

GENERAL LEASE TERMS AND RELATED DOCUMENTS

The New Stadium Project consists of multiple documents and agreements that combine to outline all of the terms and details that will result in a new stadium and new lease that will keep the Bills in Erie County for the next 30 years.

Stadium Lease

- The project is expected to cost \$1.54 billion:
 - \$1.14 billion for stadium construction;
 - \$188.6 million for design work;
 - \$57 million for stadium furniture and equipment;
 - \$13.5 million for the tear down of the existing stadium;
 - \$140 million in expected overrun costs as of April 2023.
- The Lease is between Erie County Stadium Corporation (Lessor), a New York public benefit corporation that is a subsidiary of the New York State Urban Development Corporation, doing business as Empire State Development, and the Bills Stadium and Events Company LLC (Lessee).
- The lease will run for 30 years.
- New York State Contributions: \$600 million for construction and \$280 million over the life of the lease for maintenance and operational costs.
- Erie County Contributions: \$250 million for construction with a 6% surcharge on purchases at the stadium (parking, ticketing, concessions) accounting for the county's annual contributions towards repairs and maintenance capped at the amount collected from the surcharge.
- The remaining amount of the \$1.54 billion and all cost overruns will be covered by the Bills.
 - The Bills will fund their investment through financial contributions from the owners, the NFL's G4 loan program and Personal Seat Licenses (PSL).
 - The Bills hold the right to choose the new naming rights of the stadium, but Highmark BlueCross BlueShield has the right of first refusal.
- The Bills current lease will be extended on a year-to-year basis until the New Stadium is finished, which is expected to be in 2026.
- Unlike prior leases, this includes an agreement to transfer ownership of the New Stadium Complex from Erie County to New York State.
 - This will be the first time that New York State will own a stadium housing a professional sports team.
 - This alleviates some responsibility from Erie County

Community Benefits Agreement

- There is a Community Benefits Agreement that will commit at least \$3,000,000 per year to the community, contribute towards benefits for target groups in the community, and upgrade public transportation.
- This agreement is between Erie County Stadium Corporation (ECSC) and the Bills.

Non-Relocation Agreement

- The lease contains a Non-Relocation Agreement that will keep the team in Buffalo throughout the length of the lease.
- The future of the Bills in Buffalo is secured by this agreement, heavily penalizing the Bills if they break the agreement.
- The parties to the Non-Relocation Agreement are the Bills, ECSC, and Erie County.

Personal Seat License Marketing and Sales Agreement

- The lease contains a Personal Seat License Marketing and Sales Agreement to outline the rights and obligations of StadCo and ECSC with respect to the marketing and sales of PSLs.
- PSL revenues shall be used to pay or reimburse StadCo for all of the costs and expenses incurred in connection with the PSLs.
- The PSL Marketing and Sales Agreement is between Erie County Stadium Corporation (ECSC) and StadCo (A wholly owned subsidiary of the Bills).

Construction Coordinating Agreement

- There is a Construction Coordination Agreement to outline the project construction, funding, and all other related information, including a Project Labor Agreement.
- The Agreement breaks down the maintenance and repair fund, as well as the capital improvement fund.
- The Agreement breaks down the operation of the stadium complex and the repair and maintenance obligations of the respective parties.
- The Agreement describes the existing stadium land and the new stadium land.
- The Agreement outlines the insurance requirements for all respective parties.
- The Agreement includes an Affirmative Action Plan to encourage participation by minority group members, women, and disabled veterans in the project.
- The Agreement includes a Project Program Statement that includes an executive summary, breakdown of the site and facilities.

Other Agreements

- Stadium Security Agreement
 - Stadium Security Agreement between StadCo and Erie County to outline safety and security measures.
- Guaranty Agreement
 - Guaranty Agreement between ECSC, Erie County, and StadCo that guarantees full, faithful, and punctual payments and performance by StadCo to Erie County and ECSC absolutely and unconditionally.
- Term Use Agreement
 - The Term Use Agreement is between StadCo and its affiliate TeamCo, which owns the NFL franchise known as the Bills, and details the terms and conditions relating to the Bills playing in the New Stadium.