

SPACE AVAILABLE PROPOSAL SR# 2018-0393

State of Michigan - Department of Technology, Management & 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 (STATE). 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.

PROPOSER INFORMATION	
NAME OF PROPOSER (LESSOR): CCM GCC LLC ADDRESS OF PROPOSER (STREET): 46702 State Hwy M26 Houghton	CURRENT LEGAL ENTITY (i. e., HUSBAND/WIFE, LLC, CORP., PARTNERSHIP): Limited Liability Company
CONTACT PERSON: [REDACTED] TELEPHONE NUMBER: [REDACTED] FAX NUMBER: [REDACTED] EMAIL ADDRESS: [REDACTED]	ADDRESS OF LEGAL ENTITY: PO Box 414/ 46702 State Hwy M-26 Houghton, MI 49931

PROPOSAL		
PROPERTY INFORMATION BUILDING ADDRESS AND/OR LEGAL DESCRIPTION OF LEASED PREMISES: 117 Highway US 41 L'Anse, MI 49946	TOTAL BUILDING SQ. FT. : (PROVIDE DOCUMENTATION) 1,448	*SQUARE FOOT OF LEASED PREMISES: 1,448
DO YOU HAVE LEGAL TITLE TO PROPERTY: Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	CURRENT STATE EQUALIZED VALUE (SEV): 129,411	% LEASED TO STATE: 100 %
WHAT IS THE CURRENT ZONING?? Commercial		

INITIAL LEASE TERM: Ten (10) - Years		CANCELLATION: Executive		90 -day notice	
MONTHLY BASE RENT: \$ 2,570.00	MONTHLY OPERATING COST: \$ 500.00	MONTHLY RENT: \$ 3,070.00	ANNUAL RENT: \$ 36,840.00	SQ FT RATE: \$ 25.44	
RENEWAL OPTION: Five (5) - Years		CANCELLATION: Standard		90 -day notice	
MONTHLY BASE RENT: \$ 3,080.00	MONTHLY OPERATING COST: \$ 600.00	MONTHLY RENT: \$ 3,680.00	ANNUAL RENT: \$ 44,160.00	SQ FT RATE: \$ 30.50	
RENEWAL OPTION: Five (5) - Years		CANCELLATION: Standard		90 -day notice	
MONTHLY BASE RENT: \$ 3,390.00	MONTHLY OPERATING COST: \$ 660.00	MONTHLY RENT: \$ 4,050.00	ANNUAL RENT: \$ 48,600.00	SQ FT RATE: \$ 33.56	

TOTAL DEVELOPMENT COST OR REMODELING COST: \$ 325,000.00	LUMP SUM COST INCLUDED IN FIRST MONTH RENT:	TOTAL NUMBER OF ON-SITE PARKING SPACES: 10 NUMBER OF ON-SITE PARKING SPACES FOR STATE: 10
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If applicable, indicate any of the following:

Moving Allowance: _____ **Free Rent for** _____ Year(s)

SERVICES TO BE PROVIDED BY LESSOR AND/OR STATE:		
Heat and Air Conditioning Utilities	State	Telephone System <u>State</u>
Electricity	State	Alarm System <u>State</u>
Water and Sewer	State	Grounds Maintenance <u>State</u>
Janitorial Services and Supplies (including waste baskets)	State	Snow Removal <u>State</u>
Restroom Supplies	State	Dumpster Services <u>State</u>
Water Well and/or Septic System Maintenance	State	Parking Lot Maintenance <u>Lesser</u>
Maintenance of Sidewalks, Curbs, and Gutter	<u>Lesser</u>	Maintenance of Portable Fire Extinguishers <u>State</u>
Pest Control	State	Replacement of Tubes and Bulbs <u>State</u>
		Building Maintenance (including Physical Plant) <u>Lesser</u>

Failure to return this form will exclude you from consideration for this project. 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 STATE (DOS).

If selected as the successful proposal, it is agreed that written evidence of funding arrangements will be submitted within 15 days of successful proposal notification.

PROPOSAL TO BE RECEIVED IN THIS OFFICE ON OR BEFORE: January 2, 2019

This form must be completely filled in, signed, and returned to:

DTMB - Real Estate Division ATTN: Tony Sump 3111 W. St. Joseph Street Lansing, MI 48917	OR	DTMB - Real Estate Division ATTN: Tony Sump P.O. BOX 30026 Lansing, MI 48909
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SIGNATURE(S): [REDACTED]	DATE: [REDACTED]
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DEFINITIONS/ INSTRUCTIONS ON NEXT PAGE