



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/Club Name] ("The Founder")

1. THE ASSET & DUAL-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 London Mets Suite]".

In exchange for this capital contribution, The Club agrees to a transparent, dual-tiered Revenue Sharing structure for a total term of Ten (10) Years from the date the suite becomes operational and open to the public. The split simply depends on who generates the booking:

- **The Active Split (60% to The Founder):** When The Founder leverages its own network to book the suite—whether for member holidays or winter training—the split favors The Founder. The Founder retains 60% of the Gross Room Revenue, heavily rewarding their own marketing efforts.
- **The Passive Split (40% to The Founder):** When The Club's global marketing team secures a general booking for the suite, The Founder receives a completely passive 40% cut 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.

Depending on the booking type, The Club shall retain the remaining 40% or 60% of the Gross Room Revenue. The Club's 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 revenue split 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

passive 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 monthly occupancy and revenue report. Disbursements of The Founder's gross share will be remitted Monthly 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: _____ Name: Coach Merv Moore, Club Director Date: _____

For The Founder: Signature: _____ Name: [Investor Name] Date: _____