

GROSS SPACE AVAILABLE PROPOSAL SR# 2008-0010
 State of Michigan - Department of Management and Budget - Real Estate Division

This form is a **proposal only** to serve notification that the property noted below, with the building construction/remodeling, as per prints and specifications, is available for lease to the State of Michigan. NOTE: The State reserves the right to accept any proposal, to reject any or all proposals, and/or to waive any defects in proposal. Establishment of a lease agreement, if made, shall be with the Proposer whose proposal is in the best interest of the State of Michigan.

NAME OF PROPOSER (LESSOR) CONTACT PERSON:		ADDRESS OF PROPOSER (STREET)		
CURRENT LEGAL ENTITY (i. e., HUSBAND/WIFE, LLC, CORP., PARTNERSHIP)		CITY	STATE	ZIP CODE
TELEPHONE NUMBER FAX NUMBER		EMAIL ADDRESS (Print Clearly)		
BUILDING ADDRESS AND/OR LEGAL DESCRIPTION OF LEASED PREMISES Zip Code: _____		TOTAL BUILDING SQ. FT. (PROVIDE DOCUMENTATION)	PERCENT OF BUILDING LEASED TO THE STATE ___%	
		SQ. FT. OF LEASED PREMISES	CURRENT STATE EQUALIZED VALUE (SEV) \$ DATE OF SEV _____	
INITIAL LEASE TERM: -year		CANCELLATION: Standard -day notice		
(A) MONTHLY BASE RENT \$	(B) MONTHLY OPERATING COST \$	(C) (A + B = C) MONTHLY RENT \$	ANNUAL RENT \$	SQ FT RATE \$
RENEWAL OPTION TERM: -year		CANCELLATION: Standard -day notice		
(A) MONTHLY BASE RENT \$	(B) MONTHLY OPERATING COST \$	(C) (A + B = C) MONTHLY RENT \$	ANNUAL RENT \$	SQ FT RATE \$
TOTAL DEVELOPMENT COST OR REMODELING COST: \$		LUMP SUM COST INCLUDED IN FIRST MONTH RENT: \$	NO. OF ON-SITE PARKING SPACES:	
If applicable, indicate any of the following:				
<input type="checkbox"/> Moving Allowance \$ _____				
<input type="checkbox"/> Free Rent for _____ months/years (circle one)				
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:		Telephone System	N/A	
Heat and Air Conditioning Utilities	N/A	Alarm System	N/A	
Electricity	LESSOR	Grounds Maintenance	LESSOR	
Water and Sewer	N/A	Snow Removal	LESSOR	
Janitorial Services and Supplies	N/A	Trash Removal (dumpster)	N/A	
Restroom Supplies	N/A	Parking Lot Maintenance	LESSOR	
Water Well and/or Septic System Maintenance	N/A	Maintenance of Portable Fire Extinguishers	N/A	
Maintenance of Sidewalks, Curbs, and Gutter	N/A	Replacement of Tubes and Bulbs	LESSOR	
Pest Control	N/A	Building Maintenance (including Physical Plant)	N/A	
FAILURE TO RETURN THIS FORM WILL EXCLUDE YOU FROM CONSIDERATION AS A PROPOSER ON THIS PROJECT. YOUR NAME WILL REMAIN ON THE BIDDERS LIST FOR FUTURE PROJECTS.				
I/We have confirmed financing arrangements if I/we are selected by the State of Michigan to construct and/or remodel and lease to the State this Building for possession by the Michigan Department of Labor and Economic Growth and are prepared to submit written evidence of such funding arrangements within 15 days of being selected as the successful Proposer.				
THIS FORM MUST BE COMPLETELY FILLED OUT, SIGNED AND RETURNED TO THE FOLLOWING ADDRESS:		PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE:		
Troy Bos State of Michigan DMB, Real Estate Division Mason Bldg 1st Floor PO Box 30026 Lansing, Michigan 48909		May 2, 2008		
		POSSESSION TO TAKE PLACE ON OR BEFORE: May 19, 2008		
		WHAT IS THE CURRENT ZONING?		
		DO YOU HAVE LEGAL TITLE TO PROPERTY?		
SIGNATURE(S)		DATE		

DEFINITIONS ON NEXT PAGE

SQUARE FOOTAGE (Leased Premises) - The amount of square footage using inside dimensions that can be used by the State for which rent is charged (based upon the A.N.S.I. Z65.1 - 1996 method for calculating space).

MONTHLY BASE RENTAL RATE – For example: The portion of the monthly rental payment, which is attributable to debt service and return on equity (excluding operating costs).

MONTHLY OPERATING COST – For example: The portion of the monthly rental payment, which is attributable to operation expenses, such as utilities, maintenance, real estate taxes and/or insurance.

Monthly Base Rental Rate + Monthly Operating Cost = Total Monthly Rent

POSSESSION - Lawful availability and physical access to install the State's furnishings and compliance with submitting a certificate of occupancy and completion of remodeling standards and specifications.

RENEWAL OPTION - A lease covenant giving the State the right to extend a lease for an additional period on specified terms.

TOTAL DEVELOPMENT COST - The total cost of the project, including the construction of the building and purchase of the land.

LUMP SUM COST - Predetermined dollar amount based on a percentage of the total development cost, payment of which shall be made to the Lessor upon submission of proper invoices concurrently with the first month's rent consideration for satisfactory completion of the remodeling or construction work.