

RFP Attachment 5.2.

PROPOSER LEGAL ENTITY NAME:	
PROPOSED LOCATION ADDRESS:	

SECTION A - SCOPE OF LEASE

Please ensure that any Alternate Proposals are noted in the column on the right. An Alternate Proposal is any proposal that does not meet the below terms exactly. The State reserves the right to reject any Alternate Proposal at its sole discretion. Any Alternate Proposals on mandatory terms, as noted below, will not be accepted. Please fill out the far right column with a YES if an Alternate is proposed, or a NO if the proposal is in line with the State's desired terms. Include any additional information regarding the Alternate Proposals that the Proposer believes will assist the State in understanding what is being proposed.

	<u>SCOPE</u>	<u>ALTERNATE (Y/N)</u>
<u>LOCATION</u>	MANDATORY: Within Shelby County, Tennessee and within the following boundaries: As this office will supervise sex offenders, it is required that the office be a minimum of 1,000 feet from any property line providing services to minors; such as public schools, private or parochial schools, licensed day care centers, other child care facilities, public parks, playgrounds, any recreation centers, public athletic fields, and libraries, etc. available for use by the general public.	Alternates will not be accepted
<u>SPACE REQUIREMENT</u>	The space requirement is 5,855 sf contiguous useable square feet and 6,400 contiguous rentable square feet, in a single-tenant facility on a ground floor and single level. The State intends "contiguous" to mean space that is adjacent. Proposals outside of a 15% deviation (up or down) are considered Alternates and may be rejected.	
<u>PARKING REQUIREMENT</u>	Tenant will require, as a minimum, 28 dedicated parking spaces.	
<u>TERM</u>	Tenant requires a (5) year lease term.	Alternates will be accepted
<u>OCCUPANCY DATE</u>	Tenant desires to occupy the premises on March 1, 2017	
<u>OPERATING EXPENSES</u>	Tenant desires a full-service gross lease with no pass-through of operating expenses. The proposed base rent should include all operating expenses.	
<u>BUILDOUT</u>	Tenant desires a turn-key buildout in accordance with the specifications set forth in Exhibit D of the Lease. These specifications should be used to develop plans and estimate costs. The proposed rental rate should include the cost of the buildout; the State does not desire a Tenant improvement allowance.	
<u>TERMS AND CONDITIONS</u>	RFP Attachment 5.2. Section D, Standard Form of Lease, details the State's desired terms and conditions and substantially represents the lease that the successful Proposer must sign. Any redline of RFP Attachment 5.2. Section D will be considered an Alternate Proposal.	
<u>TERMINATION</u>	Tenant desires Termination for Convenience as detailed in Block 6 of the Lease.	Alternates will be accepted