

Tom Brantley - RE: Meeting cancellation...Cross Creek lease

From: Tom Brantley
To: Buford, Lewis
Date: 3/17/2008 5:09 PM
Subject: RE: Meeting cancellation...Cross Creek lease
CC: Moeller, Helen

Lewis,

Helen and I received and are discussing the leasing proposal that you sent to us. And as you and I discussed last week, instead of us meeting tomorrow, please allow Helen and I time to review this and I will communicate back to you by phone or e-mail.
Thanks,

Tom Brantley, M.S., P.E., C.G.C., Director
Division of Facilities Management & Construction
Leon County Board of County Commissioners
1907 South Monroe Street
Tallahassee, FL 32301
Phone: (850) 606-5000
Fax: (850) 606-5001
brantleyt@leoncountyfl.gov

>>> "Lewis Buford" <LBuford@tlhland.com> 3/14/2008 9:25 AM >>>

Tom

The Library at Cross Creek is currently paying the following;

\$13.36 p.s.f. base rent and \$3.13 p.s.f. Cam, taxes & insurance for a total of \$2748 a month.

Per your request, I propose the following;

A 5 year lease with the 1st year base rent at \$13.76 p.s.f. (a 3% increase over the current base rent) and escalating 3% per year in October throughout the 5 year term. The CAM, taxes and insurance will continue to be passed though at the actual amounts. Tenant will continue to maintain the interior of the space and the day to day responsibilities of the hvac, Landlord will assume all costs in excess of \$300 per unit.

The above is subject to the mutual review and execution of a final Lease.

If you or Helen have any questions about this proposal or feel like we need to meet to discuss it further just let me know.

Lewis Buford
385-6363

-----Original Message-----

From: Tom Brantley [mailto:BrantleyT@leoncountyfl.gov]
Sent: Thursday, March 13, 2008 12:26 PM
To: Lewis Buford
Cc: Helen Moeller

24

Subject: Meeting change...

Lewis,

After speaking with Helen, we are available to meet with you at -- YOUR OFFICE -- on Tuesday, March 18, 2008, at 3pm. This is assuming that we even need to meet after receiving and reviewing the lease proposals that you have said you would submit to us by e-mail. Please advise.

Thanks - Tom

Tom Brantley, M.S., P.E., C.G.C., Director
Division of Facilities Management & Construction
Leon County Board of County Commissioners
1907 South Monroe Street
Tallahassee, FL 32301
Phone: (850) 606-5000
Fax: (850) 606-5001
brantleyt@leoncountyfl.gov

~~2,200 sf~~ 2,000 sf
\$32,976/YR CURRENT TOTAL

BUDGET :

SAY \$35K

Cross Creek Center, LLC
217 John Knox Road
Tallahassee, Florida 32303

INVOICE

BILL TO:

DATE
May 1, 2008

INVOICE NUMBER
200629

Leon County
Facilities Management Division
1907-A S. Monroe Street
Tallahassee, Florida 32301

RE: Leon County
Library Parkway Branch

Description	Amount
Base Rent	\$2,227.10
CAM Charges	520.90
<i>dhia</i> Total	\$2,748.00