

ATTACHMENT A

Lease Terms and Conditions
Maricopa Association of Governments
Legistar File 17-3126

1. Term: 10 Years
2. Options: Two, Five-year terms
3. Rental Rate: \$18.00 per square foot during the initial term which is within the range of market rents as determined by the Real Estate Division. Rent will be adjusted at the beginning of each option period to the then prevailing market rent.
4. Costs and Maintenance: Tenant shall pay their pro-rata share of the common area maintenance charges.
5. Commencement Date: The commencement date of the lease is estimated to be January 2018, upon receipt of certificate of occupancy of the seventh floor. A written amendment to the lease will be executed to memorialize the commencement data.
6. Parking: Tenant will lease 136 unreserved parking spaces at \$40.00 per month and four reserved parking spaces at \$59.00 per month. Visitor validations will be provided at no additional cost.
7. Tenant Improvement Allowance: None
8. Holdover: 110% of the rental rate during any holdover period.
9. Insurance: Tenant shall provide insurance and indemnification acceptable to the City's Risk Management Division and the Law Department.
10. Cancellation: ARS 38-511

The lease may contain other terms and conditions deemed necessary by the City.