PROPOSAL TO LEASE SPACE	In Response to Request for Lease Proposals (RLP) Number➔	57-37159-22-FA	DATED

SECTION I - DESCRIPTION OF PREMISES

1. BUILDING 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 RENTABLE SPACE IN OFFERED BUILDING		
		a. GENERAL PURPOSE (Office) SF	b. WAREHOUSE SF	c. OTHER SF
4. LIVE FLOOR LOAD Pounds per SF	5. MEASUREMENT METHOD ANSI/BOMA OTHER	6. YEAR OF LAST MAJOR RENOVATION (if applicable)	7. BUILDING AGE	8. SITE SIZE SF Acres

SECTION II - SPACE OFFERED AND RATES

9. ANSI/BOMA OFFICE AREA SQUARE FEET (ABOA)	10. RENTABLE SQUARE FEET (RSF)	11. COMMON AREA 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~~. The Tenant Improvements in Block 12, are not 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						
19. TOTAL ANNUAL RENT						
	PER SF RATE	FOR YEARS	PER SF RATE	FOR YEARS	PER SF RATE	FOR YEARS
20. STEP RENT (SHELL RATES)	$ /RSF $ /ABOA	Thru	$ /RSF $ /ABOA	Thru	$ /RSF $ /ABOA	Thru

21. PARKING

a. Number of parking spaces for the entire building/ facility which are under the control of the Offeror: Surface Structured
b. Number of parking spaces required by local code: Surface Structured
c. Number of parking spaces for Employee/Visitor Use (per RLP): Surface Structured
d. Number of parking spaces for Official Government Vehicles (per RLP): Surface Structured
e. Does the rental rate offered above include RLP-required parking costs?
YES NO If NO, complete the following: Annual cost per space: $ Surface $ Structured

SECTION III - LEASE TERMS AND CONDITIONS

22. INITIAL LEASE TERM *(Full Term)*

a. Number of Years	b. Years Firm	c. Number of Days Notice for Government to Terminate Lease

23. RENEWAL OPTIONS (Only fill block 23 out if RLP ask for Renewal Option)

a. Shell Rate / RSF / Yr	b. Years Each	c. Number of Options	d. Number of Days Notice to Exercise 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 applicable)*, ATTACH COMMISSION AGREEMENT~~

~~a. Tenant Representative Commission:~~	~~b. Owner's Representative Commission:~~	~~c. Schedule of Commission Payments:~~

~~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~~
- ☐ ~~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, or if using a percentage, the basis for determining the fee.~~

~~**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.**~~

28. ADDITIONAL FINANCIAL ASPECTS OF THE LEASE

Adjustment for Vacant Premises: $_____ per ABOA SF

Adjustment for Reduced Services: $_____ per ABOA SF*

*Only applies when Government requires extended services, such as 24/7 HVAC, beyond normal operating hours (check RLP/Lease for confirmation). Reflects reduction if Government no longer requires these extended services.

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: _____

Building's Normal Hours of HVAC Operation:

Monday - Friday _____ AM to _____ PM

Saturday _____ AM to _____ PM

Sunday _____ AM to _____ PM

Percent of Government Occupancy: _____%

Current Year Taxes: $_____

Based on fully assessed value? ☐ Yes ☐ No

Is the offered space part of multiple tax bills or multiple buildings on an single tax parcel? ☐ Yes ☐ No

If so, provide tax ID numbers and SF for each. Attach the legal description of the offered property.

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

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

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 +4	f. DUNS Number

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 + 4

f. Title	g. E-Mail Address	h. Telephone Number

i. Offeror's Signature	j. Date Signed

LEASE 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 requirements. 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 meet seismic requirements**
- ☐ **Will not meet seismic requirements**

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

4 **Historic Preference: The Building is a**

☐ **Historic property within a historic district.**

☐ **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.**

5 **Asbestos-Containing Material (ACM): The Property**

☐ **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.)

6 **Fire/Life Safety:**

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

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

7 **Accessibility:**

The Property ☐ Meets ☐ Does not meet Lease accessibility standards.

(See RLP Section 2, Accessibility.)

8 **ENERGY STAR®: The Building**

☐ **Has received the ENERGY STAR® Label within the past twelve months. Date (MM-DD-YYYY): _____**

☐ **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)