PROPOSAL TO LEASE SPACE			In Response to Request for Lease Proposals (RLP) Number→						DATED		
			SECTION	ON I -	DESCRI	PTION OF PRE	EMI	SES			
BUILDING a. Building Name DESCRIPTION a. Building Name						b. Building Street Address					
c. City					d. State	e. 9-Digit ZIP Code			f. Congressional District		
2a. FLOORS OFFERED		2b. TOTAL NUMBER OF FLOORS IN BUILDING			3. TOTAL F	3. TOTAL RENTABLE SPACE IN OFFERED BUILDING					
		OF FLOORS IN BUILDING		DING	a. GENERAL PURPOSE (Office) SF			b. WAREHOUSE SF		c. OTHER	
4. LIVE FLOOR LOAD		5. MEASUREMENT			6. YEAR OF LAST		-	7. BUILDING AGE		8. SITE SIZE	
		METHOD		MAJOR RENOVATION (if applicable)					SF		
Pounds	per SF	☐ ANSI/BOMA ☐ OTHER							Acres		
	SECTION II - SPACE OFFERED AND RATES										
9. ANSI/BOMA OFFICE AREA SQUARE FEET (ABOA)			10. RENTA (RSF)	RENTABLE SQUARE FEET (RSF) 11. COMMON ARE					:A FACTOR (CAF)		
"Tenant Improvements" are all alterations for the Government-demised area above the building shell buildout, excluding costs identified as tenant improvements in the Security Unit Price List. Building Specific Amortized Capital (BSAC) is the sum of costs identified as such in the Security Unit Price List. Neither the Tenant Improvements as stated in Block 12, nor the BSAC as stated in Block 13, are to be included in the shell rent. It is expected that the tenant buildout will be fully amortized at the end of the firm term, and the rent will be reduced accordingly. Any desired rent increases or decreases beyond the firm term of the lease should be reflected in the shell rate and fully explained as part of this written proposal. If Tenant Improvements or BSAC improvements are to be amortized beyond the firm term, those calculations must be itemized as part of this written proposal. The Offeror may attach additional pages as necessary.											
							Number of years each cost per square foot is in effect. State any changes for any rent component.				
		a. BUILD-OUT COSTS PER CATEGORY		b. AMORTIZATION TERM		c. AMORTIZATION INTEREST RATE (%)	d. ANNUAL RENT \$ PER RSF		e. ANNUAL RENT \$ PER ABOA SF		f. NUMBER YEARS RATE IS EFFECTIVE
12. TENANT IMPROVEMENTS (per RLP requirements)		\$					\$		\$		
13. BSAC (per RLP requirements)		\$					\$		\$		
14. SHELL BUILD-OUT (per RLP requirements)		\$									
15. TOTAL BUILD-OUT COSTS		\$									
16. SHELL RENT (Including real estate taxes. Refer to Line 28 on GSA Form 1217)							\$		\$		
17. OPERATING COSTS (Refer to Line 27 on GSA Form 1217)									\$		
18. TOTAL RATE/SF							Г		\$		
19. TOTAL ANNUAL RENT											
		PER SF	RATE	FO	R YEARS	PER SF RATE		FOR YEARS	PE	R SF RATE	FOR YEARS
20. STEP RENT (SHELL RATES)			RSF	7	-hru	\$ RSF		Thru		RSF	Thru
	ABOA				\$ ABOA			ABOA			
21. PARKING	a. Number of parking spaces for the entire building/ facility which are under the control of the Offeror: b. Number of parking spaces required by local code: c. Number of parking spaces for Employee/Visitor Use (per RLP): Surface Struct Surface Surface Surface Surface						Structured Structured Structured Structured				
	I rate offered above include RLP-required parking costs? Annual cost per space: \$						Surfac	e	Structured		

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		9	SECTION III - LI	EASE TE	RMS AND CON	IDITIONS					
22. INITIAL LEASE TERM (Full Term)				23. RENEWAL OPTIONS							
a.	Number of Years	b. Years Firm	c. Number of Days Notice for Governr Terminate Lease 90	ment to	a. Shell Rate / RSF / Yr	b. Years Each	c. Number of Options		nber of Days Notice xercise Option:		
24.	OFFER GOOD UNTIL	AWARD			25. Space will be altered and delivered in accordance with the Government's specifications and requirements in accordance with the Request for Lease Proposals (RLP) and the lease.						
26.	COMMISSIONS (If app	olicable), ATTACH COMMISS	SION AGREEMENT	•	, ,						
a.	Tenant Representative	Commission:	b. Owner's Represer	ntative Comm	nmission: c. Schedule of Commission Payments:						
	%		%		% at lease award and % at lease occupance						
				I							
27. OFFEROR'S TENANT IMPROVEMENT FEE SCHEDULE* *Block 27 fees only applicable for TI subject to post-award pricing.; N/A for turnkey pricing a. Architectural/Engineering fees will be (choose one): □ 1. \$ per ABOA SF □ 2. % of Total TI construction costs				for turnkey	28. ADDITIONAL FINANCIAL ASPECTS OF THE LEASE Adjustment for Vacant Premises: \$ per ABOA SF HVAC Overtime Rate: \$ per hour per □zone □floor □space (choose one) For rates based on a "per zone" basis, provide the following: Number of zones in offered Space:						
	 ☐ 3. \$ flat fee b. Lessor's Project Management Fee will be costs 				Areas requiring 24 hour HVAC (LAN, etc.) \$ per ABOA SF* *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. Building's Normal Hours of HVAC Operation:						
	c. If other fees are ap the basis for deteri	plicable, state as per ABOA somining the fee.	uare foot, or if using a pe	ercentage,	Monday - Fri Saturday Sunday		PM PM				
	of the offered rental ra	add the cost of the propose ate as described in the RLP's edule will be applicable for T	s Present Value Price E	Evaluation	Current Year Tax Based on ful Is the offered parcel? If so, provide offered prop	lly assessed value d space part of mo	\$ e?	le building	_		
 29. FREE RENT INCLUDED IN OFFER 1. months free rent (includes shell, operating, TI and BSAC rent) 2. Other rental concessions structured as follows 3. None 				C rent)	30. LIST OF ATTACHMENTS SUBMITTED WITH THIS OFFER (See RLP requirements)						
31.	ADDITIONAL REMAR	S OR CONDITIONS WITH R			ICATION AND	OFRTIFIO A	FION				
		SECTIO	N IV - OWNER	IDENTIF	ICATION AND	CERTIFICA	IION				
32.	RECORDED OWNER										
	a. Name	b. Address		c. City		d. State	e. ZIP +4		f. DUNS Number		
	AMERICA, THE PREI AFOREMENTIONED F I have read the	OFFER, THE OFFEROR AC MISES DESCRIBED, UPON RLP, WITH ATTACHMENTS. THE RLP with attachments in its	THE TERMS AND CO	ONDITIONS	AS SPECIFIED HERI						
34.	Offeror's Interest in Pro										
35.	•	f same as Recorded Owner			•						
a.	Name	b. Address	b. Address			c. City			e. ZIP + 4		
f. 7	Γitle	g. E-Mail Add	dress		<u> </u>		h. Tele	ephone Nu	umber		
i.	Offeror's Signature	l					j. Da	ate Signed	l		

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LEAS	E PROPOSAL DATA	In Response to Request for Lease Proposals (RLP) Number	DATE:					
1	Offeror's Interest in the Property:							
	☐ Fee owner ☐ Other:							
	Attach evidence of Offeror's interest in property (e.g., deed) and representative's authority to bind Offeror.							
2	Flood Plains:							
	The Property is □ in a base (100-year) flood plain □ in a 500-year flood plain □ not in a flood plain.							
	(See RLP Section 2, Flood Plains.)							
3	Seismic Safety: The Building							
	□ RLP does not contain seismic requirements. No documentation required.							
	☐ RLP contains seismic requireme	ents. The Building						
	☐ Fully meets seismic requirements or meets an exemption under the RLP							
	☐ Does not meet seismic requirements, but will be retrofitted to meet seismic requirements							
	□ Will be constructed to m	•						
	☐ Will not meet seismic red	quirements						
	(See RLP Section 2, Seismic Safety	y.) Attach appropriate documentation.						
4	Historic Preference: The Buildin							
	Historic property within a histo	oric district						
	Non-historic developed sit	e or non-historic undeveloped site within a hi	storic district.					
	Historic property outside of a historic district.							
	None of the above.							
	(See RLP Section 2, Histor	ric Preference.) Attach appropriate document	ation.					
5	Asbestos-Containing Material (ACI	M): The Property						
	□ Contains no ACM, or contains ACM in a stable, solid matrix that is not damaged or subject to damage							
	CoContains ACM not in a stable, s	olid matrix.						
	(See RLP Section 2, Asbestos.)							
6	Fire/Life Safety:							
	-	ot meet Lease fire/life safety standards.						
		·						
	(See RLP Section 2, Fire Protection	n and Life Safety.)						
7	Accessibility:	ot meet Lease accessibility standards.						
	The Property Meets Does no	it meet Lease accessionity standards.						
	(See RLP Section 2, Accessibility.)							
8	ENERGY STAR®: The Building							
		R® Label within the past twelve months. Date (MM-D	-					
		STAR® Label within the past twelve months; the Offe	ror has evaluated					
	energy savings measures and Determined that none a	are cost effective						
		lowing are cost effective (Attach additional pages):						
		,						
	(See RLP Section 2, Energy Independent							
9		nce. A HUBZone small business concern (SBC) Offe						
		ed in Section 4 of the RLP. In such a case, no price of HUBZone SBC, and the performance of work require						
		applicable to a lease awarded to the HUBZone SBC						
	solicitation. A HUBZone SBC desi	ring to waive the price evaluation preference should						
	☐ I am a HUBZone SBC Offeror and	d I elect to waive the price evaluation preference.						
	(See RLP and Lease documents fo	r more information)						
	,	,						

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