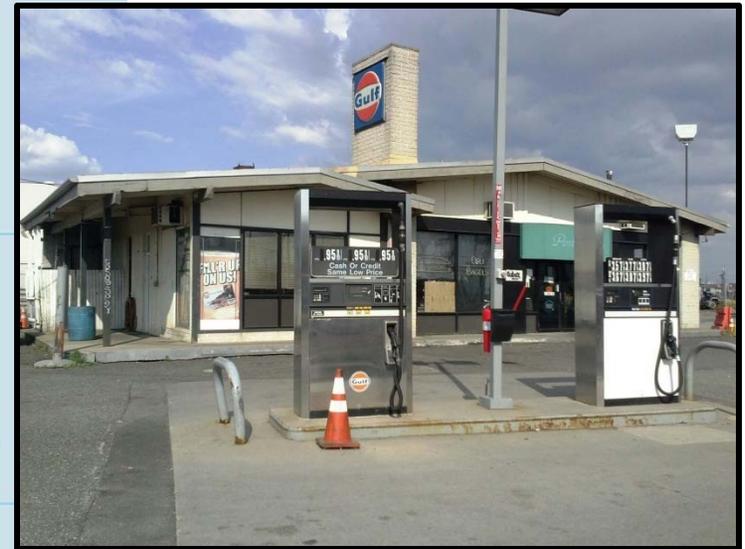
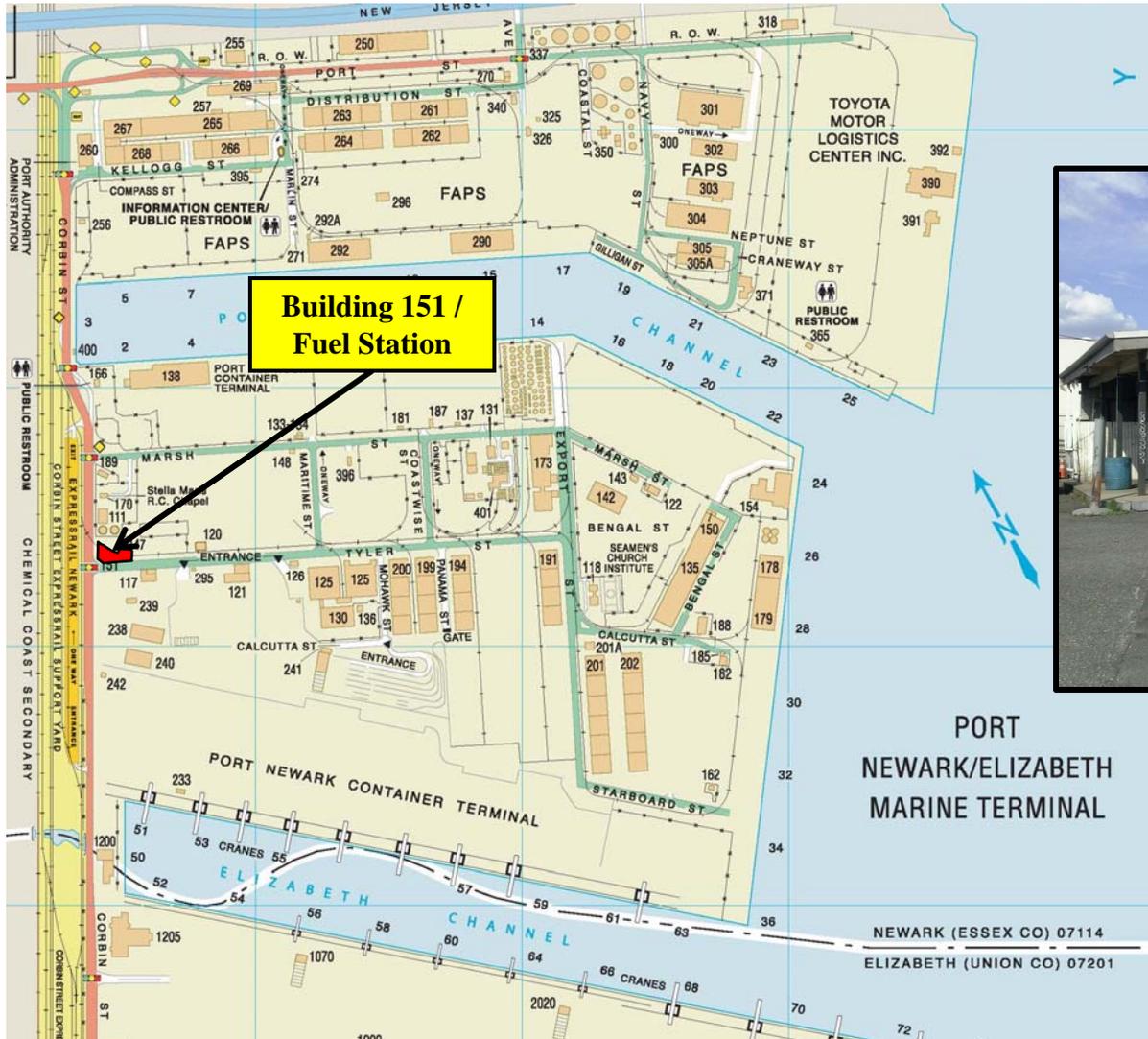


***Port Newark – Swift Fuel Stops, Inc. –
Lease Supplement***

**Committee on Operations
July 24, 2013**

Background – Swift Fuel Stops, Inc.



Benefits of Requested Authorization

- Leasehold would be renovated without Port Authority capital
- Substantial environmental benefits would be realized through the installation of:
 - **energy-efficient lighting and electrical equipment – would reduce energy consumption by an estimated 20-30%**
 - **new vapor recovery system – expected to capture an additional 60-70% more petroleum vapors compared to the existing system**
 - **new transaction processing (payment) system – estimated to result in a ten-fold reduction in customer vehicle idling time and associated emissions**
 - **leak-proof pumps and a monitoring system that automatically shuts off all systems in the event of leaks in tanks or piping**
- Port Authority would realize increased revenues with the introduction of a variable rental fee on fuel sales

Requested Authorization Proposed Terms of Lease Supplement

- **Lease term would be extended for 16-years and 5-months through July 2033, provided that Swift Fuels substantially completes a minimum of \$600,000 in leasehold renovations by January 31, 2016**
- **If the investment provision is not satisfied, lease would expire in February 2017 as originally authorized**
- **Should the Port Authority terminate the agreement without cause, Swift Fuel would be reimbursed unamortized portion of its initial investment up to \$600,000 based on completed renovations as certified by the Port Authority**
- **In addition to a fixed basic rental, the tenant would pay a new variable rental fee on fuel sales, which would commence on August 1, 2015, following a two-year construction grace period**
- **Total aggregate rent: \$2 million**