STATUS OF CENTER FOR ADVANCED MEDICAL LEARNING AND SIMULATION

PROJECT DESCRIPTION

• Developer: Medical Conference Centers, LLC / Robert Starnes

• 3 Components to Project Facility:
  – **Medical Conference Center** - 66,000 sqft
    • Surgical skills labs (2)
    • Virtual Hospital / simulation center
    • Auditorium
    • Conference rooms (2)
    • Exhibition Hall / Ballroom
  – **Conference Center Office Space** – 56,000 sqft
    • Prototype Development Lab
    • USF Office of Continuing Professional Development
    • Other USF tenants
  – **Hotel / Garage** - 250 rooms, 4-star quality

• Located on 7.5 acre parcel in USF Research Park
STATUS OF CENTER FOR ADVANCED MEDICAL LEARNING AND SIMULATION

AGREEMENT STRUCTURE

Developer is Tenant under USF Research Foundation Ground Lease (10/21/05) – 60 Year Term

USF Health Professions Conferencing Corporation is Party to Agreements with Developer

1. Medical Conference Center Sublease
2. Office Space Sublease
3. HPCC Events Management Agreement
4. HPCC Hotel Room Agreements for each Conference
STATUS OF CENTER FOR ADVANCED MEDICAL LEARNING AND SIMULATION

DEVELOPER COVENANTS

1. USF approves Project Design, Plans and Specs
2. Provide Evidence of 100% Funding w/in 90 days
3. Commence Construction - 6 Months following approval of plans and specs
4. Grant Rights
   • Right of First Refusal to Purchase Project
   • Option to Purchase Project or Medical Conference Center
   • Select Vendors and Equipment
5. Will Construct and Maintain a 4-Star Hotel
6. Non-Compete Clause within Florida
7. Protect USF Intellectual Property
8. USF has No Investment, Expense, Risk or Liability for Construction, Financing, Operation or Maintenance of the Project
STATUS OF CENTER FOR ADVANCED MEDICAL LEARNING AND SIMULATION

CASH FLOWS

**HPCC Office Space Lease** – 10 Year Initial Term
- 13,008 sqft for HPCC and Prototype Development Lab
- $226,500 Initial Rent
- Payment Offset by Existing HPCC Rent

**Medical Conference Center Sublease** – 5 Year Initial Term
- $2,030,000 Initial Rent
- Payment Offset by CPD Participants

**Hotel Rooms**
- Annual Event Scheduling Process
- Both HPCC CPD and Strategic Vendor Events
- Expect to need 33,000 Rooms for Events in Year 1
- Hotel Revenues Provided by CPD Participants
- HPCC will Commit to Customary Agreements for Hotel Events
STATUS OF CENTER FOR ADVANCED MEDICAL LEARNING AND SIMULATION

USF BENEFITS

• Unique World-Class Education and Research Center
• National Prominence for USF
• New Revenue Sources to Support HSC Research and Education
• Expanded Scope for Continuing Education Programs