Lease #__12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

PROPOSER INFORMATION						
NAME OF PROPOSER (LESSOR)		CURRENT LEGAL ENTI (i.e., TRUST, LLC, CORP, PA				
		CONTACT PERSON				
ADDRESS OF PROPOSER		TELEPHONE NUMBER				
		EMAIL ADDRESS	:			
	PROP	OSAL				
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:		TOTAL BUILDING	*SQUARE FOOT OF			
220 E. Kalamazoo St.		SQ. FT.:	LEASED PREMISES:	% LEASED	TO STATE:	
Lansing, MI 48933		21,372	21,372	100.	00%	
PROPOSER HAS TITLE OR LEGAL AUTHORITY • Yes	ONo		OF ON-SITE PARKING		100	
WHAT IS THE CURRENT ZONING? G-1 Business Distri			NDICAPPED PARKING		TBD	
		NUMBER OF ON-SITE		0 -days noti	100	
INITIAL LEASE TERM: Twenty yrs. CANCELLATION TY					ce	
ANNUAL RATE See Attached		YRENT SEE AHAC	CONTRACTOR OF THE PARTY OF THE	Q. FT. RATE		
RENEWAL OPTION: Five yrs. CANCELLATION TY	PE: Exec	utive	with 9	0 -days noti	ce	
ANNUAL RATE 683,904.00	MONTHL	Y RENT 56,992.00) S	Q. FT. RATE	32.00	
RENEWAL OPTION: Five yrs. CANCELLATION TY	PE: Exec	utive	with 9	0 -days noti	ce	
ANNUAL RATE 705,276.00	MONTHL	Y RENT 58,773.00	S	Q. FT. RATE	33.00	
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 4,05	50,000.0	LUMP SUM COST TO BE	ADDED TO FIRST MON	TH RENT: \$ 0	.00	
RECYCLING AVAILABLE? See AHACHO IS COST None Plastic Glass Metal Paper	OF RECYCLI	NG INCLUDED IN RATES? No	RECYCLING COST PER SC	QUARE FOOT _	N/A	
Indicate any of the following: Free Rent for	Mor	nths 🔲 Tena	ant Improvement All	owance of \$_		
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:		Telecom / Data		Sta	te	
Heat and Air Conditioning Utilities	te	Alarm System Equipmen	nt	Sta	te	
Electricity	te	Grounds Maintenance Lessor				
Water and Sewer	te	Snow Removal		Les	sor	
Janitorial Services and Supplies (including Restroom)	te	Dumpster Services		Les	sor	
Water Well and/or Septic System Maintenance	sor	Maintenance of Portable	e Fire Extinguishers	Les	ssor	
Maintenance of Sidewalks, Curbs and Parking Lot	sor	Replacement of Tubes, E	Bulbs, LEDs	Les	ssor	
Pest Control Les		Building Maintenance (in			sor	
Failure to return this form will exclude you from consideration f						
By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of <u>EGLE</u> .						
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019						
	SNATURE(S)			DATE:		
DTMB-Real Estate Division ATTN: Tony Sump						
3111 W. St. Joseph Street		NOT VALID UNLESS SIGN	NED & DATED			
Lansing, MI 48917 PR	OPOSAL INC	CLUDES ATTACHMENTS:	YES [NO		

INITIAL LEASE TERM: 20 years

SQ.FT. 21,372

	Annual Rate	Monthly Rent	Sq.Ft. Rate
Years 1-5	\$566,358.00	\$47,196.50	\$26.50
Years 6-10	\$598,416.00	\$49,868.00	\$28.00
Years 11-15	\$630,474.00	\$52,539.50	\$29.50
Years 16-20	\$662,532.00	\$55,211.00	\$31.00

Lease #___12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

PROPOSE	ER INFORMATION	is in the best interest of th	e State of Michigan.		
NAME OF PROPOSER (LESSOR):	CURRENT LEGAL ENTI	ΓY:			
NAME OF PROPOSER (LESSOR).	(i.e., TRUST, LLC, CORP, PAR	RTNERSHIP)			
ADDRESS OF PROPOSER	CONTACT PERSON:				
	TELEPHONE NUMBER:				
	EMAIL ADDRESS:				
PI	ROPOSAL				
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:	TOTAL BUILDING	*SQUARE FOOT OF LEASED PREMISES:	% LEASED TO STATE:		
3001 W. Main Street	SQ. FT.:				
Lansing, MI 48917	21,372	21,372	100.00%		
PROPOSER HAS TITLE OR LEGAL AUTHORITY OYes ON	No l	OF ON-SITE PARKING S			
WHAT IS THE CURRENT ZONING? H - Indurstrial	NUMBER OF HAN	DICAPPED PARKING S PARKING SPACES FOR	188		
INITIAL LEASE TERM: Twenty yrs. CANCELLATION TYPE:			-days notice		
ANNUAL RATE See AHached MC	ONTHLY RENT SEE Atta	ched so	. FT. RATE		
RENEWAL OPTION: Five yrs. CANCELLATION TYPE:	Executive	with 90	-days notice		
ANNUAL RATE 683,904.00 MC	ONTHLY RENT 56,992.00	sq	. FT. RATE 32.00		
RENEWAL OPTION: Five yrs. CANCELLATION TYPE:	Executive	with 90	-days notice		
ANNUAL RATE 705,276.00 MC	ONTHLY RENT 58,773.00	SQ	. FT. RATE 33.00		
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 4,200,00	00.00 LUMP SUM COST TO BE A	ADDED TO FIRST MONTI	H RENT: \$ 0.00		
	RECYCLING INCLUDED IN RATES?	ECYCLING COST PER SQL	MARS SOCT MIA		
	3				
Indicate any of the following:		nt Improvement Allov			
	Telecom / Data		State		
Heat and Air Conditioning Utilities Electricity State	Alarm System Equipment	I	State		
		Grounds Maintenance Lesson			
Water and Sewer Janitorial Services and Supplies (including Restroom) State	Snow Removal Dumpster Services		Lessor		
Water Well and/or Septic System Maintenance Lessor	Maintenance of Portable	Fire Extinguishers	Lessor		
Maintenance of Sidewalks, Curbs and Parking Lot	Replacement of Tubes, B		Lessor		
Pest Control Lessor	Building Maintenance (in	cluding Physical Plant)	Lessor		
Failure to return this form will exclude you from consideration for this	s project. However, your name will re	emain on the notification lis	st for future projects.		
By signing this proposal, I/we certify that I/we have confirmed financing arra Michigan Department of EGLE	angements to construct and/or remod	del and lease this building	for possession by the		
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE:	June 27, 2019	9			
This form must be completely filled in, signed, and returned to: SIGNATU	URE(A)		ATF:		
DTMB-Real Estate Division					
ATTN: Tony Sump					
3111 W. St. Joseph Street Lansing, MI 48917 PROPOS,	NOT VALID UNLESS SIGNI BAL INCLUDES ATTACHMENTS:	-	NO		

INITIAL LEASE TERM: 20 years

SQ.FT. 21,372

	Annual Rate	Monthly Rent	Sq.Ft. Rate
Years 1-5	\$566,358.00	\$47,196.50	\$26.50
Years 6-10	\$598,416.00	\$49,868.00	\$28.00
Years 11-15	\$630,474.00	\$52,539.50	\$29.50
Years 16-20	\$662,532.00	\$55,211.00	\$31.00

Lease #___12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

PROF	POSER II	NFORMATION			
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTI (i.e., TRUST, LLC, CORP, PA	TY: RTNERSHIP)		
		CONTACT PERSON	:		
ADDRESS OF PROPOSER:		TELEPHONE NUMBER:			
		EMAIL ADDRESS	:		
	PROP	OSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:		TOTAL BUILDING	*SQUARE FOOT OF		
220 E. Kalamazoo St.		SQ. FT.:	LEASED PREMISES:	% LEASED TO STATE:	
Lansing, MI 48933		21,372	21,372	100.00%	
PROPOSER HAS TITLE OR LEGAL AUTHORITY	ONo		OF ON-SITE PARKING	100	
WHAT IS THE CURRENT ZONING? G-1 Business Dist			NDICAPPED PARKING	155	
INITIAL LEASE TERM: Twenty yrs. CANCELLATION T		NUMBER OF ON-SITE	NAME OF TAXABLE PARTY.	R STATE: 100 0 -days notice	
	MONTHL			Q. FT. RATE	
JCC M MACIONI		300 11 11 000		0 -days notice	
RENEWAL OPTION: Five yrs. CANCELLATION 1					
ANNUAL RATE 619,788.00	MONTHL			Q. FT. RATE 29.00	
RENEWAL OPTION: Five yrs. CANCELLATION 1				0 -days notice	
ANNUAL RATE 641,160.00	MONTHL	33,430.00		Q. FT. RATE 30.00	
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 4,0	050,000.0	LUMP SUM COST TO BE	ADDED TO FIRST MON	TH RENT: \$ 0.00	
RECYCLING AVAILABLE? See AHacked Is cos	O Yes	NG INCLUDED IN RATES? No	RECYCLING COST PER SC	UARE FOOT	
Indicate any of the following:	Mor	nths 🔲 Tena	ant Improvement Alle	owance of \$	
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:		Telecom / Data		State	
Heat and Air Conditioning Utilities	ate	Alarm System Equipmen	nt	State	
Electricity	ate	Grounds Maintenance			
Water and Sewer	ate	Snow Removal		Lessor	
Janitorial Services and Supplies (including Restroom)	ate	Dumpster Services		Lessor	
Water Well and/or Septic System Maintenance	essor	Maintenance of Portable	e Fire Extinguishers	Lessor	
	essor	Replacement of Tubes, E	Bulbs, LEDs	Lessor	
Pest Control Failure to return this form will exclude you from consideration	essor	Building Maintenance (in			
By signing this proposal, I/we certify that I/we have confirmed finance					
Michigan Department of <u>EGLE</u> . PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019					
	IGNATURE(S):			DATE:	
DTMB-Real Estate Division					
ATTN: Tony Sump					
3111 W. St. Joseph Street Lansing, MI 48917		NOT VALID UNLESS SIGN CLUDES ATTACHMENTS:	NED & DATED ■ YES	NO	

INITIAL LEASE TERM: 20 years

SQ.FT. 21,372

	Annual Rate	Monthly Rent	Sq.Ft. Rate
Years 1-5	\$534,300.00	\$44,525.00	\$25.00
Years 6-10	\$555,672.00	\$46,306.00	\$26.00
Years 11-15	\$577,044.00	\$48,087.00	\$27.00
Years 16-20	\$598,416.00	\$49,868.00	\$28.00

Lease # 12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

PROPOS		IFORMATION	is in the scotting of the	THO GIALO OF MICHIGAN.	
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTI (i.e., TRUST, LLC, CORP, PA			
_		CONTACT PERSON:			
ADDRESS OF PROPOSER:		TELEPHONE NUMBER:			
		EMAIL ADDRESS	:		
P	PROP	OSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:		TOTAL BUILDING	*SQUARE FOOT C	OF .	
3001 W. Main Street		SQ. FT.:	LEASED PREMISES	S: % LEASED TO STATE:	
Lansing, MI 48917		21,372	21,372	100.00%	
PROPOSER HAS TITLE OR LEGAL AUTHORITY OYes ON	No	TOTAL NUMBER	OF ON-SITE PARKIN	IG SPACES: 105	
WHAT IS THE CURRENT ZONING? H - Indurstrial			NDICAPPED PARKIN	100	
	1	NUMBER OF ON-SITE			
INITIAL LEASE TERM: Twenty yrs. CANCELLATION TYPE:			with	0 -days notice	
ANNUAL RATE SEE ATTOCKED M	/IONTHL	PRENT SEE AHOL	ched	SQ. FT. RATE	
RENEWAL OPTION: Five yrs. CANCELLATION TYPE:	Legis	lative	with	0 -days notice	
ANNUAL RATE 619,788.00 M	MONTHLY	RENT 51,649.00)	SQ. FT. RATE 29.00	
RENEWAL OPTION: Five yrs. CANCELLATION TYPE:	Legisl	ative	with	90 -days notice	
ANNUAL RATE 641,160.00 M	MONTHLY	RENT 53,430.00		SQ. FT. RATE 30.00	
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 4,200,00	000. 00	LUMP SUM COST TO BE	ADDED TO FIRST MO	NTH RENT: \$ 0.00	
900 1111000	RECYCLIN Yes	IG INCLUDED IN RATES?	RECYCLING COST PER :	SQUARE FOOT N/A	
Indicate any of the following:	Mon		ant Improvement A	Illowance of \$	
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:		Telecom / Data		State	
Heat and Air Conditioning Utilities State		Alarm System Equipmer	nt	State	
Electricity		Grounds Maintenance Lessor			
Water and Sewer State		Snow Removal		Lessor	
Janitorial Services and Supplies (including Restroom)		Dumpster Services Lessor			
Water Well and/or Septic System Maintenance Lessor		Maintenance of Portable Fire Extinguishers			
Maintenance of Sidewalks, Curbs and Parking Lot Lessor		Replacement of Tubes, Bulbs, LEDs Lessor			
Pest Control Lessor		Building Maintenance (i			
Failure to return this form will exclude you from consideration for this					
By signing this proposal, I/we certify that I/we have confirmed financing arramichigan Department of <u>EGLE</u> .	rangemer	nts to construct and/or remo	odel and lease this build	ding for possession by the	
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE:	: Jun	e 27, 2019			
This form must be completely filled in, signed, and returned to: SIGNATU	TURE(S):			DATE:	
DTMB-Real Estate Division ATTN: Tony Sump					
3111 W. St. Joseph Street		NOT VALID UNLESS SIGN	JED & DATED		
		NOT VALID UNLESS SIGN LUDES ATTACHMENTS:	YES YES	□ NO	

INITIAL LEASE TERM: 20 years

SQ.FT. 21,372

	Annual Rate	Monthly Rent	Sq.Ft. Rate
Years 1-5	\$534,300.00	\$44,525.00	\$25.00
Years 6-10	\$555,672.00	\$46,306.00	\$26.00
Years 11-15	\$577,044.00	\$48,087.00	\$27.00
Years 16-20	\$598,416.00	\$49,868.00	\$28.00

SR #2019-0279 Department of Environment, Great Lakes Energy (formerly known as DEQ) Location: Greater Lansing Area, Michigan

Square Footage/Use: 21,372 SF / office (+/-10%)

6/26/2019

Floor(s): Single Floor

Loc.#1

Parking Requirement: 100 spaces

111 W. Edgewood Blvd, Lansing

Initial Lease Term: 20 Years with Rent Increments Every 5 Years

Year	М	onthly Rent	Annual Rent		Total SF Rate	
1-5	\$	35,620.00	\$	427,440.00	\$	20.00
6-10	\$	39,327.36	\$	471,928.30	\$	22.08
11-15	\$	43,420.58	\$	521,046.97	\$	24.38
16-20	\$	47,939.83	\$	575,277.96	\$	26.92

Renewal Option 1: 5 Years

Year	N	Monthly Rent	Annual Rent		Total SF Rate	
21-25	\$	52,929.45	\$	635,153.35	\$	29.72

Year	N	lonthly Rent	Annual Rent	Total SF Rate
26-30	\$	58,438.39	\$ 701,260.63	\$ 32.81

Lease #_ 12062-2019

State of Michigan-Department of Technology, Management & Budget - Real Estate Division

PRO		INFORMATION		and the second s	
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENT (i.e., TRUST, LLC, CORP, PA			
		CONTACT PERSON	I:		
ADDRESS OF PROPOSER		TELEPHONE NUMBER:			
		EMAIL ADDRESS	5:		
	PROI	POSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:		TOTAL BUILDING	*SQUARE FOOT OF		
111 W. Edgewood Blvd		SQ. FT.:	LEASED PREMISES:	% LEASED TO STATE:	
Lansing, MI 48911		21,372	21,372	100.00%	
PID: 01-05-09-326-340		TOTAL NUMBER	OF ON-SITE PARKING	S SPACES: 240	
PROPOSER HAS TITLE OR LEGAL AUTHORITY OYes	s ⊙ No		NDICAPPED PARKING		
WHAT IS THE CURRENT ZONING? Commercial				SPACES: Per code OR STATE: 100 [as reqd]	
INITIAL LEASE TERM: 20w/5inc.yrs. CANCELLATION	TYPE: Exe	cutive	with 9	0 -days notice	
ANNUAL RATE 427,440.00	монтн	ILY RENT 35,620.00	See attached Rent Increment Schedule	Q. FT. RATE 20	
RENEWAL OPTION: Five yrs. CANCELLATION	TYPE: Star	ndard	with 9	0 -days notice	
ANNUAL RATE 635,175.84	MONTH	LY RENT 52,931.32	2 S	Q. FT. RATE 29.72	
RENEWAL OPTION: Five yrs. CANCELLATION	TYPE: Stan	dard	with 9	0 -days notice	
ANNUAL RATE 701,215.32	MONTH	LY RENT 58,434.61	S	Q. FT. RATE 32.81	
TOTAL DEVELOPMENT COST OR REMODELING COST:		LUMP SUM COST TO BE	ADDED TO FIRST MON	TH RENT:	
RECYCLING AVAILABLE?	OST OF RECYCL	ING INCLUDED IN RATES?			
■None ■Plastic ■ Glass ■ Metal ■ Paper	O Yes	O No	RECYCLING COST PER SC	QUARE FOOT	
Indicate any of the following: $\ \square$ Free Rent for $_$	Mo	nths	ant Improvement Allo	owance of \$	
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE	E:	Telecom / Data		State	
Heat and Air Conditioning Utilities	essor	Alarm System Equipmen	nt	State	
Electricity	.essor	Grounds Maintenance		Lessor	
Water and Sewer	.essor	Snow Removal		Lessor	
Janitorial Services and Supplies (including Restroom)	essor	Dumpster Services		Lessor	
Water Well and/or Septic System Maintenance	.essor	Maintenance of Portable	e Fire Extinguishers	Lessor	
Maintenance of Sidewalks, Curbs and Parking Lot	essor	Replacement of Tubes, I	Bulbs, LEDs	Lessor	
Pest Control L	essor	Building Maintenance (i	ncluding Physical Plant	Lessor	
Failure to return this form will exclude you from consideration	on for this projec	ct. However, your name will	remain on the notification	list for future projects.	
By signing this proposal, I/we certify that I/we have confirmed final Michigan Department of EGLE.	ncing arrangem	ents to construct and/or remo	odel and lease this buildin	g for possession by the	
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR B	EFORE: Ju	ne 27, 2019			
This form must be completely filled in, signed, and returned to:	SIGNATURE(S):		DATE:	
DTMB-Real Estate Division					
ATTN: Tony Sump					
3111 W. St. Joseph Street Lansing, MI 48917	DDODOGAL IN	NOT VALID UNLESS SIGN		NO	
	THOP COME IN	CLUDES ATTACHMENTS:	YES	INO	

SR #2019-0279 Department of Environment, Great Lakes Energy (formerly known as DEQ) Location: Greater Lansing Area, Michigan

Square Footage/Use: 21,372 SF / office (+/-10%)

6/26/2019

Floor(s): Single Floor

36. 21,072 OF 7 OFFICE (17-10

Loc.#2

Parking Requirement: 100 spaces

5826 Executive Drive, Lansing

• Initial Lease Term: 20 Years with Rent Increments Every 5 Years

Year	М	onthly Rent	Annual Rent	Total SF Rate
1-5	\$	37,401.00	\$ 448,812.00	\$ 21.00
6-10	\$	41,293.73	\$ 495,524.71	\$ 23.19
11-15	\$	45,591.61	\$ 547,099.32	\$ 25.60
16-20	\$	50,336.82	\$ 604,041.86	\$ 28.26

• Renewal Option 1: 5 Years

Year	M	onthly Rent	A	Annual Rent	Total SF Rate
21-25	\$	55,575.92	\$	666,911.02	\$ 31.20

Year	М	onthly Rent	Annual Rent	Total SF Rate
26-30	\$	61,360.30	\$ 736,323.66	\$ 34.45

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

PR		INFORMATION						
NAME OF PROPOSER (LESSOR):	William Co.	CURRENT LEGAL ENT (i.e., TRUST, LLC, CORP, PA						
		CONTACT PERSON:						
ADDRESS OF PROPOSER:		TELEPHONE NUMBER	R:					
		EMAIL ADDRESS	5:					
	PRO	POSAL						
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:		TOTAL BUILDING	*SQUARE FOOT C)F				
5826 Executive Drive		SQ. FT.:	LEASED PREMISES	S: % LEASED TO STATE:				
Lansing, MI 48911		21,372	21,372	100.00%				
PID: 01-05-03-376-062								
PROPOSER HAS TITLE OR LEGAL AUTHORITY OY	es O No	The state of the s	OF ON-SITE PARKIN					
WHAT IS THE CURRENT ZONING? Commercial Off	ice	I I I I I I I I I I I I I I I I I I I	NDICAPPED PARKIN PARKING SPACES F	G SPACES: Per code OR STATE: 100 [as reqd]				
INITIAL LEASE TERM: 20w/5inc.yrs. CANCELLATIO	N TYPE: Exe	cutive	with	90 -days notice				
ANNUAL RATE 448,812.00	MONTH	1LY RENT 37,401.0	See attached Rent Increment Schedule	SQ. FT. RATE 21				
RENEWAL OPTION: Five yrs. CANCELLATIO	N TYPE: Sta	ndard	with	90 -days notice				
ANNUAL RATE 666,806.40	MONTH	ILY RENT 55,567.20	0	SQ. FT. RATE 31.20				
RENEWAL OPTION: Five yrs. CANCELLATIO	N TYPE: Star	ndard	with	90 -days notice				
ANNUAL RATE 736,265.40	MONTH	ILY RENT 61,355.45	5	SQ. FT. RATE 34.45				
TOTAL DEVELOPMENT COST OR REMODELING COST:		LUMP SUM COST TO BE	ADDED TO FIRST MO	NTH RENT:				
RECYCLING AVAILABLE?	COST OF RECYC	LING INCLUDED IN RATES?		a constant de la cons				
None Plastic Glass Metal Paper	O Yes	O No	RECYCLING COST PER S	QUARE FOOT				
Indicate any of the following: $\ \square$ Free Rent for	Mo	onths	ant Improvement A	llowance of \$				
SERVICES TO BE PROVIDED BY LESSOR AND/OR STA	TE:	Telecom / Data		State				
Heat and Air Conditioning Utilities	Lessor	Alarm System Equipmen	nt	State				
Electricity	Lessor	Grounds Maintenance		Lessor				
Water and Sewer	Lessor	Snow Removal		Lessor				
Janitorial Services and Supplies (including Restroom)	Lessor	Dumpster Services		Lessor				
Water Well and/or Septic System Maintenance	Lessor	Maintenance of Portable	e Fire Extinguishers	Lessor				
Maintenance of Sidewalks, Curbs and Parking Lot	Lessor	Replacement of Tubes, I	Bulbs, LEDs	Lessor				
Pest Control	Lessor	Building Maintenance (i	ncluding Physical Plan	t) Lessor				
Failure to return this form will exclude you from considera	tion for this proje	ct. However, your name will	remain on the notificatio	n list for future projects.				
By signing this proposal, I/we certify that I/we have confirmed fin Michigan Department of <u>EGLE</u> .	ancing arrangem	ents to construct and/or remo	odel and lease this build	ing for possession by the				
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR	BEFORE: Ju	ne 27, 2019						
This form must be completely filled in, signed, and returned to:	SIGNATURE(S):		DATE:				
DTMB-Real Estate Division								
ATTN: Tony Sump								
3111 W. St. Joseph Street Lansing, MI 48917	PROPOSAL IN	NOT VALID UNLESS SIGN CLUDES ATTACHMENTS:	NED & DATED YES	NO				

SR #2019-0279 Department of Environment, Great Lakes Energy (formerly known as DEQ) Location: Greater Lansing Area, Michigan

Square Footage/Use: 21,372 SF / office (+/-10%)

6/26/2019

Floor(s): Single Floor

Loc.#3

Parking Requirement: 100 spaces

2445 Jolly Rd., Okemos, MI

Initial Lease Term: 20 Years with Rent Increments Every 5 Years

Year	M	lonthly Rent	Annual Rent	Total SF Rate
1-5	\$	42,744.00	\$ 512,928.00	\$ 24.00
6-10	\$	47,192.83	\$ 566,313.96	\$ 26.50
11-15	\$	52,104.70	\$ 625,256.37	\$ 29.26
16-20	\$	57,527.80	\$ 690,333.56	\$ 32.30

Renewal Option 1: 5 Years

Year	M	lonthly Rent	Annual Rent		Total SF Rate	
21-25	\$	63,515.34	\$	762,184.03	\$ 35.66	

Year	Monthly Rent	Annual Rent		Total SF Rate	
26-30	\$ 70,126.06	\$	841,512.75	\$	39.37

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

PRO	POSER I	NFORMATION		
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENT (i.e., TRUST, LLC, CORP, PA		
		CONTACT PERSON		
ADDRESS OF PROPOSER:		TELEPHONE NUMBER		
		EMAIL ADDRESS		
	PROF	POSAL		
PROPERTY INFORMATION		TOTAL BUILDING	*SQUARE FOOT C	DE
BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 2445 Jolly Road		SQ. FT.:	LEASED PREMISE	
Okemos, MI 48864		26,783	21,372	79.80%
PID: 06-06-04-101-017				1
PROPOSER HAS TITLE OR LEGAL AUTHORITY OYes	⊙ No		OF ON-SITE PARKIN	
WHAT IS THE CURRENT ZONING? GO		NUMBER OF HAI NUMBER OF ON-SITE	NDICAPPED PARKIN	1 01 0000
INITIAL LEASE TERM: 20w/5inc.yrs. CANCELLATION 1	TYPE: Exec			90 -days notice
ANNUAL RATE 512,928.00	монтн			SQ. FT. RATE 24
RENEWAL OPTION: Five yrs. CANCELLATION			with	90 -days notice
ANNUAL RATE 762,125.52	MONTH			SQ. FT. RATE 35.66
RENEWAL OPTION: Five yrs. CANCELLATION		00,01011	with	90 -days notice
ANNUAL RATE 841,415.64	MONTH			SQ. FT. RATE 39.37
TOTAL DEVELOPMENT COST OR REMODELING COST:		LUMP SUM COST TO BE		
	CT OF DECYCL	ING INCLUDED IN RATES?		
None Plastic Glass Metal Paper	O Yes		RECYCLING COST PER	SQUARE FOOT
Indicate any of the following: Free Rent for	Moi	nths 🔲 Tena	ant Improvement A	llowance of \$
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE	:	Telecom / Data		State
Heat and Air Conditioning Utilities	essor	Alarm System Equipmer	nt	State
Electricity Le	essor	Grounds Maintenance		Lessor
Water and Sewer Le	essor	Snow Removal		Lessor
Janitorial Services and Supplies (including Restroom)	essor	Dumpster Services		Lessor
Water Well and/or Septic System Maintenance	essor	Maintenance of Portable	e Fire Extinguishers	Lessor
Maintenance of Sidewalks, Curbs and Parking Lot $\sf Le$	essor	Replacement of Tubes, I	Bulbs, LEDs	Lessor
Pest Control Le	essor	Building Maintenance (in	ncluding Physical Plan	Lessor
Failure to return this form will exclude you from consideration	n for this projec	t. However, your name will	remain on the notification	on list for future projects.
By signing this proposal, I/we certify that I/we have confirmed finance Michigan Department of <u>EGLE</u> .	cing arrangeme	ents to construct and/or remo	odel and lease this build	ling for possession by the
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BE	FORE: Jui	ne 27, 2019		
This form must be completely filled in, signed, and returned to: S	GIGNATURE(S)	:		DATE:
DTMB-Real Estate Division				
ATTN: Tony Sump				
3111 W. St. Joseph Street Lansing, MI 48917	ROPOSAL INC	NOT VALID UNLESS SIGN CLUDES ATTACHMENTS:	VED & DATED YES	□ NO

SR #2019-0279 Department of Environment, Great Lakes Energy (formerly known as DEQ) Location: Greater Lansing Area, Michigan

Square Footage/Use: 21,372 SF / office (+/-10%)

6/26/2019

Floor(s): Single Floor

Loc.#4

Parking Requirement: 100 spaces

Vacant Land - 5 & 13 Earl Ave., East Lansing

Initial Lease Term: 20 Years with Rent Increments Every 5 Years

Year	M	lonthly Rent	Annual Rent	Total SF Rate
1-5	\$	48,977.50	\$ 587,730.00	\$ 27.50
6-10	\$	54,075.12	\$ 648,901.41	\$ 30.36
11-15	\$	59,703.30	\$ 716,439.59	\$ 33.52
16-20	\$	65,917.27	\$ 791,007.20	\$ 37.01

Renewal Option 1: 5 Years

Year	Monthly Rent	Annual Rent		Total SF Rate	
21-25	\$ 72,777.99	\$	873,335.86	\$	40.86

Year		Monthly Rent	Annual Rent		Total SF Rate	
26-30	\$	80,352.78	\$	964,233.36	\$	45.12

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

defects in proposal. Establishment of a lease agreement, if made,	shall be with th	ne Proposer whose proposa	is in the best interest of	the State of Michigan.			
PROI	POSER II	NFORMATION					
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENT (i.e., TRUST, LLC, CORP, PA					
		CONTACT PERSON:					
ADDRESS OF PROPOSER:		TELEPHONE NUMBER:					
		EMAIL ADDRESS	:				
	PROP	OSAL					
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:		TOTAL BUILDING	*SQUARE FOOT OF				
Earl Ave. & Coolidge Rd - Maynard Prof Centre, U	Jnits 5 &	SQ. FT.:	LEASED PREMISES				
13 Earl Ave., East Lansing, MI 48823		21,372	21,372	100.00%			
PID: 19-20-50-35-401-010; 33-20-01-02-226-014,	015	TOTAL NUMBER	OF ON-SITE PARKING	SPACES: 100			
PROPOSER HAS TITLE OR LEGAL AUTHORITY OYes	⊙ No		NDICAPPED PARKING	100			
WHAT IS THE CURRENT ZONING?		NUMBER OF ON-SITE		1 01 0000			
INITIAL LEASE TERM: 20w/5inc.yrs. CANCELLATION T	YPE: Exec	utive	with 9	0 -days notice			
ANNUAL RATE 587,730.00	MONTHL	Y RENT 48,977.50	See attached Rent Increment Schedule	SQ. FT. RATE 27.50			
RENEWAL OPTION: Five yrs. CANCELLATION 1	TYPE: Stand	dard	with 9	0 -days notice			
ANNUAL RATE 873,259.92	MONTHL	Y RENT 72,771.66	5	Q. FT. RATE 40.86			
RENEWAL OPTION: Five yrs. CANCELLATION T	TYPE: Stand	dard	with 9	00 -days notice			
ANNUAL RATE 964,304.64	MONTHL	Y RENT 80,358.72	9	Q. FT. RATE 45.12			
TOTAL DEVELOPMENT COST OR REMODELING COST:		LUMP SUM COST TO BE	ADDED TO FIRST MON	ITH RENT:			
		NG INCLUDED IN RATES?		A			
□None □Plastic □ Glass □ Metal □ Paper □	O Yes	0 110	RECYCLING COST PER SO	QUARE FOOT			
Indicate any of the following: Free Rent for		nths	int Improvement All	owance of \$			
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:		Telecom / Data		State			
Heat and Air Conditioning Utilities	ssor	Alarm System Equipmen	t	State			
Electricity	ssor	Grounds Maintenance		Lessor			
Water and Sewer	ssor	Snow Removal		Lessor			
Janitorial Services and Supplies (including Restroom)	ssor	Dumpster Services		Lessor			
Water Well and/or Septic System Maintenance Le	ssor	Maintenance of Portable	Fire Extinguishers	Lessor			
Maintenance of Sidewalks, Curbs and Parking Lot	ssor	Replacement of Tubes, E	lulbs, LEDs	Lessor			
Pest Control Le	ssor	Building Maintenance (in	cluding Physical Plant	Lessor			
Failure to return this form will exclude you from consideration	for this project	t. However, your name will r	emain on the notification	list for future projects.			
By signing this proposal, I/we certify that I/we have confirmed financ Michigan Department of <u>EGLE</u> .	ing arrangeme	nts to construct and/or remo	del and lease this building	ng for possession by the			
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEI	FORE: Jun	ne 27, 2019					
This form must be completely filled in, signed, and returned to: SI	GNATURE(S):			DATE:			
DTMB-Real Estate Division							
ATTN: Tony Sump 3111 W. St. Joseph Street							
		NOT VALID UNLESS SIGN LUDES ATTACHMENTS:	IED & DATED YES	NO			

SR #2019-0279 Department of Environment, Great Lakes Energy (formerly known as DEQ) Location: Greater Lansing Area, Michigan

Square Footage/Use: 21,372 SF / office (+/-10%)

6/26/2019

Floor(s): Single Floor

Loc.#5

Parking Requirement: 100 spaces

Vacant Land - 3151 Coleman Rd, East Lansing

• Initial Lease Term: 20 Years with Rent Increments Every 5 Years

Year	N	Nonthly Rent	Annual Rent		Total SF Rate	
1-5	\$	46,306.00	\$	555,672.00	\$	26.00
6-10	\$	51,125.57	\$	613,506.79	\$	28.71
11-15	\$	56,446.76	\$	677,361.07	\$	31.69
16-20	\$	62,321.78	\$	747,861.35	\$	34.99

Renewal Option 1: 5 Years

Year	N	onthly Rent	Annual Rent		Total SF Rate	
21-25	\$	68,808.28	\$	825,699.36	\$	38.63

Year	Monthly Rent	Annual Rent	Total SF Rate	
26-30	\$ 75,969.90	\$ 911,638.81	\$ 42.66	

Lease #___12062-2019

State of Michigan-Department of Technology, Management & Budget - Real Estate Division

PROP		NFORMATION		
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENT (i.e., TRUST, LLC, CORP, PA		
		CONTACT PERSON	I:	
ADDRESS OF PROPOSER:		TELEPHONE NUMBER	t:	
		EMAIL ADDRESS	5:	
	PROF	POSAL		
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:		TOTAL BUILDING	*SQUARE FOOT O	F
3151 Coleman Rd,		SQ. FT.:	LEASED PREMISES	
East Lansing, MI 48823		21,372	21,372	100.00%
Coolidge & Coleman Rd				
PROPOSER HAS TITLE OR LEGAL AUTHORITY OYes	⊙ No		OF ON-SITE PARKIN	
WHAT IS THE CURRENT ZONING? Office		NUMBER OF HAI	NDICAPPED PARKIN PARKING SPACES F	
INITIAL LEASE TERM: 20w/5inc.yrs. CANCELLATION TY	PE: Exec			90 -days notice
ANNUAL RATE 555,672.00	монтн	LY RENT 46,306.00	See attached Rent Increment Schedule	SQ. FT. RATE 26
RENEWAL OPTION: Five yrs. CANCELLATION TY	PE: Stan	dard	with	90 -days notice
ANNUAL RATE 825,600.36	монтн	LY RENT 68,800.03	3	SQ. FT. RATE 38.63
RENEWAL OPTION: Five yrs. CANCELLATION TY	PE: Stan	dard	with	90 -days notice
ANNUAL RATE 911,729.52	MONTH	Y RENT 75,977.46	1	SQ. FT. RATE 42.66
TOTAL DEVELOPMENT COST OR REMODELING COST:		LUMP SUM COST TO BE	ADDED TO FIRST MOI	NTH RENT:
RECYCLING AVAILABLE? IS COST	OF RECYCLI	ING INCLUDED IN RATES?		
None ☐ Plastic ☐ Glass ☐ Metal ☐ Paper	O Yes	O No	RECYCLING COST PER S	QUARE FOOT
Indicate any of the following:	Mor	nths	ant Improvement Al	lowance of \$
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:		Telecom / Data		State
Heat and Air Conditioning Utilities Less	sor	Alarm System Equipmer	nt	State
Electricity Less	sor	Grounds Maintenance		Lessor
Water and Sewer Less	sor	Snow Removal		Lessor
Janitorial Services and Supplies (including Restroom)	sor	Dumpster Services		Lessor
Water Well and/or Septic System Maintenance Less	sor	Maintenance of Portable	Fire Extinguishers	Lessor
Maintenance of Sidewalks, Curbs and Parking Lot	sor	Replacement of Tubes, E	Bulbs, LEDs	Lessor
Pest Control Less	sor	Building Maintenance (in	ncluding Physical Plan	t) Lessor
Failure to return this form will exclude you from consideration for	or this projec	t. However, your name will	remain on the notification	n list for future projects.
By signing this proposal, I/we certify that I/we have confirmed financing Michigan Department of <u>EGLE</u> .	g arrangeme	ents to construct and/or remo	odel and lease this buildi	ng for possession by the
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFO	DRE: Jui	ne 27, 2019		
This form must be completely filled in, signed, and returned to: SIG	NATURE(S)	:		DATE:
DTMB-Real Estate Division				
ATTN: Tony Sump				
3111 W. St. Joseph Street Lansing, MI 48917 PRO	DOSAL INC	NOT VALID UNLESS SIGN CLUDES ATTACHMENTS:		NO.
IFRC	I OOML IN	PLUDES ATTACHIVIENTS.	■ YES	NO

SR #2019-0279 Department of Environment, Great Lakes Energy (formerly known as DEQ)

Location: Greater Lansing Area, Michigan

Square Footage/Use: 21,372 SF / office (+/-10%)

6/26/2019

Floor(s): Single Floor

,

Loc.#6

Parking Requirement: 100 spaces

Vacant Land - I-69 @ Webster Rd, Bath, MI

Initial Lease Term: 20 Years with Rent Increments Every 5 Years

Year	Monthly Rent	Annual Rent		ent Total SF Rate	
1-5	\$ 46,306.00	\$	555,672.00	\$	26.00
6-10	\$ 51,125.57	\$	613,506.79	\$	28.71
11-15	\$ 56,446.76	\$	677,361.07	\$	31.69
16-20	\$ 62,321.78	\$	747,861.35	\$	34.99

• Renewal Option 1: 5 Years

Year	Monthly Rent	Annual Rent	Total SF Rate	
21-25	\$ 68,808.28	\$ 825,699.36	\$ 38.63	

Year	Monthly Rent	Annual Rent	Total SF Rate	
26-30	\$ 75,969.90	\$ 911,638.81	\$ 42.66	

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

PROP	OSER II	NFORMATION		
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTI (i.e., TRUST, LLC, CORP, PA		
		CONTACT PERSON	:	
ADDRESS OF PROPOSER:	TELEPHONE NUMBER	:		
		EMAIL ADDRESS	:	
The Late of the State of the St	PROP	OSAL		
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT O	
I-69 @ Webster Rd., Bath, MI 48808 PID: 010-020-400-015-00, -020-00, -020-01, -025-0 Interchange Site	1	21,372	21,372	100.00%
	ON-	TOTAL NUMBER	OF ON-SITE PARKIN	G SPACES: 100
WHAT IS THE CURRENT ZONING? Development	⊙ No	NUMBER OF HAN	NDICAPPED PARKIN PARKING SPACES F	
INITIAL LEASE TERM: 20w/5inc.yrs. CANCELLATION TYPE	PE: Exec			90 -days notice
ANNUAL RATE 555,672.00	монтн	Y RENT 46,306.00	See attached Rent Increment Schedule	SQ. FT. RATE 26
RENEWAL OPTION: Five yrs. CANCELLATION TY	PE: Stan	dard	with	90 -days notice
ANNUAL RATE 825,600.36	MONTHL	Y RENT 68,800.03	3	SQ. FT. RATE 38.63
RENEWAL OPTION: Five yrs. CANCELLATION TY	PE: Stand	dard	with	90 -days notice
ANNUAL RATE 911,729.52	MONTHL	Y RENT 75,977.46		SQ. FT. RATE 42.66
TOTAL DEVELOPMENT COST OR REMODELING COST:		LUMP SUM COST TO BE	ADDED TO FIRST MO	NTH RENT:
	No. of Concession, Name of Street, or other	NG INCLUDED IN RATES?		
None Plastic Glass Metal Paper	O Yes	0110	RECYCLING COST PER S	
Indicate any of the following: Free Rent for	Mor		ant Improvement Al	Printed Street Control
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:	NAME OF TAXABLE PARTY.	Telecom / Data		State
Heat and Air Conditioning Utilities Less		Alarm System Equipment		State
Electricity		Grounds Maintenance	Lessor	
Water and Sewer Less		Snow Removal		Lessor
Janitorial Services and Supplies (including Restroom)	sor	Dumpster Services		Lessor
Water Well and/or Septic System Maintenance	sor	Maintenance of Portable	Fire Extinguishers	Lessor
Maintenance of Sidewalks, Curbs and Parking Lot	sor	Replacement of Tubes, E	Bulbs, LEDs	Lessor
Pest Control Less		Building Maintenance (in		
Failure to return this form will exclude you from consideration for				
By signing this proposal, I/we certify that I/we have confirmed financing Michigan Department of <u>EGLE</u> .	g arrangeme	ents to construct and/or remo	odel and lease this build	ng for possession by the
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFO	DRE: Jui	ne 27, 2019		
This form must be completely filled in, signed, and returned to: SIG	NATURE(S)			DATE:
DTMB-Real Estate Division				
ATTN: Tony Sump 3111 W. St. Joseph Street		NOT VALID UNI ESS SIS	IED & DATED	
	OPOSAL INC	NOT VALID UNLESS SIGN CLUDES ATTACHMENTS:	YES	NO

SR #2019-0279 Department of Environment, Great Lakes Energy (formerly known as DEQ) Location: Greater Lansing Area, Michigan

Square Footage/Use: 21,372 SF / office (+/-10%)

6/26/2019

Floor(s): Single Floor

Loc.#7

Parking Requirement: 100 spaces

Vacant Land - 6200 Pine Hollow Dr, East Lansing

Initial Lease Term: 20 Years with Rent Increments Every 5 Years

Year	M	onthly Rent	Annual Rent		Total SF Rate	
1-5	\$	49,868.00	\$	598,416.00	\$	28.00
6-10	\$	55,058.30	\$	660,699.62	\$	30.91
11-15	\$	60,788.81	\$	729,465.76	\$	34.13
16-20	\$	67,115.76	\$	805,389.15	\$	37.68

Renewal Option 1: 5 Years

Year	N	Nonthly Rent	Annual Rent		Total SF Rate	
21-25	\$	74,101.22	\$	889,214.70	\$	41.61

Year	Monthly Rent	Annual Rent	Total SF Rate	
26-30	\$ 81,813.74	\$ 981,764.88	\$ 45.94	

Lease # 12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

PROPOS	SER II	NFORMATION		
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENT (i.e., TRUST, LLC, CORP, PA		
		CONTACT PERSON	:	
ADDRESS OF PROPOSER		TELEPHONE NUMBER	:	
		EMAIL ADDRESS	:	
F Comments of the Comments of	PROP	OSAL		
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:		TOTAL BUILDING	*SQUARE FOOT	
6200 Pine Hollow Dr.,		SQ. FT.:	LEASED PREMISE	S: % LEASED TO STAT
East Lansing, MI 48823		21,372	21,372	100.00%
PID: 02-02-04-301-006		TOTAL NUMBER	OF ON-SITE PARKI	NG SPACES: 100
	No	NUMBER OF HAI	NDICAPPED PARKI	
WHAT IS THE CURRENT ZONING? R/PO, Commercial/Offi	ice	NUMBER OF ON-SITE	PARKING SPACES	
INITIAL LEASE TERM: 20w/5inc.yrs. CANCELLATION TYPE:	Exec	utive	with	90 -days notice
ANNUAL RATE 598,416.00	MONTHL	Y RENT 49,868.00	See attached Rent Increment Schedule	SQ. FT. RATE 28
RENEWAL OPTION: Five yrs. CANCELLATION TYPE:	Stand	dard	with	90 -days notice
ANNUAL RATE 889,288.92	MONTHL	Y RENT 74,107.41		SQ. FT. RATE 41.61
RENEWAL OPTION: Five yrs. CANCELLATION TYPE:	: Stand	dard	with	90 -days notice
ANNUAL RATE 981,829.68	MONTHL	Y RENT 81,819.14		SQ. FT. RATE 45.94
TOTAL DEVELOPMENT COST OR REMODELING COST:		LUMP SUM COST TO BE	ADDED TO FIRST MO	ONTH RENT:
RECYCLING AVAILABLE? IS COST OF	RECYCLI	NG INCLUDED IN RATES?		
None Plastic Glass Metal Paper C	Yes	O No	RECYCLING COST PER	SQUARE FOOT
Indicate any of the following:	Mor	nths	ant Improvement A	Allowance of \$
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:		Telecom / Data		State
Heat and Air Conditioning Utilities Lesson	r	Alarm System Equipmer	nt	State
Electricity	г	Grounds Maintenance		Lessor
Water and Sewer Lesson	r	Snow Removal		Lessor
Janitorial Services and Supplies (including Restroom) Lessor		Dumpster Services		Lessor
Water Well and/or Septic System Maintenance Lessor	Г	Maintenance of Portable	e Fire Extinguishers	Lessor
Maintenance of Sidewalks, Curbs and Parking Lot Lessor		Replacement of Tubes, E	Bulbs, LEDs	Lessor
Pest Control Lessor		Building Maintenance (in	ncluding Physical Pla	nt) Lessor
Failure to return this form will exclude you from consideration for the	nis project	t. However, your name will	remain on the notificati	on list for future projects.
By signing this proposal, I/we certify that I/we have confirmed financing ar Michigan Department of <u>EGLE</u> .	rrangeme	nts to construct and/or remo	odel and lease this buil	ding for possession by the
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE	E: Jur	ne 27, 2019		
This form must be completely filled in, signed, and returned to: SIGNAT	TURE(S):			DATE:
DTMB-Real Estate Division				
ATTN: Tony Sump 3111 W. St. Joseph Street		NOT VALID UNI FOR CICL	UED 6 DATES	
1 10047		NOT VALID UNLESS SIGN LUDES ATTACHMENTS:	YES YES	NO

SR #2019-0279 Department of Environment, Great Lakes Energy (formerly known as DEQ) Location: Greater Lansing Area, Michigan

Square Footage/Use: 21,372 SF / office (+/-10%)

6/26/2019

Floor(s): Single Floor

ingle Floor

Loc.#8

Parking Requirement: 100 spaces

Vacant Land - E. Saginaw St., Haslett, MI 48840

• Initial Lease Term: 20 Years with Rent Increments Every 5 Years

Year	M	Monthly Rent		Annual Rent		Total SF Rate	
1-5	\$	49,868.00	\$	598,416.00	\$	28.00	
6-10	\$	55,058.30	\$	660,699.62	\$	30.91	
11-15	\$	60,788.81	\$	729,465.76	\$	34.13	
16-20	\$	67,115.76	\$	805,389.15	\$	37.68	

Renewal Option 1: 5 Years

Year	М	onthly Rent	Annual Rent		Total SF Rate	
21-25	\$	74,101.22	\$	889,214.70	\$	41.61

Year	Monthly Rent		Annual Rent		Total SF Rate	
26-30	\$	81,813.74	\$	981,764.88	\$	45.94

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

PROPOS	SER II	NFORMATION				
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTI (i.e., TRUST, LLC, CORP, PA				
		CONTACT PERSON	:			
ADDRESS OF PROPOSER		TELEPHONE NUMBER	:			
		EMAIL ADDRESS	:			
	PROP	OSAL				
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:		TOTAL BUILDING	*SQUARE FOOT O	F		
E. Saginaw ST. & Marsh Rd,		SQ. FT.:	LEASED PREMISES	S: % LEASED TO STATE:		
Haslett, MI 48840		21,372	21,372	100.00%		
PID: 010-034-300-155-04		TOTAL NUMBER	OF ON-SITE PARKIN	G SPACES: 100		
PROPOSER HAS TITLE OR LEGAL AUTHORITY OYes O) No					
WHAT IS THE CURRENT ZONING? R/PO, Commercial/Off	fice	NUMBER OF ON-SITE	NDICAPPED PARKIN PARKING SPACES E			
INITIAL LEASE TERM: 20w/5inc.yrs. CANCELLATION TYPE:	: Exec			90 -days notice		
	MONTHL		See attached Rent	SQ. FT. RATE 28		
RENEWAL OPTION: Five yrs. CANCELLATION TYPE	: Stan		increment Schedule	90 -days notice		
	MONTHL			SQ. FT. RATE 41.61		
RENEWAL OPTION: Five yrs. CANCELLATION TYPE	: Stand			90 -days notice		
ANNUAL RATE 981,829.68	MONTHL	Y RENT 81,819.14		SQ. FT. RATE 45.94		
TOTAL DEVELOPMENT COST OR REMODELING COST:		LUMP SUM COST TO BE	ADDED TO FIRST MO	NTH RENT:		
RECYCLING AVAILABLE? IS COST OF	RECYCLI	NG INCLUDED IN RATES?				
) Yes	Southern by the Contract of th	RECYCLING COST PER S	QUARE FOOT		
Indicate any of the following: Free Rent for	Mor	nths	ant Improvement A	llowance of \$		
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:		Telecom / Data		State		
Heat and Air Conditioning Utilities Lesso	Alarm System Equipment			State		
Electricity Lesson	r	Grounds Maintenance	Lessor			
Water and Sewer Lesson	r	Snow Removal	Lessor			
Janitorial Services and Supplies (including Restroom)	r	Dumpster Services	Lessor			
Water Well and/or Septic System Maintenance Lesson	r	Maintenance of Portable	Fire Extinguishers	Lessor		
Maintenance of Sidewalks, Curbs and Parking Lot	r	Replacement of Tubes, E	Bulbs, LEDs	Lessor		
Pest Control Lesson	r	Building Maintenance (in	ncluding Physical Plan	t) Lessor		
Failure to return this form will exclude you from consideration for the	his projec	t. However, your name will	remain on the notification	n list for future projects.		
By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of EGLE.						
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019						
This form must be completely filled in, signed, and returned to: SIGNA	TURE(S):	:		DATE:		
DTMB-Real Estate Division						
ATTN: Tony Sump 3111 W. St. Joseph Street						
	OSAL INC	NOT VALID UNLESS SIGN CLUDES ATTACHMENTS:	VED & DATED YES	□ NO		

ease # 12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

PROPOSER INFORMATION						
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTI (i.e., TRUST, LLC, CORP, PA				
		CONTACT PERSON	1:			
ADDRESS OF PROPOSER:		TELEPHONE NUMBER	₹:			
		EMAIL ADDRESS	š:			
	PROF	POSAL				
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION: 1161 E. Clark Rd.		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:	% LEASED TO STATE:		
Dewitt, MI 48820		230,673	21,649	9%		
PROPOSER HAS TITLE OR LEGAL AUTHORITY	es ONo		OF ON-SITE PARKING	,,,,,		
WHAT IS THE CURRENT ZONING? Commercial	5 0110	NUMBER OF HAI NUMBER OF ON-SITE	NDICAPPED PARKING PARKING SPACES FOR	00		
INITIAL LEASE TERM: Twenty yrs. CANCELLATION	N TYPE: Exec	cutive see attache	with 190	days notice		
ANNUAL RATE +411, 331				Q. FT. RATE \$19		
RENEWAL OPTION: Five yrs. CANCELLATION	N TYPE: Star	ndard		0 -days notice		
ANNUAL RATE \$ 562,874	монтн	LY RENT \$46,0	906.17 sc	Q. FT. RATE +26		
RENEWAL OPTION: Five yrs. CANCELLATION	N TYPE: Stan	idard	_ 4	0 -days notice		
ANNUAL RATE \$588,853	монтн		071.08 50	Q. FT. RATE \$27.20		
TOTAL DEVELOPMENT COST OR REMODELING COST. 6	,93,806	LUMP SUM COST TO BE	ADDED TO FIRST MONT	TH RENT: O		
RECYCLING AVAILABLE? None Plastic Glass Metal Paper	COST OF RECYCL	O No	RECYCLING COST PER SQ	UARE FOOT <u>• 06</u>		
Indicate any of the following:		onths 🔲 Tena	ant Improvement Allo	owance of \$		
SERVICES TO BE PROVIDED BY LESSOR AND/OR STAT	ΓE:	Telecom / Data		State		
Heat and Air Conditioning Utilities	Lessor	Alarm System Equipmer	nt	Lessor		
,	Lessor	Grounds Maintenance		Lessor		
	Lessor	Snow Removal		Lessor		
	Lessor	Dumpster Services		Lessor		
	Lessor	Maintenance of Portable		Lessor		
, and the second	Lessor	Replacement of Tubes, E		Lessor		
Pest Control Failure to return this form will exclude you from considerat	Lessor	Building Maintenance (in				
By signing this proposal, I/we certify that I/we have confirmed fine Michigan Department of _EGLE						
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR I	BEEORE:					
This form must be completely filled in, signed, and returned to:	SIGNATURE					
DTMB-Real Estate Division	y s					
ATTN: Tony Sump 3111 W. St. Joseph Street						
Lansing, MI 48917	PROPOSAL IN	GLUDES ATTACHMENTS:	YES	NO		

June 24, 2019

State of MI SR# 2019-0279 EGLE

21,649 SF

1161 E. Clark Rd.

Dewitt, MI 48820

Proposed Rental Rates \$ / SF

Year 1 and 2 \$19.00

Year 3 and 4 \$19.60

Year 5 and 6 \$20.20

Year 7 and 8 \$21.80

Year 9 and 10 \$22.40

Year 11 and 12 \$23.00

Year 13 and 14 \$23.60

Year 15 and 16 \$24.20

Year 17 and 18 \$24.80

Year 19 and 20 \$25.40

Option 1 5 Year Term Rates \$/SF

Year 1 and 2 \$26.00

Year 3 to 5 \$26.60

Option 2 5 Year Term Rates \$/SF

Year 1 to 2 \$27.20

Year 3 to 5 \$27.80

Lease #___12052-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

PROPOSER INFORMATION								
NAME OF PROPOSER (LE	SSOR):				CURRENT LEGAL ENTI (i.e., TRUST, LLC, CORP, PA	TY: rtnership)		
					CONTACT PERSON			
ADDRESS OF PROPOSER					TELEPHONE NUMBER			
					EMAIL ADDRESS			
				PROP	OSAL			
PROPERTY INFORMATIO BUILDING ADDRESS AND/OR P 2445 Jolly Road		PTION:			TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:	Chall annual blanch on Market	TO STATE:
Okemos, MI 48864					26,404	22,400	85.0	
PROPOSER HAS TITLE OF	R LEGAL AUT	HORITY (6	Yes (ONO		OF ON-SITE PARKING		130
WHAT IS THE CURRENT :	ZONING? O		100	<i>y</i> 110		NDICAPPED PARKING		8
			ON TO		NUMBER OF ON-SITE		OR STATE:	130
	The Hall Marie	CANCELLAT	ION TYPI					
ANNUAL RATE	\$336,000			MONTH	φ20,000		SQ. FT. RATE	15.00
RENEWAL OPTION:	ive yrs.	CANCELLAT	ION TYP	E: Stan	dard	with 9	90 -days no	tice
ANNUAL RATE	\$336,000	380,80	0	MONTH	Y RENT \$31,733.33	3	SQ. FT. RATE	17.00
RENEWAL OPTION: F	ive yrs.	CANCELLAT	ION TYP	E: Stan	dard	with 9	00 -days no	tice
ANNUAL RATE §	8425,600			монтн	YRENT 35,466.66	:	SQ. FT. RATE	19.00
TOTAL DEVELOPMENT CO	ST OR REMO	DELING COST:	448,00	0	LUMP SUM COST TO BE	ADDED TO FIRST MON	NTH RENT:	
RECYCLING AVAILABLE? None Plastic G	lass	al V Paper		OF RECYCL	ING INCLUDED IN RATES?	RECYCLING COST PER S	QUARE FOOT	
Indicate any of the follow	wing:	Free Rent f			nths 🔲 Ten	ant Improvement Al	lowance of \$	
SERVICES TO BE PROVID	ED BY LESSO	OR AND/OR S	TATE:		Telecom / Data		S	State
Heat and Air Conditioning l	Utilities		Stat	е	Alarm System Equipme	nt	S	tate
Electricity			Stat	е	Grounds Maintenance	Le	essor	
Water and Sewer			Less	гог	Snow Removal		Le	essor
Janitorial Services and Supp	plies (includin	g Restroom)	State	Э	Dumpster Services Lesson			
Water Well and/or Septic S	System Maint	enance	Less	sor	Maintenance of Portab	le Fire Extinguishers	Le	essor
Maintenance of Sidewalks,	Curbs and Pa	arking Lot	Less	бог	Replacement of Tubes,	Bulbs, LEDs	S	State
Pest Control			Less		Building Maintenance (essor
		•			ct. However, your name wil			
By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of Corrections.								
PROPOSAL TO BE RECEI								
This form must be completely		d, and returned	to: SIG	NATURE(S):		DATE:	
DTMB-Real Estat ATTN:⊺ony Sump	e Division							
3111 W. St. Josep	h Street				NOT VALID UNLESS SIG	SNED & DATED	2	
Lansing, MI 48917	!		PRO	POSAL IN	CLUDES ATTACHMENTS:		□ NO	

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

PROPOS	SER IN	FORMATION				
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTI (i.e., TRUST, LLC, CORP, PA				
		CONTACT PERSON				
ADDRESS OF PROPOSER:		TELEPHONE NUMBER				
		EMAIL ADDRESS				
	PROP	OSAL				
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:		TOTAL BUILDING	*SQUARE FOOT O	F		
4300 West Saginaw, Lansing, Michigan 48917		SQ. FT.:	LEASED PREMISES	: % LEASED	TO STATE:	
J		140593	22,400		81280718	
PROPOSER HAS TITLE OR LEGAL AUTHORITY • Yes	No	TOTAL NUMBER	OF ON-SITE PARKIN	G SPACES:	532	
WHAT IS THE CURRENT ZONING? Office	110		NDICAPPED PARKIN		20	
	15/40/5/50	NUMBER OF ON-SITE		Commence of the last of the last of	100	
INITIAL LEASE TERM: Twenty yrs. CANCELLATION TYPE	: Exec	utive	with	90 -days noti	ce	
ANNUAL RATE 384696	MONTHL	Y RENT 32058		SQ. FT. RATE	19.50	
RENEWAL OPTION: Five yrs. CANCELLATION TYPE	: Stand	dard	with	90 -days not	ice	
ANNUAL RATE 480870	MONTHL	Y RENT 40072.5		SQ. FT. RATE	22.50	
RENEWAL OPTION: Five yrs. CANCELLATION TYPE	: Stand	dard	with	90 -days not	ice	
ANNUAL RATE 523614	MONTHL	Y RENT 43634.5		SQ. FT. RATE	24.50	
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 220,0	00.00	LUMP SUM COST TO BE	ADDED TO FIRST MO	NTH RENT:		
		NG INCLUDED IN RATES?				
	● Yes	140	RECYCLING COST PER	_		
Indicate any of the following:	Mor		ant Improvement A			
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:		Telecom / Data		Sta		
Heat and Air Conditioning Utilities Lesso		Alarm System Equipmen	nt		ssor	
Electricity		Grounds Maintenance Lessor				
Water and Sewer		Snow Removal			ssor	
Janitorial Services and Supplies (including Restroom)		Dumpster Services			ssor	
Water Well and/or Septic System Maintenance Lesso		Maintenance of Portabl			ssor	
Maintenance of Sidewalks, Curbs and Parking Lot		Replacement of Tubes,		PRODU	ssor	
Pest Control Lesso Failure to return this form will exclude you from consideration for	77 1 1 1 1 1	Building Maintenance (i			rojects.	
By signing this proposal, I/we certify that I/we have confirmed financing						
Michigan Department of <u>EGLE</u> . PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019						
	ATURE(S)	AND THE OWNER OF THE PARTY OF T		DATE:		
DTMB-Real Estate Division	,					
ATTN: Tony Sump						
3111 W. St. Joseph Street Lansing, MI 48917 PROF	DOCAL IN	NOT VALID UNLESS SIG	NED & DATED YES	NO		
PRUI	-OOML IIV	CLUDES ATTACHMENTS:	IES	NO		

Lease #__12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

PRO	POSER II	NFORMATION				
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTITY: (i.e., TRUST, LLC, CORP, PARTNERSHIP)				
		CONTACT PERSON:				
ADDRESS OF PROPOSEF		TELEPHONE NUMBER		:		
		EMAIL ADDRESS	:			
	PROF	OSAL				
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:		TOTAL BUILDING	*SQUARE FOOT OF			
3400 Coolidge Road		SQ, FT.:	LEASED PREMISES:	i i		
East Lansing, Michigan 48823		22,000	21,500	97.73%		
PROPOSER HAS TITLE OR LEGAL AUTHORITY Yes	ONo	TOTAL NUMBER	OF ON-SITE PARKING	SPACES: 105		
WHAT IS THE CURRENT ZONING? 105		NUMBER OF HAI NUMBER OF ON-SITE	ndicapped Parking Parking Spaces fo			
INITIAL LEASE TERM: Twenty yrs. CANCELLATION	TYPE: Legi	slative	with 18	0 -days notice		
ANNUAL RATE 473,000.00	монтн	LY RENT 39,416.6	7 s	Q. FT. RATE 22.00		
RENEWAL OPTION: Five yrs. CANCELLATION	TYPE: Star	ndarđ	with 9	O -days notice		
ANNUAL RATE 516,000.00	MONTH	LY RENT 43,000.0	0 s	Q. FT. RATE 24.00		
RENEWAL OPTION: Five yrs. CANCELLATION	TYPE: Stan	ndard	with 9	0 -days notice		
ANNUAL RATE 537,500.00	MONTH	LY RENT 44,791.67	7 S	Q. FT. RATE 25.00		
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 4,	500,000.0	LUMP SUM COST TO BE	ADDED TO FIRST MON	TH RENT: \$ 0.00		
RECYCLING AVAILABLE? IS CO	OST OF RECYCL	LING INCLUDED IN RATES?				
□None ☑ Plastic ☑ Glass ☑ Metal ☑ Paper	⊙ Yes	O No	RECYCLING COST PER SC	QUARE FOOT \$ 0.00		
Indicate any of the following:	Mc	onths 📝 Ten	ant Improvement All	owance of \$ <u>TK</u>		
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE	: :	Telecom / Data		State		
Heat and Air Conditioning Utilities	essor	Alarm System Equipme	ent	Lessor		
Electricity	essor -	Grounds Maintenance	Lessor			
Water and Sewer	essor	Snow Removal Less				
Janitorial Services and Supplies (including Restroom)	essor	Dumpster Services Lessor				
Water Well and/or Septic System Maintenance	essor	Maintenance of Portab	le Fire Extinguishers	Lessor		
Maintenance of Sidewalks, Curbs and Parking Lot	essor	Replacement of Tubes,	Bulbs, LEDs	Lessor		
Pest Control L	essor	Building Maintenance	(including Physical Plant	t) Lessor		
Failure to return this form will exclude you from consideration	on for this proje	ect. However, your name wi	Il remain on the notification	ı list for future projects.		
By signing this proposal, I/we certify that I/we have confirmed fina Michigan Department of _EGLE	ncing arrangen	nents to construct and/or ren	nodel and lease this buildi	ng for possession by the		
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR B	EFC					
This form must be completely filled in, signed, and returned to:	SIG					
DTMB-Real Estate Division						
ATTN: <u>Tony Sump</u> 3111 W. St. Joseph Street						
Lansing, MI 48917	PROPOSAL II	NOT VALID UNLESS SK NCLUDES ATTACHMENTS		□ NO		

Addendum to SAP #1



Michigan Department of Technology, Management and Budget (DTMB)

for

Department of Environment, Great Lakes & Energy (formerly known as DEQ)

Greater Lansing area #2019-0279

June 27, 2019

Proposed Rent schedule Years 1-10 = \$22.00 per square foot per year

Proposed Rent schedule Years 11-20 = \$23.00 per square foot per year

Lease #__12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

PRO	OPOSER I	NFORMATION			
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENT			
		CONTACT PERSON			
ADDRESS OF PROPOSER:		TELEPHONE NUMBER	:		
		EMAIL ADDRESS	:		
	PROF	OSAL			
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:		TOTAL BUILDING	*SQUARE FOOT OF		
111 W. Edgewood Blvd.		SQ. FT.:	LEASED PREMISES:	% LEASED TO STATE:	
Lansing, MI 48911		48,089	21,372	44.44%	
PROPOSER HAS TITLE OR LEGAL AUTHORITY OYe	s ONo		OF ON-SITE PARKING		
WHAT IS THE CURRENT ZONING?	5 ().10		NDICAPPED PARKING		
AND	T	NUMBER OF ON-SITE			
INITIAL LEASE TERM: Twenty yrs. CANCELLATION				-days notice	
ANNUAL RATE 235,092.00	MONTH	LY RENT 19,591.00). FT. RATE 11.00	
RENEWAL OPTION: Five yrs. CANCELLATION	TYPE: Stan	dard	with 90	-days notice	
ANNUAL RATE 299,208.00	MONTH	Y RENT 24,934.00) sc). FT. RATE 14.00	
RENEWAL OPTION: Five yrs. CANCELLATION	YYPE: Stan	dard	with 90	-days notice	
ANNUAL RATE 363,324.00	MONTHU	Y RENT 30,277.00	SC	, FT. RATE 17.00	
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 5	535,000.00	LUMP SUM COST TO BE	ADDED TO FIRST MONT	H RENT:	
	_	NG INCLUDED IN RATES?			
None □Plastic □ Glass □ Metal □ Paper □	O Yes	0.110	RECYCLING COST PER SQU		
Indicate any of the following:			ant Improvement Allo		
SERVICES TO BE PROVIDED BY LESSOR AND/OR STAT		Telecom / Data		State	
	State State	Alarm System Equipmen Grounds Maintenance	Lessor		
	Lessor			Lessor	
	State	Snow Removal Dumpster Services		Lessor	
	Lessor	Maintenance of Portable	Fire Extinguishers	Lessor	
	Lessor	Replacement of Tubes, E	_	Lessor	
	essor	Building Maintenance (in		Lessor	
Failure to return this form will exclude you from considerati	ion for this projec			st for future projects.	
By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of _EGLE					
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019					
This form must be completely filled in, signed, and returned to:					
DTMB-Real Estate Division					
ATTN: Tony Sump 3111 W. St. Joseph Street		NOT VALID UNLESS SIGN	JED & DATED		
Lansing, MI 48917	PROPOSAL INC	CLUDES ATTACHMENTS:		NO	

Lease #__12062-2019

State of Michigan-Department of Technology, Management & Budget - Real Estate Division

PROPOSER INFORMATION						
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTI (i.e., TRUST, LLC, CORP, PA	TY: RTNERSHIP)			
		CONTACT PERSON	:			
ADDRESS OF PROPOSER:		TELEPHONE NUMBER	:			
		EMAIL ADDRESS	:			
	PROP	OSAL				
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:		TOTAL BUILDING SQ. FT.:	*SQUARE FOOT OF LEASED PREMISES:	% LEASED TO STATE:		
120 E. Lenawee Lansing, MI 48933						
Lansing, Wi 46933		80,000	21,372	26.72%		
PROPOSER HAS TITLE OR LEGAL AUTHORITY	es O No		OF ON-SITE PARKING	100		
WHAT IS THE CURRENT ZONING? G-1 General Bus			NDICAPPED PARKING			
INITIAL LEASE TERM: Twenty yrs. CANCELLATION		NUMBER OF ON-SITE		R STATE: 50 -days notice		
ANNUAL RATE 534,300.00	MONTHL	11,020.00		Q. FT. RATE 25.00		
RENEWAL OPTION: Five yrs. CANCELLATION	N TYPE: Stan	dard	with 90	0 -days notice		
ANNUAL RATE 577,044.00	MONTHL	Y RENT 48,087.00) S(Q. FT. RATE 27.00		
RENEWAL OPTION: Five yrs. CANCELLATION	N TYPE: Stand	dard	with 9	O -days notice		
ANNUAL RATE 619,788.00	MONTHL	Y RENT 51,649.00	S	Q. FT. RATE 29.00		
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 7	750,000.00	LUMP SUM COST TO BE	ADDED TO FIRST MON	TH RENT:		
	_	NG INCLUDED IN RATES?				
None Plastic Glass Metal Paper	O Yes	One	RECYCLING COST PER SQ			
Indicate any of the following: Free Rent for	Mor		ant Improvement Allo			
SERVICES TO BE PROVIDED BY LESSOR AND/OR STAT	State	Telecom / Data		State		
	State	Alarm System Equipmer Grounds Maintenance	Lessor			
	Lessor	Snow Removal	Lessor			
	State	Dumpster Services	Lessor			
,, ,	Lessor	Maintenance of Portable	Lessor			
, , , , , , , , , , , , , , , , , , , ,	Lessor	Replacement of Tubes, I	_	Lessor		
	Lessor	Building Maintenance (including Physical Plant)				
Failure to return this form will exclude you from consideral	tion for this projec	t. However, your name will	remain on the notification	list for future projects.		
By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of EGLE						
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019						
This form must be completely filled in, signed, and returned to:	SIGN					
DTMB-Real Estate Division ATTN: Tony Sump						
3111 W. St. Joseph Street		NOT VALID UNLESS SIG	NED & DATED			
Lansing, MI 48917	PROPOSAL INC	CLUDES ATTACHMENTS:	YES	NO		

Lease #__12062-2019

State of Michigan—Department of Technology, Management & Budget - Real Estate Division

PROPOSER INFORMATION						
NAME OF PROPOSER (LESSOR):		CURRENT LEGAL ENTI (i.e., TRUST, LLC, CORP, PA	TY: RTNERSHIP)			
		CONTACT PERSON	:			
ADDRESS OF PROPOSER:		TELEPHONE NUMBER				
		EMAIL ADDRESS				
	PROP	OSAL				
PROPERTY INFORMATION BUILDING ADDRESS AND/OR PARCEL DESCRIPTION:		TOTAL BUILDING	*SQUARE FOOT OF LEASED PREMISES:	0/ LEASED TO STATE.		
2356 & 2370 Science Parkway		SQ. FT.:		% LEASED TO STATE:		
Okemos, MI 48864		26,000	21,372	82.20%		
PROPOSER HAS TITLE OR LEGAL AUTHORITY Yes) No		OF ON-SITE PARKING	,00		
WHAT IS THE CURRENT ZONING? Office		N - Page 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 -	NDICAPPED PARKING			
INITIAL LEASE TERM: Twenty yrs. CANCELLATION TYPE:	Evec	NUMBER OF ON-SITE		R STATE: 85) -days notice		
020,000.00	MONTHL	20,1 10.00		Q. FT. RATE 15.00		
RENEWAL OPTION: Five yrs. CANCELLATION TYPE:	: Stand	dard	with 90) -days notice		
ANNUAL RATE 363,324.00	MONTHL	Y RENT 30,277.00) 50	Q. FT. RATE 17.00		
RENEWAL OPTION: Five yrs, CANCELLATION TYPE	: Stand	dard	with 90) -days notice		
ANNUAL RATE 406,068.00	MONTHL	Y RENT 33,839.00	SC	Q. FT. RATE 19.00		
TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 500,00	00.00	LUMP SUM COST TO BE	ADDED TO FIRST MONT	H RENT:		
		NG INCLUDED IN RATES?				
) Yes	O Me	RECYCLING COST PER SQ			
Indicate any of the following: Free Rent for			ant Improvement Allo	Towns of the last		
SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:		Telecom / Data		State		
Heat and Air Conditioning Utilities State		Alarm System Equipment Lesse				
Electricity State		Grounds Maintenance Lessor				
Water and Sewer Janitorial Services and Supplies (including Restroom) State		Snow Removal Dumpster Services		Lessor		
Water Well and/or Septic System Maintenance Lesson	r.	Maintenance of Portable	Fire Eytinguishers	Lessor		
Maintenance of Sidewalks, Curbs and Parking Lot		Replacement of Tubes, E	_	Lessor		
Pest Control Lesson		Building Maintenance (in		Lessor		
Failure to return this form will exclude you from consideration for the	nis project					
By signing this proposal, I/we certify that I/we have confirmed financing arrangements to construct and/or remodel and lease this building for possession by the Michigan Department of _EGLE						
PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: June 27, 2019						
This form must be completely filled in, signed, and returned to: SIGI						
DTMB-Real Estate Division						
ATTN: Tony Sump 3111 W. St. Joseph Street		NOT VALUE IN THE STATE OF THE	IFD 0 D4===			
i i i i i i i i i i i i i i i i i i i		NOT VALID UNLESS SIGN LUDES ATTACHMENTS:	YES	NO		