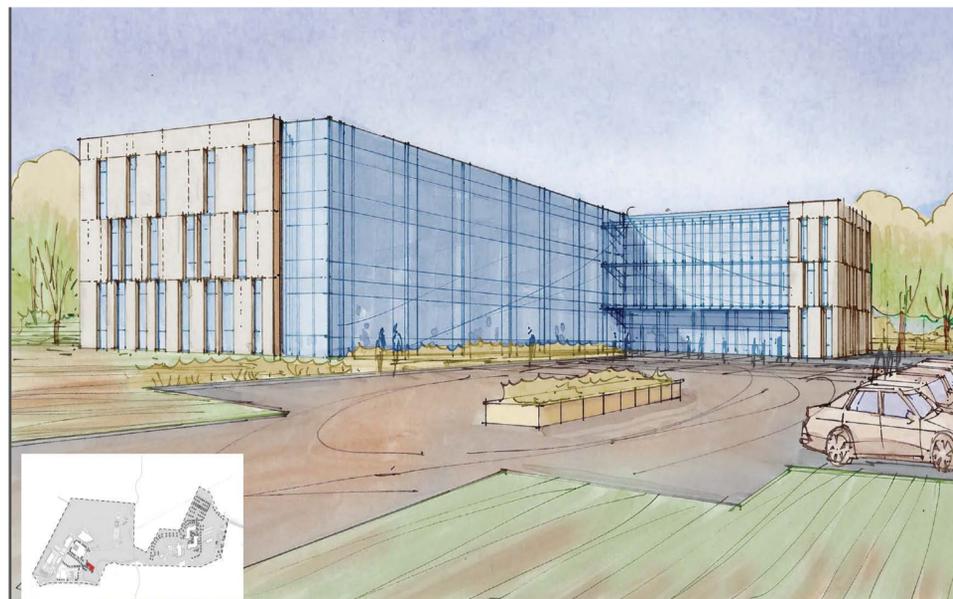


## Adelphi Laboratory Center – Enhanced Use Lease

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### What is an Enhanced Use Lease (EUL):

Enhanced Use Leasing (EUL) is a tool in the military's arsenal to more effectively use underutilized property to benefit installations. It leverages DoD assets that are currently available, but not excess to military's needs. EUL allows the installation to receive rent in cash or in-kind services no-less-than fair market value of asset.



Adelphi Laboratory Center EUL

### Adelphi Laboratory Center (ALC) EUL:

On approximately two (2) acres, develop a 75,000 SF building to co-locate university, industry and Army partners in campus setting. Engages private sector to finance and operate new construction by leasing underutilized non-excess property to a private developer.



Adelphi Laboratory Center Complex

### What Are the Benefits of an EUL:

#### Benefits to the Army:

- Provides a facility that furthers a science and technology “ecosystem” that will encourage and produce groundbreaking, transformative scientific advances that fosters, and facilitates basic and applied research areas of relevance to the Army

#### Benefits to local community:

- Creates job and general economic stimulus
- Potential tax revenues

#### Benefits to the private sector:

- Allows the developer to capture market lease revenues for the construction and management of the facility
- The developer will have access to a vast potential tenant market thru ARL's existing partnerships
- First of several potential EUL/P3 projects