

EXHIBIT "C"
COMMUNITY BENEFITS AGREEMENTS

1. Tenant agrees that its general contractor will ensure that it and its subcontractors will provide for 25% of all new hires to be Section 3 qualified.
2. 30% of the value of construction subcontracts will be awarded to small businesses, minority-owned or women-owned enterprises.
3. Tenant will provide for preference of 30% of all permanent post-construction/completion jobs to Section 3 qualified Miami-Dade County Residents.
4. Home Depot and Tenant will collaborate to provide job preferences for public housing residents of Victory Homes, Newberg, Gwen Cherry 22 and 06, and New Haven Gardens and Section 3 residents living in zip code areas 33138 and 33150.
5. Tenant will support efforts by community groups to work with the Landlord to ensure that a reasonable portion of the revenues that are provided to the Landlord under the Lease are utilized to support services to area small businesses, increased access to healthcare and education, and enhancing the supply of affordable housing.
6. Tenant will require that commercial tenants agree to advertise and hold job fairs for new positions within the community with preference for those living in zip code areas 33138 and 33150.
7. Tenant will provide free wi-fi in common areas of all buildings and free high-speed wi-fi service for Rental Assistance Demonstration (RAD) units for 20 years.
8. Tenant will use its best efforts to provide for major grocery and pharmacy service and product operations.
9. All buildings with RAD units will, as part of its amenity package, have swimming pools and exercise/fitness rooms.
10. Tenant, at its expense, is committing, subject to receiving all necessary approvals, a Tri-Rail Station. Such a station has been included in the Transportation Planning Organization's 2050 Long-Range Transportation Plan. The estimated cost of the station is \$34.5 million. This is a major addition to mobility options at reasonable cost to the residents of the area that will increase access to job opportunities, healthcare providers, and educational programs.
11. Tenant will provide within 6 months of the Commencement Date, \$250,000 to Miami-Dade College to assist in tuition assistance for approximately 25 residents from the following public housing developments: Victory Homes, Newberg, Gwen Cherry 22 and 06, and New Haven. The tuition will provide access to Miami-Dade College's affordable housing property management program.

12. Tenant will provide within 6 months the Commencement Date, \$100,000 in assistance to non-profit Urban Construction Craft Academy headed by Mr. William Dozier, for job training in various construction job categories.

13. Tenant will participate with Community Awareness Construction Services and FIU's Moss School of Construction to participate in FIU's Construction Trades Program. This is a program that Tenant has been involved in with other projects it has worked on in Miami-Dade County (e.g., Block 55/Savvyer's Walk).

14. Tenant will provide within 6 months of Commencement Date, \$100,000 to the Cambridge College of Healthcare and Technology in tuition assistance for area residents for training and certification in various healthcare career services.

15. Tenant will collaborate with the Epilepsy Alliance Florida to provide for appropriate housing options for Miami-Dade residents and families that need to address this condition.

16. Tenant will collaborate with Landlord to hold regular community engagement meetings and document such engagement in accordance with all RAD requirements.

17. Tenant within 30 business days of approval of the Lease by the Miami-Dade County Board of County Commissioners, inclusive of the 10 days set aside to allow for mayoral veto, will have a website established to include information on the project with regular updates.