

PROPOSAL TO LEASE SPACE

OMB Control Number: 3090-0086
Expiration Date: 12/31/2022

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In Response to Request for Lease
 Proposals (RLP) Number -->

57-12119-22-FA

DATED 7/20/2022

SECTION I - DESCRIPTION OF PREMISES

| | | | | | |
|---|--|--|---|--|---------------------------------|
| 1. BUILDING DESCRIPTION | a. Building Name Fair Grounds Agricultural Building E | | b. Building Street Address 7620 SR 471 | | |
| c. City Bushnell | | d. State FL | e. 9-Digit ZIP Code 33513 | | f. Congressional District 11 |
| 2a. FLOORS OFFERED 1 | 2b. TOTAL NUMBER OF FLOORS IN BUILDING 1 | 3. TOTAL RENTABLE SPACE IN OFFERED BUILDING | | | |
| | | a. GENERAL PURPOSE (Office) 1214 SQUARE FEET | b. WAREHOUSE SQUARE FEET | c. OTHER SQUARE FEET | |
| 4. LIVE FLOOR LOAD 50 POUNDS PER SQUARE FOOT | 5. MEASUREMENT METHOD <input checked="" type="checkbox"/> ANSI/BOMA <input type="checkbox"/> OTHER | 6. YEAR OF LAST MAJOR RENOVATION (if applicable) 2005 | 7. BUILDING AGE 17 | 8. SITE SIZE ____ SQUARE FEET 30 ACRES | |

SECTION II - SPACE OFFERED AND RATES

| | | |
|---|--|---|
| 9. ANSI/BOMA OFFICE AREA SQUARE FEET (ABOA) 1,214 | 10. RENTABLE SQUARE FEET (RSF) 1,214 | 11. COMMON AREA FACTOR (CAF) 0 |
|---|--|---|

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 SQUARE FOOT | f. NUMBER OF YEARS RATE IS EFFECTIVE |
| 12. TENANT IMPROVEMENTS <i>(per RLP requirements)</i> | \$5,000.00 | 0 | 0 | \$0.00 | \$0.00 | 0 |
| 13. BSAC <i>(per RLP requirements detailed on Security Unit Price List)</i> | \$1,078.38 | 0 | 0 | \$0.00 | \$0.00 | 0 |
| 14. SHELL BUILD-OUT <i>(per RLP requirements)</i> | \$0.00 | | | | | |
| 15. TOTAL BUILD-OUT COSTS | \$6,078.38 | | | | | |
| 16. SHELL RENT <i>(Including real estate taxes. Refer to Line 28 on GSA 1217)</i> | | | | \$0.00 | \$0.00 | 0 |
| 17. OPERATING COSTS <i>(Refer to Line 27 on GSA 1217)</i> | | | | \$0.00 | \$0.00 | 0 |
| 18. TOTAL RATE/ SQUARE FOOT | | | | \$0.00 | \$0.00 | 0 |
| 19. TOTAL ANNUAL RENT | | | | \$0.00 | | 0 |
| | a. PER SQUARE FOOT RATE | b. FOR YEARS | c. PER SQUARE FOOT RATE | d. FOR YEARS | e. PER SQUARE FOOT RATE | f. FOR YEARS |
| 20. STEP RENT <i>(SHELL RATES)</i> | \$0.00 /RSF /ABOA | Thru | \$0.00 /RSF /ABOA | Thru | \$0.00 /RSF /ABOA | Thru |

| | |
|-------------|--|
| 21. PARKING | a. Number of parking spaces for the future building/facility which are under the control of the Offeror: <u>0</u> Surface <u>0</u> Structured b. Number of auto parking spaces required by local code: <u>10</u> Surface <u>0</u> Structured c. Number of auto parking spaces for Employee/Visitor Use (per RLP): <u>10</u> Surface <u>0</u> Structured d. Number of parking spaces (auto and truck) for Official Government Vehicles (per RLP): <u>10</u> Surface <u>0</u> Structured e. Does the rental rate offered above include RLP - required parking costs? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If NO, complete the following: Annual cost per space: _____ Surface _____ Structured _____ |
|-------------|--|

SECTION III - LEASE TERMS AND CONDITIONS

| | | | | | | | | | | | | | | | |
|---|--------------------|--|---|---|--|----|---|------------------------|---------------|----------------------|---|--|--|--|--|
| <p>22. INITIAL LEASE TERM <i>(Full Term)</i></p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;">a. Number of Years</td> <td style="width:33%;">b. Years Firm</td> <td style="width:33%;">c. Number of Days Notice for Government to Terminate Lease:</td> </tr> <tr> <td align="center">5</td> <td></td> <td align="center">45</td> </tr> </table> | a. Number of Years | b. Years Firm | c. Number of Days Notice for Government to Terminate Lease: | 5 | | 45 | <p>23. RENEWAL OPTIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;">a. Shell Rate/RSF/Year</td> <td style="width:33%;">b. Years Each</td> <td style="width:16%;">c. Number of Options</td> <td style="width:18%;">d. Number of Days Notice to Exercise Option</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table> | a. Shell Rate/RSF/Year | b. Years Each | c. Number of Options | d. Number of Days Notice to Exercise Option | | | | |
| a. Number of Years | b. Years Firm | c. Number of Days Notice for Government to Terminate Lease: | | | | | | | | | | | | | |
| 5 | | 45 | | | | | | | | | | | | | |
| a. Shell Rate/RSF/Year | b. Years Each | c. Number of Options | d. Number of Days Notice to Exercise Option | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| <p>24. OFFER GOOD UNTIL AWARD</p> | | <p>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.</p> | | | | | | | | | | | | | |
| <p>26. COMMISSIONS <i>(if applicable)</i>, ATTACH COMMISSION AGREEMENT</p> | | | | | | | | | | | | | | | |

| | | |
|--------------------------------------|---------------------------------------|---|
| a. Tenant Representative Commission: | b. Owner's Representative Commission: | c. Schedule of Commission Payments: |
| 0 % | 0 % | 0 % at lease award and 0 % at lease occupancy |

27. OFFEROR'S TENANT IMPROVEMENT FEE SCHEDULE

***Block 27 fees only applicable for Tenant Improvement (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.

3. _____ flat fee

b. Lessor's Project Management Fee will be _____ percent of Total TI construction costs.

c. If other fees are applicable, state as per ABOA square foot in the space below, or if using a percentage, the basis for determining the fee.

NA

The Government will add the cost of the proposed TI fees to the net present value of the offered rental rate as described in the RLP's Present Value Price Evaluation paragraph. This schedule will be applicable for Tenant Improvements.

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

28. ADDITIONAL FINANCIAL ASPECTS OF THE LEASE

Adjustment for Vacant Premises: _____ \$0.00 per ABOA SF

HVAC Overtime Rate: _____ \$0.00 per hour per *(choose one)*

zone floor space

For rates based on a "per zone" basis, provide the following:

Number of zones in offered space: 0 _____

Areas requiring 24 hour HVAC (LAN, etc.) _____ \$0.00 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:

Monday - Friday _____ 7 AM to _____ 5 PM

Saturday _____ AM to _____ PM

Sunday _____ AM to _____ PM

Percent of Government Occupancy: _____ 100 %

Current Year Taxes: _____

Based on fully assessed value? YES NO

Is the offered space part of multiple tax bills? YES NO

If so, provide tax ID numbers and square footage for each in the blank space below the question on total land costs. Attach the legal description of the offered property.

If a site is offered, state the total land costs: _____

30. LIST OF ATTACHMENTS SUBMITTED WITH THIS OFFER *(See RLP requirements)*

31. ADDITIONAL REMARKS OR CONDITIONS WITH RESPECT TO THIS OFFER

SECTION IV - OWNER IDENTIFICATION AND CERTIFICATION

32. RECORDED OWNER

| a. Name | b. Address | c. City | d. State | e. ZIP Code + 4 | f. DUNS Number |
|-------------------------------|----------------|----------|----------|-----------------|----------------|
| Sumter County Board of County | 7375 Powell Rd | Wildwood | FL | 34785 | |

33. BY SUBMITTING THIS OFFER, THE OFFEROR AGREES UPON ACCEPTANCE OF THIS PROPOSAL BY 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.

I have read the RLP with attachments in its entirety and am requesting no deviations.

34. Offeror's Interest in Property

Owner Agent Other

35. OFFEROR Check if same as Recorded Owner

| a. Name | b. Address | c. City | d. State | e. ZIP Code + 4 |
|-------------------------------|-------------------|----------|---------------------|-----------------|
| Sumter County Board of County | 7375 Powell Rd | Wildwood | FL | 34785 |
| f. Title | g. E-Mail Address | | h. Telephone Number | |
| Chairman | | | | |
| i. Offeror's Signature | | | j. Date Signed | |
| | | | | |

LEASE PROPOSAL DATAIn Response to Request for Lease Proposals (RLP) Number
59-51173-21-NR

DATE: 7/20/2022

Offeror's Interest in the Property

- 1.
-
- Fee owner
-
- Other: _____

Attach evidence of Offeror's interest in property (e.g., deed) and representative's authority to bind Offeror.

Flood Plains:

2. 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.)

Seismic Safety: The Building

- RLP does not contain seismic requirements. No documentation required.
- RLP contains seismic requirements. The Building:
3. 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 meet seismic requirements
- Will not meet seismic requirements

(See RLP Section 2, Seismic Safety.) Attach appropriate documentation.

Historic Preference: The Building is a

- Historic property within a historic district.
4. Non-historic developed site or non-historic undeveloped site within a historic district.
- Historic property outside of a historic district.
- None of the above.

(See RLP Section 2, Historic Preference.) Attach appropriate documentation.

Asbestos-Containing Material (ACM): The Property

5. Contains no ACM, or contains ACM in a stable, solid matrix that is not damaged or subject to damage.
- Contains ACM not in a stable, solid matrix.

(See RLP Section 2, Asbestos.)

Fire/Life Safety:

6. The Property
-
- Meets
-
- Does not meet Lease fire/life safety standards.

(See RLP Section 2, Fire Protection and Life Safety.)

Accessibility:

7. The Property
-
- Meets
-
- Does not meet Lease accessibility standards.

(See RLP Section 2, Accessibility.)

ENERGY STAR®: The Building

- Has received the ENERGY STAR® Label within the past twelve months. Date (MM-DD-YYYY): _____
8. Has not received the ENERGY STAR® Label within the past twelve months; the Offeror has evaluated energy savings measures and
- Determined that none are cost effective. Determined that the following are cost effective *(Attach additional pages):*

(See RLP Section 2, Energy Independence and Security Act.)

9. Waiver of Price Evaluation Preference. A HUBZone small business concern (SBC) Offeror may elect to waive the price evaluation preference provided in Section 4 of the RLP. In such a case, no price evaluation preference shall apply to the evaluation of the HUBZone SBC, and the performance of work requirements set forth in Section 1 of the Lease shall not be applicable to a lease awarded to the HUBZone SBC Offeror under this solicitation. A HUBZone SBC desiring to waive the price evaluation preference should so indicate below.

I am a HUBZone SBC Offeror and I elect to waive the price evaluation preference. *(See RLP and Lease documents for more information.)*