

# REVENUE SHARING AGREEMENT

## The Bohol Coconuts Baseball & Softball Club – Founders Club

**EFFECTIVE DATE:** [Insert Date] **BETWEEN:** The Bohol Coconuts Baseball & Softball Club ("The Club") **AND:** [Insert Investor Name] ("The Founder")

### 1. THE ASSET & REVENUE SPLIT

The Founder agrees to provide capital funding for the construction and outfitting of one (1) specific Eco-Lodge Suite, hereafter referred to as "[Insert Named Suite, e.g., The Texas Founders Suite]".

In exchange for this capital contribution, The Club agrees to a **40/60 Revenue Sharing structure** for a total term of **Ten (10) Years** from the date the suite becomes operational and open to the public.

- **The Founder** shall receive **40% of the Gross Room Revenue** generated by their specific suite.
- **The Club** shall retain **60% of the Gross Room Revenue**.

*Definition of Gross Room Revenue: The total, top-line rental fee paid by the guest or tenant before any expenses are deducted. The Club's 60% share shall be solely responsible for covering all third-party booking fees, routine maintenance, electricity, housekeeping, and direct funding for the Bohol Coconuts youth athletic programs. The Founder's 40% is protected from operational expense deductions.*

### 2. LONG-TERM RENTAL RATE SCHEDULE

To maximize occupancy and ensure consistent revenue, The Club actively markets the Eco-Lodge to digital nomads, visiting coaches, and long-term sports tourists. The Founder's 40% payout will be calculated directly from the following approved Long-Term Rental Base Rates (Subject to annual market adjustment):

#### Tier 1: Single Suite Base Rates

- **Monthly Rate:** \$800 USD
- **Six-Month Lease:** \$4,500 USD (\$750/month average)
- **One-Year Lease:** \$8,400 USD (\$700/month average)

#### Tier 2: Double Suite Base Rates

- **Monthly Rate:** \$1,000 USD
- **Six-Month Lease:** \$5,700 USD (\$950/month average)
- **One-Year Lease:** \$10,800 USD (\$900/month average)

**Tier 3: Executive Suite Base Rates**

- **Monthly Rate:** \$1,500 USD
- **Six-Month Lease:** \$7,800 USD (*\$1,300/month average*)
- **One-Year Lease:** \$14,400 USD (*\$1,200/month average*)

**3. REPORTING & DISBURSEMENTS**

The Club will provide The Founder with a quarterly occupancy and revenue report. Disbursements of The Founder’s 40% gross share will be remitted Bi-Annually to the Founder’s designated financial account.

**4. USAGE RIGHTS**

As a member of the Founders Club, The Founder is entitled to 14-21 days of complimentary personal use of their suite per calendar year, subject to availability and advance booking.

**5. SIGNATURES**

By signing below, both parties agree to the terms outlined in this Revenue Sharing Agreement.

**For The Bohol Coconuts:** Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: Coach Merv Moore, Club Director

**For The Founder:** Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Name: \_\_\_\_\_  
[Investor Name]