

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

**FORM 8-K**

**CURRENT REPORT**

**Pursuant to Section 13 or 15(d) of the  
Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported): March 18, 2019

**World Wrestling Entertainment, Inc.**

(Exact name of registrant as specified in its charter)

Delaware	001-16131	04-2693383
(State or other jurisdiction of incorporation)	(Commission File Number)	(IRS Employer Identification No.)
1241 East Main Street, Stamford, CT		06902
(Address of principal executive offices)		(Zip code)

Registrant's telephone number, including area code: (203) 352-8600

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2.):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (17 CFR 230.405) or Rule 12b-2 of the Securities Exchange Act of 1934 (17 CFR 240.12b-2).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

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### **Item 1 .01 Entry into a Material Definitive Agreement .**

On March 18 , 2019, World Wrestling Entertainment, Inc. (the “Company”) entered into an Agreement of Lease (the “Lease”) with Stamford Washington Office LLC, a Delaware limited liability company (the “Landlord”) under which the Company will lease approximately 415,266 rentable square feet in two attached buildings located at 677 Washington Boulevard and 707 Washington Boulevard, Stamford, Connecticut (collectively, the “Premises”). The new Premises will allow the Company to bring together its operations, including its production studios and corporate offices at its new site .

Pursuant to the Lease, the Landlord will construct base building improvements in the Premises, with delivery to the Company following Landlord’s completion of such improvements, no earlier than July 1, 2019. Upon delivery, the Company will construct interior tenant improvements in the Premises. The Landlord will provide an allowance of up to \$40,337,716 to be applied to the cost of the Company’s tenant improvements.

The Lease provides for a term of approximately seventeen years, commencing on signing and expiring on the last day of the calendar month in which occurs the fifteenth anniversary of the Rent Commencement Date (as defined below) (the “Initial Term”), with five separate renewal terms of five years each (each, a “Renewal Term”). The Company is required to give written notice to the Landlord not later than fifteen months prior to the end of the then current Initial Term or Renewal Term, as applicable, if the Company desires to exercise its right to extend such term.

Following an abatement period of eighteen months from the date of delivery of the Premises (the “Rent Commencement Date”), the Company will be obligated to pay base rent over the remainder of the Initial Term in the amount of \$19,100,809 per year initially (payable on a monthly basis), and increasing to (i) \$20,927,392 per year on the sixth anniversary of the Rent Commencement Date, and (ii) \$22,753,955 per year on the eleventh anniversary of the Rent Commencement Date, as set forth in the Lease. The Company will also be responsible under the Lease for the payment of additional rent to cover the Company’s proportionate share of certain taxes and operational and other expenses of the Landlord, in accordance with and subject to the terms and conditions of the Lease. During the first three Renewal Terms, the rent will be the lesser of (i) the Annual Fair Market Rental Rate (as defined in the Lease) of the Premises as of the expiration date of the Initial Term or applicable Renewal Term, and (ii) the then-fully escalated base rent, inclusive of certain operating and other expenses, and taking into account further increases in the base rent for each of the first three Renewal Terms, in each case, determined in accordance with the terms and conditions of the lease. During the fourth and fifth Renewal Terms, the rent will be based on the Annual Fair Market Rental Rate of the Premises.

The Company has certain other rights, including, without limitation, (i) expansion rights; (ii) a right of first offer to purchase the buildings in which the Premises are located; and (iii) a right of first offer to lease certain additional space in one of the buildings where the Premises are located. The Lease contains customary provisions allowing the Landlord to terminate the Lease if the Company fails to remedy a breach of any of its obligations within specified time periods.

The foregoing description of the Lease does not purport to be a complete description of the parties’ rights and obligations under the Lease. The above descriptions are qualified in their entirety by reference to the complete Lease, a copy of which will be filed as an exhibit to the Company’s Quarterly Report on Form 10-Q for the quarter ended March 31, 2019.

The Company’s press release announcing the Company’s entrance into the Lease is furnished hereto as Exhibit 99.1 to this Current Report on Form 8-K .

### **Item 9.01 Financial Statements and Exhibits .**

(d) Exhibits

99.1 [Press Release dated March 20, 2019](#) .

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SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

WORLD WRESTLING ENTERTAINMENT, INC.

Dated: March 20 , 201 9

By: /s/ G EORGE A. BARRIOS

George A. Barrios  
*Co-President*

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**FOR IMMEDIATE RELEASE**

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## **WWE<sup>®</sup> Announces New Global Headquarters in Stamford**

**STAMFORD, Conn., March 20, 2019** – WWE (NYSE: WWE) today announced that the company will move its global headquarters to a new office complex at 677 Washington Boulevard in Stamford, Connecticut. This move will allow the company to bring together its operations, including its production studios and corporate offices at its new site.

“One of the most important elements necessary to execute WWE’s long-term growth strategy is world-class talent collaborating seamlessly to create compelling content. Our workplace initiative will be the foundation to meet these objectives and underpins our ability to deliver long-term value,” said George Barrios, WWE Co-President.

The new headquarters will provide the company with work space suited to its growing and evolving workforce. The site in Stamford’s central business district provides greater access from various means of transportation, floor plans which are well-suited to producing video content and greater flexibility in workplace design. The Company anticipates that it will move to the new headquarters in early 2021.

WWE will lease the space for an initial term of approximately 16.5 years commencing no earlier than July 1, 2019, with five five-year renewal options thereafter. The lease will be accounted for as a finance lease, with the creation of a lease obligation (equal to the present value of future lease payments, which would result in the recognition of interest expense over time) and a right-of-use lease asset (equal to the lease obligation less tenant incentives, which is depreciated on a straight-line basis through depreciation expense). Accordingly, the accounting for the lease agreement is not expected to have a material impact on Adjusted OIBDA. Depreciation expense associated with the right-of-use asset will be reflected in operating income. The Company’s capital expenditure guidance reflects this initiative. That guidance estimated capital expenditures of approximately \$70 million to \$90 million for 2019 with continued spending in 2020 above the historic range of approximately 4% to 7% of revenue. Additionally, the company expects to sell its owned and operated corporate facility at 1241 East Main Street, exit its leased spaces at 1266 East Main Street, and will evaluate options for its production studio facilities at 88 and 120 Hamilton Avenue based on strategic, operating and financial considerations.

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Additional information is available on the Company's website, [corporate.wwe.com/investors](http://corporate.wwe.com/investors).

## **About WWE**

WWE, a publicly traded company (NYSE: WWE), is an integrated media organization and recognized leader in global entertainment. The Company consists of a portfolio of businesses that create and deliver original content 52 weeks a year to a global audience. WWE is committed to family friendly entertainment on its television programming, pay-per-view, digital media and publishing platforms. WWE's TV-PG, family-friendly programming can be seen in more than 800 million homes worldwide in 25 languages. WWE Network, the first-ever 24/7 over-the-top premium network that includes all live pay-per-views, scheduled programming and a massive video-on-demand library, is currently available in more than 180 countries. The Company is headquartered in Stamford, Conn., with offices in New York, Los Angeles, London, Mexico City, Mumbai, Shanghai, Singapore, Dubai, Munich and Tokyo.

Additional information on WWE (NYSE: WWE) can be found at [wwe.com](http://wwe.com) and [corporate.wwe.com](http://corporate.wwe.com). For information on our global activities, go to <http://www.wwe.com/worldwide/>.

Trademarks: All WWE programming, talent names, images, likenesses, slogans, wrestling moves, trademarks, logos and copyrights are the exclusive property of WWE and its subsidiaries. All other trademarks, logos and copyrights are the property of their respective owners.

Forward-Looking Statements: This press release contains forward-looking statements pursuant to the safe harbor provisions of the Securities Litigation Reform Act of 1995, which are subject to various risks and uncertainties. These risks and uncertainties include, without limitation, risks relating to: entering, maintaining and renewing major distribution agreements; *WWE Network* (including the risk that we are unable to attract, retain and renew subscribers); our need to continue to develop creative and entertaining programs and events; the possibility of a decline in the popularity of our brand of sports entertainment; the continued importance of key performers and the services of Vincent K. McMahon; possible adverse changes in the regulatory atmosphere and related private sector initiatives; the highly competitive, rapidly changing and increasingly fragmented nature of the markets in which we operate and greater financial resources or marketplace presence of many of our competitors; uncertainties associated with international markets including possible disruptions and reputational risks; our difficulty or inability to promote and conduct our live events and/or other businesses if we do not comply with applicable regulations; our dependence on our intellectual property rights, our need to protect those rights, and the risks of our infringement of others' intellectual property rights; the complexity of our rights agreements across distribution mechanisms and geographical areas; potential substantial liability in the event of accidents or injuries occurring during our physically demanding events including, without limitation, claims alleging traumatic brain injury; large public events as well as travel to and from such events; our feature film business; our expansion into new or complementary businesses and/or strategic investments; our computer systems and online operations; privacy norms and regulations; a possible decline in general economic conditions and disruption in financial markets; our accounts receivable; our indebtedness including our convertible notes; litigation; our potential failure to meet market expectations for our financial performance, which could adversely affect our stock; Vincent K. McMahon exercises control over our affairs, and his interests may conflict with the holders of our Class A common stock; a substantial number of shares are eligible for sale by the McMahons and the sale, or the perception of possible sales, of those shares could lower our stock price; and the volatility of our Class A common stock. In addition, our dividend is dependent on a number of factors, including, among other things, our liquidity and historical and projected cash flow, strategic plan (including alternative uses of capital), our financial results and condition, contractual and legal restrictions on the payment of dividends (including under our revolving credit facility), general economic and competitive conditions and such other factors as our Board of Directors may consider relevant. Forward-looking statements made by the Company speak only as of the date made and are subject to change without any obligation on the part of the Company to update or revise them. Undue reliance should not be placed on these statements. For more information about risks and uncertainties associated with the Company's business, please refer to the "Management's Discussion and Analysis of Financial Condition and Results of Operations" and "Risk Factors" sections of the Company's SEC filings, including, but not limited to, our annual report on Form 10-K and quarterly reports on Form 10-Q.