

Lease – Request for Proposal (RFP)

Office Space - 742 S. Rangeline Rd. Carmel



ADDRESS:	742 S. Rangeline Rd. Carmel, IN 46032, Suite 68
LANDLORD:	Sever Storey L.L.C.
TENANT:	"TENANT NAME"
PREMISES:	Office, 140 - 160 sf each space, plus access to conference room, restrooms, kitchenette, copy area, street level access.
USE:	Professional office
INITIAL TERM:	twelve (12) months
POSSESSION DATE:	Tenant will take possession of the premises "DATE"
RENT COMMENCEMENT DATE:	Rent will commence "DATE"
SPACE PLANNING:	Landlord provided
IMPROVEMENTS:	N/A

BASE RENT: 160 sf office: proportionate calculation of office space utilized 12% of 3,580 sf TOTAL, (430 sf @ \$29 psf)

Month	No. Mo.	psf \$	\$ / mo.	Annual
1-12	12	\$29	\$1,038.20	\$12,458.40

OPTION TERMS: Month to Month, Landlord to provide Tenant with w/ 90 day notice of lease termination

LEASE TYPE: Full Service

CAM, OpEx (NNN): N/A

EXPENSES: Landlord provided utilities and internet wifi access. Tenant to be provided with copier code, Tenant paid copies: \$0.05 / page black & white, \$0.20 / page color.

MAINTENANCE & REPAIRS: Tenant shall be responsible for any repairs at fault of Tenant.

INSURANCE: Tenant will maintain, at its cost, casualty insurance, public liability and property damage insurance on Tenant's property located at the Premises with coverages as reasonably required by Landlord.

SIGNAGE: Tenant will request Landlord's permission to install its signage on the façade of the building above Tenant's storefront subject to approval of the Landlord and any regulatory authorities. Tenant to provide Landlord with signage package for review and comment prior to approval, which approval shall not be unreasonably withheld. Tenant will be permitted to install printed signs / vinyl decals on the interior side of its store windows describing Tenant's business use and/or contact information with Landlord's prior consent, which shall not be unreasonably withheld.

SECURITY DEPOSIT: Any security deposit will equal the first month's full Rent. This is subject to Landlord's review of tenant financials.

ACCESS: Tenant shall have access to the premises 24/7. Standard business hours for 3rd party access to be Monday - Friday, 8:00 am - 6:00 pm, Saturday & Sunday 8:00 am - 6:00 pm

CONFIDENTIALITY: The information contained in this proposal is to be considered confidential and only for the use of Tenant and Landlord and all parties

agree to keep the terms of this proposal and negotiations confidential unless mutually agreed otherwise.

CONDITIONS:
construction

This proposal is subject to the final space plan, estimating of

costs, rights of existing Tenants, and approval of Tenant's financial condition.

Exhibit A

