

Exhibit C

In Kind Contributions vs. Licensing Fee

The CITY through its Information Technology Services Department (ITSD) has reviewed the requirements of CHARTER agreeing to complete the installation of conduit on behalf of CITY. The established value of the work including fees is **\$216,786**.

The CITY through its Center City Development and Operations Department has conducted a valuation of the required 5,965 square foot area needed for the ten year license agreement with CHARTER. Based on a \$45 per square foot market value with a 6.5% return with an escalation factor of 4% over a ten year licensing period with a \$3,500 processing fee, the cost of the license is **\$212,978**.

SF/ Cost	Value	% Return	Base Annual Rate	Year 1 Fee	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
5965	\$268,425	6.50%	\$ 17,448	\$ 3,500	\$17,448	\$18,146	\$18,871	\$19,626	\$20,411	\$21,228	\$22,077	\$22,960	\$23,878	\$24,833	\$212,978
\$ 45															

As provided for in Section 12 between CITY and CHARTER, the in-kind contributions by CHARTER are in excess of the proposed total licensing fee for the Term of the License Agreement.