

Marina Lease dated January 1, 1993.

Exhibit 1: Rent Summary

Rent Summary
(First Seven Years)

| <u>Facility Revenue Source</u> | <u>Designation on Exhibit 2.1</u> | <u>Square feet</u> | <u>Basic Rent (\$ per square foot)</u> | <u>Annual Basic Rent (\$)</u> | <u>Annual Sales Threshold (\$)</u> | <u>Percentage Rent (%)</u> |
|--------------------------------|-----------------------------------|--------------------|--|-------------------------------|------------------------------------|----------------------------|
| Boatworks Building | A | 1783 | 4.50 | 8,023.50 | 459,000 | 5.25 |
| Marine Sales and Service Bldg. | B | 4752 | 9.00 | 42,768.00 | 2,444,000 | 5.25 |
| Food Service Building | C | | | | | |
| Lower floor: offices | | 1086 | 10.00 | 10,860.00 | N/A | N/A |
| Lower floor: coffee shop | | 2520 | 10.00 | 25,200.00) | 1,651,000 | 5.25 |
| Upper floor: restaurant | | 4393 | 14.00 | 61,502.00) | | |
| Docks (wharfage and moorage) | | N/A | N/A | <u>N/A</u> | N/A | 128% of Crown Lease Rent |
| | | | | <u>\$148,353.50</u> | | |

Notes:

1. Square foot areas and Annual Sales Threshold amounts are subject to adjustment pursuant to section 4.4
2. Basic Rent and Annual Sales Threshold amounts are subject to review on the first day of June 1999, 2004, 2009, 2014 and 2019 pursuant to section 4.5. Percentage Rent rates will remain unchanged throughout the Term.
3. Until May 31, 1994 no Basic Rent is payable in respect of the coffee shop or restaurant but Percentage Rent is payable on coffee shop and restaurant Sales without reference to Annual Sales Threshold.
4. Basic Rent is payable in monthly instalments pursuant to section 4.2.1.