

**Request for Proposal Questions and Answers
Attorney General, Gaylord (#2008-0097)
August 14, 2008**

Q: Is the Written Summary of Proposal to be done by us individually or do I need to fill out a form that you provide?

A: It is to be done by you individually.

Q: Do I need to fill out both the Gross and Net Completed Space Available Proposal forms or can I just fill out one of them?

A: We would prefer both a Gross and Net rental rate, but you can submit one or the other with an explanation why you are only submitting one.

Q. Although the proposal is for a five year term it has a 90 day notice to terminate the lease. Do I have to pay the commission based on five years total rent?

A. Yes

Q. On the line that reads " lump sum cost in first month rent \$ " . Does this mean that you are going to pay the remodeling cost along with the first month`s rent? If my remodeling costs are \$3500.00 and I enter \$3500.00 in the above "lump sum cost included in first month rent" does that mean I will be paid \$3500.00 along with the first month`s rent? If not ,please explain that line.

A. Yes, but only the actual remodeling costs are paid – either less or not to exceed the amount listed as defined on the Space Available Proposal form under the Definition section for LUMP SUM COST

Furthermore, if the successful proposal provides for a lump-sum cost, we would reinstate the following language into the lease:

5.12 - Upon Substantial Completion of the remodeling or construction work found in paragraph 3.7, the Lessee shall make full or partial payment to the Lessor for said remodeling or construction in an amount not to exceed \$. The Lessor shall submit to the Real Estate Division of the Department of Management and Budget, invoices from all contractors, subcontractors, or skilled trades, to substantiate costs. Full or partial payment shall be made concurrently with the first month's rent consideration payment, or the rent consideration payment due the Lessor thirty (30) days after the remodeling or construction is completed, and proper invoices submitted, whichever is later. The amount of partial payment withheld from the total amount due will be proportional to the amount of work substantially completed.