any covenant, term or condition of this Agreement by DPL shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition. The consent or approval shall not be deemed to waive or render unnecessary DPL's consent or approval to or subsequent or similar acts by the Permittee. The acceptance of fees by DPL shall not be deemed to be a waiver of any of the terms or conditions, including the remedies of DPL. No covenant of this Agreement shall be deemed waived by either party unless such waiver is in writing and signed by the party waiving the covenant.

B. Agreement Complete. It is hereby expressly agreed that this Agreement, together with the exhibits attached hereto, contains all of the terms, covenants, conditions and agreements between the parties hereto relating in any manner to the use and occupancy of the Premises; that the execution hereof has not been induced by either of the parties by representations, promises or understandings not expressed herein and that there are no collateral agreements, stipulations, promises or understanding of any nature whatsoever between the parties hereto relating in any manner to the use and occupancy of the Premises; and that the terms, covenants, conditions and provisions of the Agreement cannot be altered, changed, modified or added to except in writing signed by the parties hereto.

C. Interpretation. The language in all parts of this Agreement shall be in all cases construed simply, according to its fair and most reasonable meaning, and not strictly for or against DPL or the Permittee. Captions and paragraph headings contained herein are for convenience and reference only, and shall not be deemed to limit or in any manner restrict the contents of the paragraph to which they relate.

D. Governing Laws. This Agreement shall be governed by and subject to the laws of the

Commonwealth, both as to performance and interpretation therein. If any provision of this Agreement shall be held invalid, the validity of this Agreement, and this Agreement shall otherwise remain in full force and effect.

E. Gross Receipts. "Gross Receipts", as that term is used herein, means all income or revenue whatsoever, including money and any other thing of value, received by or paid to the Permittee, its sublessees or concessionaires operating on the Permittee's property adjacent to or served by the Premises, or received by or paid to others for the use and benefit of any of the aforementioned, derived from business done, sales made or services rendered from, on, or related to the Permittee's property or derived from the subleasing, sub-renting, permitting, contracting, or other use of the same and the Premises. The Permittee shall not directly or indirectly divert from inclusion in Gross Receipts any income or revenue whatsoever derived from Permittee's property adjacent to or served by the Premises and from the Premises to any other business or enterprise located elsewhere and all revenues from any attempted or inadvertent diversion shall be calculated as revenue hereunder.

The following items may be deducted from the gross receipts:

1. credits for the exchange of goods or merchandise from the premises to another store or stores owned or operated by the Permittee, its parent or affiliate, where such exchange is made solely for the convenience of business and not for the purpose of consummating a sale previously made directly or indirectly from Permittee's property adjacent to or served by the Premises and from the Premises;
2. to the extent the same shall have been included in "Gross Receipts", there shall be deducted credits to customers for returned merchandise, merchandise trade-ins, exchanges, and merchandise cancellations;
3. the amount derived from the sale or other disposition of fixtures, goodwill, improvements, furnishings, equipment, accessory, appliance, utensils or any other item of property: (i) which is either sold outside the ordinary course of the Permittee's business; or (ii) which is not acquired or held by the Permittee as a stock-in-trade or inventory for resale in the ordinary course of Permittee's business;

ARTICLE 30: AGREEMENT BINDING

This Agreement and the covenants, conditions and restrictions hereof shall extend to and be binding upon the parties hereto, their heirs, successors and assigns, and to any other person claiming to hold or to exercise any interest by, under or through any of the parties hereto. Any modification or alteration in any manner whatsoever shall be properly executed by written amendment of this Agreement.

ARTICLE 31: PERSONAL GUARANTEE

In further consideration of entering into this agreement, the undersigned personal guarantor personally guarantees full performance of all terms and conditions to be performed under this Agreement, including but not limited to, prompt payment of any and all obligations that may arise under this Agreement.

PERMITTEE: Name of Company

By: _____

Name

Title

Date: _____

COMMONWEALTH OF THE)
NORTHERN MARIANA ISLANDS)
SAIPAN, MARIANA ISLANDS)

ACKNOWLEDGMENT

On this ____ day of _____, **2026**, before me, a Notary Public in and for the Commonwealth of the Northern Mariana Islands, personally appeared **Name, Title of Company**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the purpose set forth therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public

PERSONAL GUARANTOR:

By: _____
Name

Date: _____

COMMONWEALTH OF THE)
NORTHERN MARIANA ISLANDS)
SAIPAN, MARIANA ISLANDS)

ACKNOWLEDGMENT

On this _____ day of _____, **2026**, before me, a Notary Public in and for the

Commonwealth of the Northern Mariana Islands, personally appeared **Name, as an individual**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed for the purpose set forth therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public

DEPARTMENT OF PUBLIC LANDS:

By: _____
SIXTO K. IGISOMAR
Secretary, DPL

Date: _____

COMMONWEALTH OF THE)
NORTHERN MARIANA ISLANDS)
SAIPAN, MARIANA ISLANDS)

ACKNOWLEDGMENT

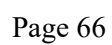
On this _____ day of _____, **2026**, before me, a Notary Public in and for the Commonwealth of the Northern Mariana Islands, personally appeared **Sixto K. Igisomar, Secretary of the Department of Public Lands**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the purposes set forth therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public

APPROVED AS TO FORM AND LEGAL CAPACITY:

By: _____
EDWARD E. MANIBUSAN
Attorney General
Office of the Attorney General



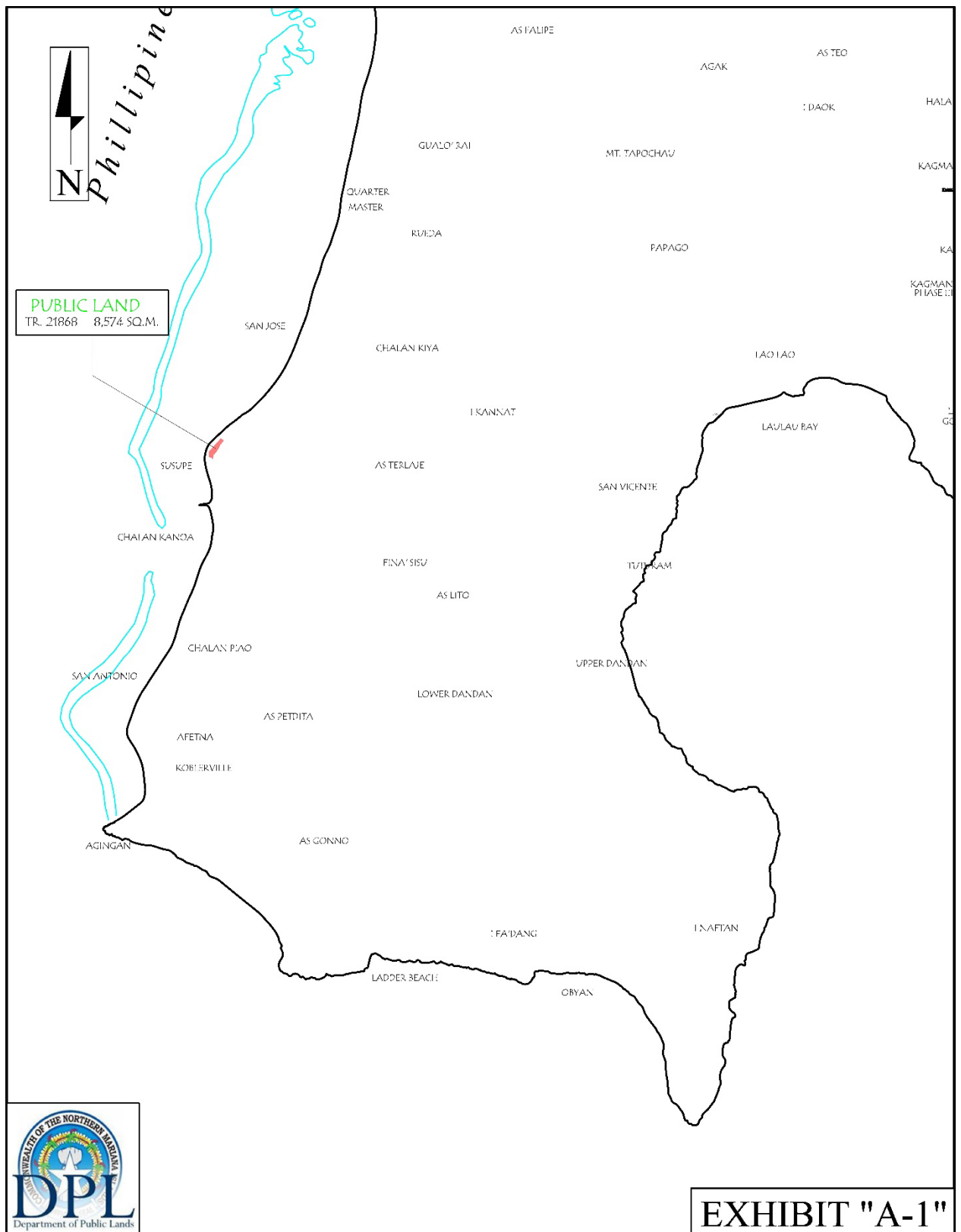


EXHIBIT D

I. Identification & Background Information

	Cover letter signed by authorized officer
	Applicant's name, email, mailing address, contact name, phone & fax
	History of applicant including organization, operations, size, office locations, experience in industry
	Entity formation documents
	Names of officers, directors, shareholders/members, and owners with >10% interest
	Org chart showing relationship to parent companies, subsidiaries, related parties

II. Corporate Resolutions & Authorizations

	Corporate resolution from applicant authorizing negotiations & identifying signatory
	Corporate resolution from related parties authorizing full financial support and guarantee & identifying signatory
	Written authorization to obtain information from banks to verify standing

III. Business & Development Plan, Time Schedule and Completion of Project

Business plan

	Description of proposed business and intended use
	Any plans to continue operating existing facilities
	Cost for improvements & new construction, by phases and total
	Method of financing & statement of legal nature of funds
	Five-year pro-forma financial statement for applicant, including profit and loss statement, cash flow, balance sheets
	Opportunities, risks, competition, market analysis, viability, issues
	Personnel
	Number of FTEs for operation & recruiting plans

Preliminary master plan

	Development plan describing all improvements & new structures
	Removal & disposal plan for demolition, including timeline
	Architectural renderings with layout, elevations, site plan, landscaping
	Timeline of construction progress with Gantt chart
	Statement regarding labor, technical personnel & recruitment

IV. Financial Standing & Capability

	Evidence of good standing with Rev & Tax and other regulatory agencies
	Five-year pro forma financial statement for related parties
	Evidence of ability to deposit on lease execution first year's rent + security deposit (equal to first year's rent) + 5% total construction and startup costs
	Evidence of combined net worth of applicant and related parties to cover 30% of development cost with free cash to cover at least 150% of basic rent

	Evidence of liquid capital to cover 20% construction cost (or ability to raise 10%)
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V. Proposed Rental Payments

	Statement of proposed Base Rent % (must be 5% or higher, or attach supporting documentation of prevailing market conditions and/or demonstrated economic hardship)
	Statement of proposed Additional Rent % (must be regulatory amounts or higher)
	BGR projections for first 15 years, including subletting
	Statement of estimated Additional Rent \$ amounts
	Appraisal report

VI. Contribution to Support Community

	Proposed contribution of services or monetary contribution (including service or amount and frequency)
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VII. Written Confirmation from Proposer

	Confirmation of willingness to provide good faith deposit
	Confirmation of willingness to enter into lease in Exhibit B
	Agreement by all related parties to issue a guarantee

VIII. Disclosures

	Statement of potential conflict of interest
	Statement of ongoing litigation