

D.C. DEPARTMENT OF REAL ESTATE SERVICES PROPOSAL TO LEASE SPACE				IN RESPONSE TO RFP / LEASE NO. →		DATED - -		
SECTION I - DESCRIPTION OF PREMISES								
1a. BUILDING NAME			2a. FLOORS OFFERED		3. TOTAL RENTABLE SPACE			
1b. BUILDING ADDRESS			2b. TOTAL NUMBER OF FLOORS IN BUILDING		a. GENERAL PURPOSE (Office) sq. ft.	b. WAREHOUSE sq. ft.	c. OTHER sq. ft.	
1c. CITY Washington		1d. STATE DC		4. LIVE FLOOR LOAD	5. MEASUREMENT METHOD	6. YEAR OF LAST MAJOR RENOVATION (if applicable)	7. BUILDING AGE	
1e. 9-DIGIT ZIP CODE		1f. DISTRICT WARD		lbs. / sq. ft.	ANSI/BOMA [] OTHER []			
SECTION II - SPACE OFFERED AND RATES								
8.		ANSI/BOMA OFFICE AREA SQUARE FEET (1)	RENTABLE SQUARE FEET (2)	COMMON AREA FACTOR (3)	INITIAL TERM		9. SPACE BUILDOUT & AMORTIZATION	
					SQ. FT. RATE PER YEAR (RENTABLE) (4)	TOTAL ANNUAL AMOUNT (2) x (4) (5)		DOLLAR AMOUNT
	a. ANNUAL RENTAL Full Service Lease						a. TOTAL BUILDOUT	\$
	b. OPERATING COSTS (SERVICE COSTS)	<i>(Refer to Line 27 on DC DRES Form L-101)</i>			\$	0	b. SHELL BUILDOUT (Per requirements in SFO)	\$
	c. CURRENT REAL ESTATE TAX	Include in Shell Rent and Provide Current Year Statement <i>(Refer to Line 28 on DC DRES Form L-101)</i>					c. TENANT IMPROVEMENTS (Per requirements in SFO)	<i>(Excluding 9b requirements)</i> \$
	d. AMORT. OF TENANT IMPROVEMENTS	<i>(Complete items 9a thru 10)</i>			<i>[10 divided by 8a(2)]</i> \$	<i>(see 10)</i> \$	d. AMORT. RATE	%
	e. SHELL RENTAL	<i>8a(5) minus sum of [8b(5) and 8d(5)]</i>			\$	\$	e. AMORT. TERM	MONTHS
<i>Note: When multiplying column 4 by column 2, it may not equal column 5, due to rounding. The Offeror is encouraged to minimize the rounding error.</i>							f. AMORT. OF TENANT IMPROVEMENTS (Use 9c as base)	\$ (per month)
11.	Tenant Improvements shall be all alterations for the Government-demised area above the building shell build out. The Tenant Improvement Allowance as stated under Block 9c is not included in the shell rent. It is expected that the tenant build out will be fully amortized at the end of the firm term and the rent reduced accordingly. Any desired rent increases or decreases should be reflected in the shell rate and fully explained as part of this written proposal. If tenant improvements are to be amortized beyond the firm term, said calculations will be itemized as part of this written proposal.						10. AMORT. OF TENANT IMPROVEMENTS	<i>(9f X 12 months)</i> \$ (per year)
12.	COMMISSIONS a. Tenant Representative Commission: %		b. Owner's Representative Commission: %		c. Schedule of Commission payments: % at lease award and/or % at lease occupancy			
13.	a. Number of parking spaces for the entire building/facility, which are under the control of the Offeror:		b. Number of parking spaces for Official Government Vehicles (per SFO): Annual cost per space: \$		c. Number of parking spaces for Employee/Visitor Use: Annual cost per space: \$ Number required by local code:			
SECTION III - LEASE TERMS AND CONDITIONS								
14. INITIAL LEASE TERM (Full Term)				15. RENEWAL OPTIONS				
a. NUMBER OF YEARS	b. YEARS FIRM	c. NUMBER OF DAYS NOTICE REQUIRED FOR GOVERNMENT TO TERMINATE LEASE:		a. SHELL RATE / RSF / YR	b. YEARS EACH	c. NUMBER OF OPTIONS	d. NUMBER OF DAYS NOTICE REQUIRED TO EXERCISE RENEWAL OPTION:	
d. LEASE COMMENCEMENT DATE:								

16. OFFER GOOD UNTIL AWARD	17. Space will be altered and delivered in accordance with the Government's specifications and requirements in accordance with the Solicitation of Offers / Request for Proposals and any additional attachments.
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18. LIST OF ATTACHMENTS SUBMITTED WITH THIS OFFER (See Solicitation / Request for Proposals requirements)

19. ADDITIONAL REMARKS OR CONDITIONS WITH RESPECT TO THIS OFFER (See Section 11 of DC DRES Form L-104 describing Lessor provided services.)

SECTION IV - OWNER IDENTIFICATION AND CERTIFICATION

20. RECORDED OWNER (Name and address including ZIP code)

21. BY SUBMITTING THIS OFFER, THE OFFEROR AGREES UPON ACCEPTANCE OF THIS PROPOSAL BY THE HEREIN SPECIFIED DATE, TO LEASE TO THE DISTRICT OF COLUMBIA, THE PREMISES DESCRIBED, UPON THE TERMS AND CONDITIONS AS SPECIFIED HEREIN, IN FULL COMPLIANCE WITH AND ACCEPTANCE OF THE AFOREMENTIONED SOLICITATION OF OFFERS / REQUEST FOR PROPOSALS, WITH ATTACHMENTS.

22. OFFEROR'S INTEREST IN PROPERTY	OWNER []	AGENT []	OTHER (Specify):
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23. OFFEROR

a.	b. E-MAIL ADDRESS:
	c. TELEPHONE NUMBER (Including area code)
d. SIGNATURE	e. DATE SIGNED - -