

Hospital Facility or Location	Annual Lease	Comments/Assumptions	Advance Lease Required	Lease Term	Lease Term Adjustments	Lease Paid	Advance Lease Terms	Commencement Date	FY 14	FY 15	FY 16	FY 17	FY 18
Interim Louisiana Hospital (Hospital and clinics)	\$ 24,101,208	Lease payments projected to cease once New UMC is opened. LFO assumes 3% growth of CPI. LFO assumes a FY 17 opening of the New University Medical Center.	Permissive at the option of the lessee.	Until the opening of the new University Medical Center and transition of services to the new facility.	Adjusts annually to the Consumer Price Index (CPI), capped at no more than 5% annually and disallows CPI adjustments below initial lease amount	Quarterly	Advance rent is optional on the part of the lessee. The LFO assumes credit against the final year or months of the interim term.	06/24/13	\$ 24,101,208	\$ 24,824,244	\$ 25,568,972	N/A	N/A
ILH Equipment	\$ 9,878,816	Lease is subject to change quarterly and annually based on surrender of equipment back to LSU.	N/A	10 Year Initial Term, extendable by 5 years twice upon exercising option	Adjustable as equipment removed	Quarterly	N/A	06/24/13	\$ 9,878,816	\$ 9,878,816	\$ 9,878,816	N/A	N/A
New University Medical Center	\$ 69,409,750	Lease payment equals annual payment less prorated advance rent, with both adjusted to the Consumer Price Index. LFO assumes 3% growth of CPI. LFO assumes FY 17 opening of the New University Medical Center.	\$ 110,000,000	20 Year Initial Term, extendable by 15 years three times by exercising option (45 years total extensions)	Adjusts annually to the CPI, capped at no more than 5% and disallows CPI adjustments below initial lease amount, Adjusts Fair Market Value at the end of each 20 year term	Quarterly	Credit against lease equalling 1/20 of advance rent annually for first 20 years of term., adjusted for CPI (\$6,009,999 in Year 1 of New UMC - FY 17)	07/31/16	\$ -	\$ -	\$ -	\$ 63,399,752	\$ 65,128,220
New UMC ambulatory care building and garage construction and occupancy	N/A	Payment is used for construction and occupancy of facility. Contractor will own the facility while state retains the option to buy or lease at end of CEA.	\$ 143,000,000	Represents all future rent payments for construction and occupancy for first 40 years of new facility term	N/A	N/A	N/A	N/A	\$ -	\$ -	\$ -	\$ -	\$ -
New UMC Equipment	TBD	The facility will be equipped through a combination of capital outlay and FEMA funds. The total of the lease payments will be determined at time of occupancy based on fair market value.	N/A	TBD	N/A	TBD	N/A	TBD	\$ -	\$ -	\$ -	TBD	TBD
UMC-Lafayette	\$ 15,790,500	Annual lease payments include both facilities and equipment.	\$ 15,790,500	10 years, extendable to a rolling 5 year lease at end of 5th year and annually thereafter	Adjusts to fair market value at the end of 5th year and every five year period thereafter	Quarterly	Advance rent payment provides advance credit against the final year of the initial lease term	06/24/13	\$ 15,790,500	\$ 15,790,500	\$ 15,790,500	\$ 15,790,500	\$ 15,790,500
Bogalusa (Tentative)	\$ 2,723,328	Lease payment in FY 14 equals one half annual lease amount due to 1/6/14 commencement date.	\$ 5,219,712	10 years, auto-renewal plus 5 years unless opt out	Adjusts fair market value at the end of 1st term and every five year period thereafter	Monthly	Final 23 months of initial term, years 9 and 10 (backloaded)	01/06/14	\$ 1,361,664	\$ 2,723,328	\$ 2,723,328	\$ 2,723,328	\$ 2,723,328
Sublease - Rent (Tentative)	\$ 3,446,863	Lease payment in FY 14 equals one half annual lease amount due to 1/6/14 commencement date. Sublease agreement includes payment associated with Bogalusa Medical Foundation for outstanding bond debt service, plus \$920,000 allowance for operating costs.	N/A	5 year option, extendable by 5 years twice by exercising option	N/A	Monthly	N/A	01/06/14	\$ 1,723,432	\$ 3,446,863	\$ 3,446,863	\$ 3,446,863	\$ 3,446,863
Equipment (Tentative)	\$ 1,354,626	Lease payment in FY 14 equals one half annual amount.	N/A	10 years, Extendable to 15 years in 1 year increments Years 11-15	N/A	Monthly	N/A	01/01/14	\$ 677,313	\$ 1,354,626	\$ 1,354,626	\$ 1,354,626	\$ 1,354,626
Moss-Lake Charles	\$ 2,487,000	Annual lease payments include both facilities and equipment.	\$ 3,730,500	10 years, Extendable to 15 years in 1 year increments in years 11-15	Adjusts fair market value at the end of 5th year and every five year period thereafter	Quarterly	1/2 of 9th year and all of 10th year (backloaded) of initial term	06/24/13	\$ 2,487,000	\$ 2,487,000	\$ 2,487,000	\$ 2,487,000	\$ 2,487,000
Chabert-Houma	\$ 17,641,346	The CEA includes an annual Intergovernmental Transfer from Terrebone General to DHH (NO LEASE PAYMENT PROVISIONS). Outyear projections are unknown by LSU HCSD. No lease terms were included in Cooperative Endeavor Agreement.	N/A	N/A	LFO assumes an inflationary growth tied to the CPI.	N/A	N/A	06/24/13	\$ 17,641,346	\$ 18,170,586	\$ 18,715,704	\$ 19,277,175	\$ 19,855,490
Huey P. Long	\$ -	No lease terms included in Cooperative Endeavor Agreement. Huey P. Long will close and cease operations.	N/A	N/A	N/A	N/A	N/A	TBD	\$ -	\$ -	\$ -	\$ -	\$ -
Shreveport/Conway	\$ 38,763,891	Lease payment in FY 14 is prorated to reflect 3/4 year of contractor occupancy. LFO assumes 3% growth of CPI.	N/A	5 years, Extendable to 10 years in 1 year increments in years 6-10.	Adjusts annually to the CPI, and disallows CPI adjustments below initial lease amount, Adjusts Fair Market Value at the end of 1st term and every five year period thereafter	Monthly	N/A	10/01/13	\$ 29,072,918	\$ 39,636,079	\$ 40,825,161	\$ 42,049,916	\$ 43,311,413

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Equipment	\$ 5,936,109	Lease payment in FY 14 is prorated to reflect 3/4 year of contractor occupancy. LFO assumes 3% growth of CPI.	N/A	5 years	Adjusts annually to the CPI, and disallows CPI adjustments below initial lease amount. Adjusts Fair Market Value at the end of 1st term and every five year period thereafter	Monthly	N/A	10/01/13	\$ 4,452,082	\$ 6,069,671	\$ 6,251,762	\$ 6,439,314	\$ 6,632,494
EKL - Baton Rouge (Perkins Road Clinic)	\$ 1,732,707	LFO assumes 3% growth of CPI.	\$ 1,732,707	5 years, extendable to 10 years in 1 year increments	Adjusts annually to the CPI, capped at no more than 5%.	Quarterly	5th year lease payment, or last year if lease is extended	04/15/13	\$ 1,745,702	\$ 1,798,073	\$ 1,852,016	\$ 1,907,576	\$ -
EKL - Baton Rouge (North Baton Rouge/ Airline Clinic)	\$ 750,496	LFO assumes 3% growth of CPI.	\$ 750,496	5 years, extendable to 10 years in 1 year increments	Adjusts annually to the CPI, capped at no more than 5%.	Quarterly	5th year lease payment, or last year if lease is extended	04/15/13	\$ 756,125	\$ 778,808	\$ 802,173	\$ 826,238	\$ -
EKL - Baton Rouge (North Foster Clinic)	\$ 531,758	Lease agreement includes a base lease of \$328,823 plus annual operating costs of \$202,935). The advance rent payment is equal to the base rent portion only, or \$328,823. LFO assumes 3% growth of CPI.	\$ 328,823	11 years, 2 months and 16 days beginning 4/15/13.	Adjusts annually on January 1st and each year thereafter to the CPI, capped at no more than 5%	Monthly	5th year lease payment, or last year if lease is extended	04/15/13	\$ 539,734	\$ 555,926	\$ 572,604	\$ 589,782	\$ -
EKL - Baton Rouge (Leo S. Butler Clinic)	\$ 40,688	LFO assumes 3% growth of CPI.	\$ 40,688	Month to month	Adjusts annually on January 1st and each year thereafter to the CPI, capped at no more than 5%	Monthly	5th year lease payment, or last year if lease is extended	04/15/13	\$ 41,298	\$ 42,537	\$ 43,813	\$ 45,128	\$ -
EKL - Baton Rouge (Equipment - all clinics)	\$ 811,000	The value of the equipment lease is still under negotiation. OLOL paid \$811,000 as an initial year payment. The total may be adjusted in current and subsequent years after fair market valuation.	N/A	5 years, Extendable to 10 years in 1 year increments in years 6-10.	TBD	Quarterly	N/A	04/15/13	\$ 811,000	\$ 811,000	\$ 811,000	\$ 811,000	\$ 811,000

Total Required Advance Lease \$ 280,593,426  
Paid in FY 13 \$ 272,521,000  
Balance Due in FY 14 \$ 8,072,426

Annual Lease Totals (Chabert-Houma excluded from lease) \$ 93,438,792 \$ 110,197,473 \$ 112,408,633 \$ 141,871,023 \$ 141,685,444

**Contracted FY 14 Anticipated Advance Lease Payments**

Bogalusa Advance Rent Payment \$ 5,219,712  
EKL Clinics Advance Rent Payment (4 clinics) \$ 2,852,714

**Permissive FY 14 Anticipated Advance Lease Payments**

Interim Louisiana Hospital Advance Rent Payment \$ 24,824,244  
Interim Louisiana Hospital Equipment Advance Rent Payment \$ 9,878,816  
Shireveport/Conway Renegotiated Lease Agreement to include 12 months in FY 14 \$ 9,690,973

**Table 5**