

APPENDIX “A”
LEASE AND DEVELOPMENT OF VACANT LAND
PALM BEACH COUNTY PARK (LANTANA) AIRPORT
(RFP #LN 17-7)

PROPOSAL RESPONSE FORM

SECTION I. LEASE PROPOSAL		
A. Fixed Rental Proposal		
Proposers <u>are required</u> to complete Section I.A. of this Proposal Response Form.		
1. Proposed Square Footage of Property to be leased (not less than 217,800 sq. ft. or more than 832,415 sq. ft.)	2. Initial Fixed Rental Rate (not less than \$0.75 per square foot)*	3. Proposed Initial Annual Fixed Rental (1 x 2 = 3)
* In the event the <u>entire</u> 19.11± acre (832,415± square foot) site is leased to a single tenant, the minimum ground rental rate shall be \$0.65 per square foot.		
_____ square feet	x \$ _____ per square foot	= \$ _____
B. Hotel Percentage Rent Proposal (% of Hotel Revenues – if Hotel is Proposed)		
<p>IF A HOTEL IS PROPOSED: The minimum percentage that may be proposed is 3.5% of annual Hotel Revenues (as defined in Lease, Attachment “9” of the RFP).</p> <p><input type="checkbox"/> No Hotel is proposed.</p> <p><input type="checkbox"/> Proposed Percentage Rent: _____ % of annual Hotel Revenues</p>		
C. Percentage Rent Proposal (Optional, for non-hotel uses)		
<p>Proposers may elect to propose Percentage Rent in addition to Ground Rental for use of the Property, but are not required to do so. Please check the applicable box below. If Percentage Rent is proposed, indicate proposed Percentage Rent on the blank below.</p> <p><input type="checkbox"/> No Percentage Rent is proposed.</p> <p><input type="checkbox"/> Proposed Percentage Rent: _____ % of annual Gross Revenues.</p>		
D. Proposed Lease Term		
<p>Proposer shall indicate the proposed lease term and any renewal term(s) for the Property. The proposed lease term, including all renewal term(s), shall not exceed a total fifty (50) years from the Date of Beneficial Occupancy. Proposers may propose to develop the Property in one or more phases. Detailed information regarding project phasing, if proposed, should be included in the Project Approach section of your proposal. Indicate proposed lease term for the Property on the blank below:</p> <p>Proposed Lease Term, including all renewals (in years) : _____</p> <p>_____</p>		
E. Uses Proposed		
<p>Proposer shall indicate in general terms the commercial uses that are proposed (e.g. restaurant, retail, office, etc.) in the blanks below. Detailed information should be included in the Project Approach section of your proposal.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>		

Note: All amounts should be stated in number format (e.g.: \$0.75 per square foot; 3.5% of annual Gross Revenues).

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SECTION II. OPTION PROPOSAL

Proposers are not required to submit a proposal for an option to lease. In the event a Proposal for an option to lease any portion of the Property is being submitted, proposers must complete this Section II.

If no Lease Option is proposed, please check box below. If a Lease Option is proposed, complete the remainder of Section II.

☐ No Lease Option is proposed.

A. Option Fee Proposal

1. Proposed Option Area Square Footage	2. Option Fee <i>(not less than \$0.19 per square foot)</i>	3. Proposed Lease Option Term <i>(not more than 12 months)</i>	4. Proposed Monthly Option Fee <i>((1 x 2)/3 = 4)</i>
<div><div></div><div>square feet</div></div>	<div><div>\$</div><div></div><div>per square foot</div></div>	<div><div></div><div>months</div></div>	<div><div>=\$</div><div></div></div>

B. Proposed Uses for Option Area

Proposer shall indicate in general terms the uses that are proposed (e.g. warehouse, office, etc.) in the blanks below.

Note: All amounts should be stated in number format (e.g.: \$0.19 per square foot).

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By signing this Proposal Response Form, the proposer warrants and represents to County that the following statements are true and correct:

- a. This proposal is current, accurate and complete, and is presented to the County for the performance of the Lease in accordance with the requirements stated in the RFP.
- b. This proposal is submitted without prior understanding, agreement, or connection with any corporation, firm or person submitting a proposal for the same service and is, in all respects, fair and without collusion or fraud.
- c. Proposer has the financial ability to fully perform the terms and conditions as specified in the RFP and Lease.
- d. Proposer has received and reviewed all Amendments to the RFP.
- e. Proposer understands that County that the County has no obligation whatsoever to accept any proposed exceptions to the Lease.
- f. Proposer understands that proposer may not propose any exceptions to the minimum RFP requirements (see Section 3 of RFP) and failure to satisfy the minimum requirements will result in the proposal being deemed non-responsive.
- g. Proposer understands that failure to submit this Proposal Response Form will be cause for immediate rejection of its entire proposal.

****The signature page that follows must be completed by an Authorized Person (see Section 1.8 of RFP)****

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Type or print proposer's contact information below:

NAME: _____

TITLE: _____

COMPANY
NAME: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

TELEPHONE NO.: _____ FAX NO.: _____

E-MAIL ADDRESS: _____

SIGNATURE: _____

You must affix a corporate seal or have the signature on this Proposal Response Form notarized.

(Corp. Seal)

OR

BEFORE me the undersigned authority on this ____ day of _____, 20____ personally appeared _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

STATE OF _____

COUNTY OF _____

(Signature of Notary)

(Notary's Printed Name)

My Commission Expires: _____