

STREAMLINED LEASE PROPOSAL PART 1	In Response to Request for Lease Proposals (RLP) Number XXXXXXX	Date _____
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SECTION I – BUILDING INFORMATION

1	A. BUILDING NAME 	2	NUMBER OF FLOORS 	6	TOTAL PARKING FOR BUILDING STRUCTURED: SURFACE:	
	B. BUILDING STREET ADDRESS 	3	LIVE FLOOR LOAD (LBS / SQ FT) 	7	CONSTRUCTION TYPE 	
	C. CITY 	D. STATE 	4	TOTAL RENTABLE AREA (SQ FT) 	8	A. BUILDING BUSINESS HOURS (MON – FRI)
	E. 9-DIGIT ZIP CODE 	F. CONGR. DISTRICT 	5	BUILDING AGE (YRS) 	B. BUILDING BUSINESS HOURS (SAT – SUN) 	

SECTION II – SPACE OFFERED AND RATES

9	DESCRIPTION OF SPACE OFFERED (ANSI/BOMA SPACE TYPE(S), SQUARE FOOTAGE, LOCATION(S) IN BUILDING, FLOOR(S), SUITE NUMBER(S), ETC.) 									
10	TYPE OF SPACE	ANSI/ BOMA AREA (SQ FT) A	COMMON AREA FACTOR B	RENTABLE SQ FT (RSF) A x (1+B) = C	FIRM TERM		NON-FIRM TERM		OPTION TERM	
					RENTAL RATE (PER RSF/YR) D	ANNUAL RENT C x D = E	RENTAL RATE (PER RSF/YR) F	ANNUAL RENT C x F = G	RENTAL RATE (PER RSF/YR) H	ANNUAL RENT C x H = I
11	OFFICE		%		\$	\$	\$	\$	\$	\$
12	OTHER		%		\$	\$	\$	\$	\$	\$
13	TOTAL				\$	\$	\$	\$	\$	\$
14	COMPOSITE ABOA PER SQ FT RATES				12E ÷ 12A = 13A \$		12G ÷ 12A = 13B \$		12I ÷ 12A = 13C \$	
	RATE ADJUSTMENT FOR VACANT SPACE: \$ / ABOA SF / YR									
	A. HOURLY RATE FOR OVERTIME HVAC: Zone \$ _____ floor \$ _____ entire space \$ _____				B. AREAS REQUIRING 24 HOUR HVAC (LAN, ETC.) \$ _____ per ABOA SF* <small>*Only applies when the Government requires separate reimbursement for 24 hour HVAC as described under Section 1 of the Lease. Otherwise, include this cost in the operating rent, as described under Section 6 of the Lease. </small>					
	PERCENTAGE OF OCCUPANCY TO CALCULATE SHARE OF INCREASES TO REAL ESTATE TAXES: %									
	NUMBER OF PARKING SPACES OFFERED TO GOVERNMENT: 					A. STRUCTURED: 		C. SURFACE: 		
	CHARGE FOR SPACES OFFERED TO GOVERNMENT (IF NOT IN RENT):					B. STRUCTURED: \$ / MO		D. SURFACE: \$ / MO		
	RIGHT TO USE OF ROOFTOP AREA FOR ANTENNAS AND ASSOCIATED RIGHTS IN BUILDING <input type="checkbox"/> INCLUDED <input type="checkbox"/> NOT INCLUDED									

SECTION III – OWNER/OFFEROR INFORMATION

19	A. OFFEROR (NAME AND COMPLETE MAILING ADDRESS) 	B. OFFEROR'S AUTHORIZED REPRESENTATIVE (IF APPLICABLE) (NAME AND COMPLETE MAILING ADDRESS) 	TELEPHONE NUMBER
			E-MAIL ADDRESS
OFFEROR'S FORM OF BUSINESS: <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> CORPORATION – SPECIFY STATE: 			

SECTION IV - OFFER

23	RLP AMENDMENTS ACKNOWLEDGED (INITIAL)	NO. 1	NO. 2	NO. 3	NO. 4	NO. 5
On behalf of the Offeror, the undersigned offers to lease to the Government the Premises described in Sections I and II, together with all other rights indicated therein, at the rental and other rates stated, on the terms and conditions set forth in the referenced Request for Lease Proposals and this Proposal. This Offer is open until award.						
	A. SIGNATURE 	B. NAME 	C. TITLE 	D. DATE 		

SECTION V – PROPOSED ADDITIONAL TERMS, CONDITIONS**25**

OFFEROR WILL COMPLETE THE FOLLOWING FIRE/LIFE SAFETY, ACCESSIBILITY, AND ENERGY SAVINGS IMPROVEMENTS AS REQUIRED IN THE LEASE:

26

ADDITIONAL TERMS AND CONDITIONS WITH RESPECT TO THIS OFFER: []

PART 2 LEASE PROPOSAL DATA	In response to Request for Lease Proposals (RLP) Number	Date:
1	<p>Offeror's Interest in the Property:</p> <p><input type="checkbox"/> Fee owner <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Attach evidence of Offeror's interest in property (e.g., deed) and representative's authority to bind Offeror.</p>	
2	<p>Flood Plains:</p> <p>The Property is <input type="checkbox"/> in a base (100-year) flood plain <input type="checkbox"/> in a 500-year flood plain <input type="checkbox"/> not in a flood plain.</p> <p>(See RLP Section 2, Flood Plains.)</p>	
3	<p>Seismic Safety: The Building</p> <p><input type="checkbox"/> RLP does not contain seismic requirements. No documentation required.</p> <p><input type="checkbox"/> RLP contains seismic requirements. The Building</p> <p><input type="checkbox"/> Fully meets seismic requirements or meets an exemption under the RLP</p> <p><input type="checkbox"/> Does not meet seismic requirements, but will be retrofitted to meet seismic requirements</p> <p><input type="checkbox"/> Will be constructed to meet seismic requirements</p> <p><input type="checkbox"/> Will not meet seismic requirements</p> <p>(See RLP Section 2, Seismic Safety.) Attach appropriate documentation.</p>	
4	<p>Historic Preference: The Building is a</p> <p><input type="checkbox"/> Historic property within a Historic district.</p> <p><input type="checkbox"/> Non-historic developed site or non-historic undeveloped site within a historic district.</p> <p><input type="checkbox"/> Historic property outside of a historic district.</p> <p><input type="checkbox"/> None of the above.</p> <p>(See RLP Section 2, Historic Preference.) Attach appropriate documentation.</p>	
5	<p>Asbestos-Containing Material (ACM): The Property</p> <p><input type="checkbox"/> Contains no ACM, or contains ACM in a stable, solid matrix that is not damaged or subject to damage.</p> <p><input type="checkbox"/> Contains ACM not in a stable, solid matrix.</p> <p>(See RLP Section 2, Asbestos.)</p>	
6	<p>Fire/Life Safety:</p> <p>The Property <input type="checkbox"/> Meets <input type="checkbox"/> Does not meet Lease fire/life safety standards.</p> <p>(See RLP Section 2, Fire and Life Safety.)</p>	
7	<p>Accessibility:</p> <p>The Property <input type="checkbox"/> Meets <input type="checkbox"/> Does not meet Lease accessibility standards.</p> <p>(See RLP Section 2, Accessibility.)</p>	
8	<p>ENERGY STAR®: The Building</p> <p><input type="checkbox"/> Has received the ENERGY STAR® Label within the past twelve months. Date (MM-DD-YYYY): _____</p> <p><input type="checkbox"/> Has not received the ENERGY STAR® Label within the past twelve months; the Offeror has evaluated energy savings measures and</p> <p><input type="checkbox"/> Determined that none are cost effective.</p> <p><input type="checkbox"/> Determined that the following are cost effective (Attach additional pages):</p> <p>_____</p> <p>(See RLP Section 2, Energy Independence and Security Act.)</p>	

PART 2 LEASE PROPOSAL DATA		In Response to Request for Lease Proposals (RLP) Number		Date:	
PROPOSED RENT COMPONENTS					
	OFFICE AREA	FIRM TERM (\$/RSF/YR)	NON-FIRM TERM (\$/RSF/YR)	OPTION TERM (\$/RSF/YR)	
		A	B	C	
9	Building Shell Rent (Include Real Estate Taxes)	\$	\$	\$	
10	Turnkey Tenant Improvement Rent (See block 19 below for additional cost and amortization rate breakdown)	\$	\$	\$	
11	Operating Rent	\$	\$	\$	
12	Building Specific Amortized Capital Rent (See block 20 below for additional cost and amortization rate breakdown)	\$	\$	\$	
13	Total	\$	\$	\$	
	OTHER SPACE	FIRM TERM (\$/RSF/YR)	NON-FIRM TERM (\$/RSF/YR)	OPTION TERM (\$/RSF/YR)	
		A	B	C	
14	Building Shell Rent (Include Real Estate Taxes)	\$	\$	\$	
15	Tenant Improvement Rent (See block 19 below for additional cost and amortization rate breakdown)	\$	\$	\$	
16	Operating Costs	\$	\$	\$	
17	Building Specific Amortized Capital Rent (See block 20 below for additional cost and amortization rate breakdown)	\$	\$	\$	
18	Total	\$	\$	\$	
19	A. Tenant Improvement Costs	\$	B. Interest Rate to Amortize Tenant Improvements _____%		
20	A. Building Specific Amortized Capital Costs	\$	B. Interest Rate to Amortize Building Specific Amortized Capital Costs _____%		
21	OTHER INFORMATION SUPPLIED WITH THIS PROPOSAL:				
22	BY SUBMITTING THIS OFFER, THE OFFEROR AGREES UPON ACCEPTANCE OF THIS PROPOSAL BY THE HEREIN SPECIFIED DATE, TO LEASE TO THE UNITED STATES OF AMERICA, THE PREMISES DESCRIBED, UPON THE TERMS AND CONDITIONS AS SPECIFIED HEREIN, IN FULL COMPLIANCE WITH AND ACCEPTANCE OF THE AFOREMENTIONED RLP, WITH ATTACHMENTS.				
23	A. SIGNATURE	B. NAME	C. TITLE	D. DATE	