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Mobile 816-560-5508
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October 6, 2013

Ms. Erin Oligschlaeger
Director- District Student Services
300 W. Broadway
Excelsior Springs, Missouri 64024

$ 3,600/month

RE: Bid Specification; submittal of

The following specifications are for the vacant space located at 225 N. Jesse James Road, Suite A:

Item 1. Available space 4,195 sq. ft. The sign in front of the building is incorrect when I asked Ashcraft Signs to make me two signs announcing the space was for rent I inadvertently gave them the square footage for Suite B.

Item 2. Two bathrooms are available

Item 3. The space currently conform to then Uniform Building Codes as adopted by City of Excelsior Springs Planning and Zoning standards. If the facility does not conform to Group E Codes we will make what ever changes are required to meet these standards.

Item 4 There is sufficient traffic way in the parking lot as well as to the drive way on the north side of the building for a school bus to maneuver to the front entrance to drop off or pick up students.

Item 5 I believe the facility is within the one (1) mile distance from the Excelsior Springs High School.

Item 6 There is sufficient electrical capacity to support ten (10) or more computers stations.

Item 7 Wheelchair access the facility meets the ADA standards as prescribed by federal law.

Item 8 A minimum of five (5) parking spaces will be designated (reserved) for Excelsior High School staff and students.

Item 9. The interior will be freshly painted to suit the School District's choice of colors.

Item 10. The large open area will be carpeted to suit the School District

Item 11. There is an Office Area existing located near the front entrance

Item 12. The School District may install any and all safety and security devices as they deem necessary.

Item 13. A three (3) year lease is acceptable with an Option to renew

Item 14 & 15. Currently the facility is serviced by Surewest fiber optics. However, Mediacom serviced the facility for a number of years and their infrastructure may still be in place. We changed internet and telephone providers as it was a budgetary decision. Use of either company would be your choice.

Each tenant is responsible for their own utilities i.e. natural gas, electricity, water, sewage, etc. Tenants cooperate by cost sharing on parking lot lighting, trash collection, snow & Ice removal, lawn care and other items commonly referred to as Common Area Maintenance (CAM)

Additional insurance coverage is required both property damage and public liability. We would expect to be added to the School District as " An Additional Insured" .

Any lease Agreement negotiated and prepared for signature must be approved by our current Lender.

A copy of our Commercial Lease Agreement is available on request.

Respectfully Submitted:

Cecil W. Lovett

Cecil W. Lovett
Owner

Triple H Leasing, L.L.C.

52 East Arrow, 2nd Floor
Marshall, MO 65340
(660) 886-5535 ext. 320
FAX: (660) 886-6320

October 8, 2013

Mrs. Pam Allan
Excelsior Springs School District
300 West Broadway
Excelsior Springs, MO 64024

Dear Mrs. Allan:

We are pleased to submit this proposal in response to the bid request for the Excelsior Springs School District. You will find we meet all the requirements, our rent is very competitive and our building is large enough to easily accommodate the staff and students making it a perfect facility to house the new Alternative School.

The following contains a summary of the highlights of our bid as well as the stated bid specifications, requirements and our response.

Summary

Address:	1000 North Jesse James Road	
Total square feet:	8,000	
Gross annual rent:	$32,000	$2,666.67 per month
Price per sq.ft. :	$4 per sq. ft.	
Term:	3 years with options	

Bid Specifications, Requirements and Response

- A minimum space requirement of five thousand (5000) square feet.

  We have eight thousand (8,000) square feet available for rent located in the Springs Plaza strip center.

- Multiple bathrooms

  Our building currently has two (2) bathrooms. We will commit to updating these bathrooms and make improvements to meet ADA standards.

- Meet requirements of compliance for Group E Codes

  The property is currently zoned commercial and will not have a problem meeting the requirements for compliance for Group E Codes.

- Ability for a school bus to maneuver and have access to the front entrance

  School busses can easily access the entrances located in the front of the building and our parking lot is spacious with ample room for a bus to maneuver around throughout the lot.

- A maximum of one (1) mile from the Excelsior Springs High School

  Our building is centrally located and the distance is slightly less than one (1) mile from Excelsior Springs High School.

- Electrical capacity for up to ten (10) computer stations

  The building has electrical capacity to handle 10 or more computer stations without a problem.

- Wheelchair accessible

  The middle entrance has an automatic door that makes the building wheelchair accessible fully complying with ADA regulations.

- More than five (5) parking spaces

  Our building has a spacious parking lot consisting of approximately 30 parking spaces.

- Fresh paint

  We will commit to painting the interior walls, painting the exterior and painting the stripes in the parking lot.

- Flooring appropriate for wheelchair access and children

  The current flooring (carpet) is appropriate for wheelchair access and for children.

- Office area

  The space is fairly open thus giving the Excelsior Springs School district the flexibility of creating office space as needed. We will offer a great amount of flexibility regarding the interior build-out. For example, the middle wall may be removed or other walls may be installed creating offices, classrooms, conference rooms ect. All improvements made are the responsibility of the Excelsior Springs School District.

- Allowance for the school to make changes or additions for security and networking

  We will offer the Excelsior Springs School district ninety (90) days free rent from the date a lease agreement is executed. With this in mind, any improvements will be the responsibility of the Excelsior Springs School District.

- A three (3) year lease agreement with an option to renew

  We will commit to a three (3) year lease agreement with options to renew.

- Internet access/Fiber access

  Access to high speed internet through cable or DSL is available at the building. Previous tenants have accessed high speed internet through both options. The building should be accessible to fiber if offered and available throughout the Excelsior Springs community. To our knowledge, this is not currently available. Payment for accessing these services will be the responsibility of the Excelsior Springs School District.

- Additional Information and Offerings

  The available space was previously occupied by a retail pharmacy and a Hallmark GoldCrown store previously operating multiple computers and various other pieces of electronic equipment. The building has three front entrances with approximately one thousand (1,000) square feet is unfinished space ideal for storage.

  We propose a gross lease all inclusive of building insurance, taxes and common area maintenance fees.

  We will ensure the HVAC system is fully functioning and working properly prior to occupying the space and warrant it during the 90 day free rent period. Throughout the duration of the first lease period, we will cost share in HVAC expenses incurred over $500 on a 50%-50% basis. Excluded from this are monthly utility costs and annual maintenance.

We very much appreciate the opportunity to submit this proposal and look forward to working with the Excelsior Springs School District regarding this important endeavor.

Thank you for your consideration.

Sincerely,

D. Matt Hartwig

Scott B. Hartwig