

**Exhibit F**

**Sources & Uses Table**

<b>Polar Park Sources &amp; Uses Reconciliation</b>		
<b>as of 1/8/21</b>		
<b>Sources</b>	<b>Description</b>	<b>Amount</b>
	City Bonds	93,400,000
	Team Equity Contribution	6,000,000
	Work Stoppage Costs	1,500,000
	Team Foodservice Contribution	3,000,000
	<b>Total Sources</b>	<b>103,900,000</b>
	<b>Description</b>	<b>Amount</b>
	GMP	104,507,794
	City Site Prep Costs (Funded Separately by City)	(9,400,000)
	Ballpark PCI since GMP	2,892,286
	Police Details (Tenant's half)	125,000
	OPM (Skanska/IFG)	2,653,700
	Designer (DAIQ)	5,428,817
	Amendment #7 Designer Adjustment	893,273
	Site, Soil, Concrete Material Testing	453,534
	Builders Risk Premium	135,469
	Container Park Electrical Utilities (NGrid)	241,009
	<b>Bills Paid by Landlord</b>	<b>107,930,882</b>
	TPM	579,808
	Graphic and Art Consultants	495,000
	Tenant FF&E	2,863,995
	Sponsor Signage and Artwork	864,330
	Scoreboard/Video Systems	2,100,000
	WiFi System	1,172,880
	Pre-Fab Summit St. Structures	867,400
	Kitchen & Foodservice Equipment	2,480,498
	<b>Bills Paid by Tenant</b>	<b>11,423,911</b>
	Owner's Contingency (Escrowed by City)	200,000
	Owner's Contingency (Held by Tenant)	1,650,000
	<b>Total</b>	<b>121,204,793</b>
	Tenant Contribution for Foodservice Equipment	(3,000,000)
	Work Stoppage Costs	(1,500,000)
	<b>Total Less Foodservice and Work Stoppage</b>	<b>116,704,793</b>
	<b>Cost Estimate</b>	<b>99,400,000</b>
	<b>Additional Ballpark Costs (As of 1/8/2021)</b>	<b>17,304,793</b>
	<b>Remaining to \$18 Million Cap</b>	<b>695,207</b>
	<b>Funding of Additional Ballpark Costs (\$17,304,793)</b>	
	Overage Compared to \$99.4M	17,304,793
	Net Proceeds of New City Bonds (Series B-2 Bonds)	10,000,000
	Tenant Contribution Pursuant to Grand Bargain 2.0	3,030,882
	Owner's Contingency (Escrowed by City)	200,000
	Tenant Contribution for Additional Defined Equity Uses	2,423,911
	Tenant Funding of Owner's Contingency (Held and Controlled by Tenant)	1,650,000

[Exhibit F to Worcester Ballpark Lease Agreement]