

Oasis Cafe Proposal Comparison Matrix



	CBRE Initial Proposal 9/2/14	Oasis Proposal 9/29/14	CBRE Proposal Response 10/27/14	Oasis Proposal 12/30/14	Oasis Proposal 1/31/15
Term	20 Years	20 Years	20 Years	20 Years	1 Year
Commencement	Upon execution and delivery of mutually agreed upon Lease amendment and approval by Commission	Upon execution and delivery of mutually agreed upon Lease amendment and approval by Commission	Upon execution and delivery of mutually agreed upon Lease amendment and approval by Commission	Upon execution and delivery of mutually agreed upon Lease amendment and approval by Commission	Upon execution and delivery of mutually agreed upon Lease amendment and approval by Commission
Type of Lease	Ground Lease	Ground Lease	Ground Lease	Ground Lease	Ground Lease
Annual Rental Rate	\$200,000.00	\$120,000.00	\$150,000.00	\$100,000	\$100,000
Annual Increases	3%	Increased by the following schedule: 3% for years 10-15, and again for years 16-20	Increased by the following schedule: years 6-10: \$165,000 years 11-15: \$181,500 years 16-20: \$199,650	Rent for year 1-2: \$100,000/yr Rent for year 3-5: \$125,000/yr Rent for year 6-10: \$130,000/yr Rent for year 11-15: \$135,000/yr Rent for year 16-20: \$140,000/yr	N/A
Operating Expenses	Tenant pays all OE, R/E Taxes and other costs	Tenant pays all OE, R/E Taxes and other costs	Tenant pays all OE, R/E Taxes and other costs	Tenant pays all OE, R/E Taxes and other costs	Tenant pays all OE, R/E Taxes and other costs
Outstanding Balance	prior to Commencement Date, tenant shall become current on all outstanding bills, including, but not limited to, rent, operating expenses and real estate taxes	prior to Commencement Date, tenant shall become current on all outstanding bills, including, but not limited to, rent, operating expenses and real estate taxes	prior to Commencement Date, tenant shall become current on all outstanding bills, including, but not limited to, rent, operating expenses and real estate taxes	Oasis would immediately pay \$21,202.70 to the City which would bring the rent current thru Jan, 2015. Remaining balance of \$104,350.84 which includes the 2014 taxes would be paid as follows: On the 15th of every month a payment of \$5,000 until paid off	Outstanding Balance Payment Schedule: 2/15/15 \$25,000 3/15/15 \$25,000 4/15/15 \$25,000 5/15/15 \$25,000 6/15/15 \$10,000 7/15/15 \$10,000 8/15/15 \$10,168.25
Default	Not Addressed	Not Addressed	If tenant is in monetary default more than 1 time per annum, or more than 5 times over the term of the Lease, LL shall have the right, not obligation to terminate the lease upon 90 days written notice	Not Addressed	Not Addressed
Option to Renew	Two (2), Five (5) Year Options with no more than twelve (12) months nor less than nine (9) months notice at 100% of market.	Two (2), Five (5) Year Options with no more than twelve (12) months nor less than six (6) months notice at 100% of market.	So long as tenant is not in monetary default, Two (2), Five (5) Year Options with no more than twelve (12) months nor less than nine (9) months notice at 100% of market.	Not Addressed	During 2015, a one year lease will be entered into, and at its conclusion, assuming Oasis is in good standing, a long-term lease will be negotiated.