

# NEXT GENERATION AVIATION RESEARCH PARK

## LEASE AGREEMENT CHECKLIST FOR DEVELOPERS OF SJEDD

This checklist should be used by Developers who are interested in developing new buildings for the Next Generation Aviation Research Park.

<b>Term</b>	25 years
<b>Renewals</b>	10 year
<b>Capital Assessment Fee</b>	<ul style="list-style-type: none"> <li>★ Building 1 72,000 sq ft \$1.6 million</li> <li>★ Building 2 72,000 sq ft \$1.5 million</li> <li>★ Building 3 66,000 sq ft \$1.6 million</li> <li>★ Building 4 66,000 sq ft \$1.6 million</li> <li>★ Building 5 48,000 sq ft \$1.2 million</li> <li>★ Building 6 42,000 sq ft \$1.5 million</li> <li>★ Building 7 42,000 sq ft \$1.5 million</li> </ul>



- ★ 100% refundable prior to all site approvals and permits for Premises
- ★ 25% nonrefundable on signing & prior to going out to bid
- ★ 100% nonrefundable on signing after going out to bid

**Limitation** Tenants must have the capability to support research and development related to aviation, aviation security and safety; research, development, and testing of Air Traffic Control systems; or research and development directly related to airports and airport operations. Developers and Tenants who wish to occupy each building must provide a capabilities statement to SJEDD that will be forwarded to the FAA Contracting Officer for written consent.

- Construction**
- ★ Present preliminary plans/specifications on specified date
  - ★ SJEDD will provide the FAA Master Planning and Site Board information
  - ★ Meeting with SJEDD; After the meeting with SJEDD, provide 3 sets of Final Design Plans
  - ★ SJEDD will approve/disapprove with 30 days
  - ★ If disapproved, tenant has 30 days to resubmit
  - ★ SJEDD will provide Letter of Approval
  - ★ Final Construction documents to be provided to SJEDD with proof of Builder's Risk Coverage
  - ★ Construction will begin within 60 days of written approval from SJEDD
  - ★ Construction will be completed within 1 year
  - ★ Tenant will provide a CO to SJEDD
  - ★ Landscaping to be installed within 30 days from when possible with a 1-year warranty on plants
  - ★ Tenant will remove construction liens within 30 days of being filed



**Common Area Maintenance Fee**

- ★ Pro Rata Share in January, April, July and October
- ★ Written notice of adjustment 30 days prior to end of calendar year

**Insurance**

- ★ \$3 million/\$5 million/\$1 million
- ★ Certificate of Insurance showing SJEDD as an additional insured

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