

Additional Information for Consideration (*the Port reserves the right to modify this information*):

Standard Lease Language for Warehouse 6 Bay 4 includes:

Premises	Warehouse 6, Bay 4 – 3599 E. Ainsworth, Pasco, WA.
Space/Sq. Ft.	43,200 sf of warehouse, including 405 sf of office space.
Potential Discounts	4% for 2-year term, 5% for 3-year term, 6% for a 4-year term, 7% for 5-year term and no discounts for month-to-month leases.
Initial Base Rent	The base rent of Thirteen Thousand Seven Hundred Seven dollars and 36/100's (\$13,707.36) shall be paid monthly on the 1st of each month with the first payment due upon the commencement of the lease.
Leasehold Tax	Tax of 12.84% of the Base Rent, which is One Thousand Seven Hundred Sixty Dollars and 03/100's (\$1,760.03).
Operating Expenses	In addition to the Base Rent and Leasehold tax, the Lessee shall be required to pay the following monthly expenses. \$22.00 Fire Standby fee and water & sewer, if applicable.
Security Deposit	A security deposit in the amount of 3x the total monthly rent shall be due prior to or upon the signing of a lease.
Insurance Requirements	Outlined in sample lease, generally \$2,000,000 per person / per occurrence, etc.
Repairs and Maintenance	Tenant will be responsible for repairs and maintenance of leased Premises as outlined in the lease. There will be no modifications to any pipes, heaters, electrical system, office structures (other than cosmetic) without prior written Port approval.
Signage	Signage shall be subject to Landlord's final approval and be in compliance with all local city ordinances and codes.
Parking	Parking is very limited at this location, if truck parking or additional parking is necessary, we can look within our industrial park to see if we would have something available in the vicinity.
Lease Preparation	All terms agreed to by both parties will be incorporated into a Lease prepared by Landlord. A sample lease is available by request.
Broker Policy	The Port has a Professional Real Estate Policy that is available by request.

If submitting a letter of intent, please include all of the following information:

- Company Name, address, contact information.
- Proposed Premise Use.
- Number of Current Employees.
- Number of Jobs created with this leased space.
- Average wage of jobs created.
- Lease Term Requested.
- Lease Commencement Date.
- Requested # of Options to Extend.
- Tenant Projected Improvements.
- Projected Improvement Investment by Tenant.
- Landlord Improvements Requested.
- Any additional land or space needs.
- What type of machinery will be used/required (any extraordinary weight or other structural considerations?)
- Will the space need additional utilities? (i.e. sanitary, industrial waste, air emissions)
- What type of waste products will be produced? (i.e. sanitary, industrial waste, air emissions)
- Will the use of this space require special permits from federal, state or local government entities?