

Term Sheet

The Truckee Tahoe Airport District is pleased to present terms for the Warehouse Space D2 lease agreement to Project MANA (PM). The proposed terms and conditions are as follows:

Date: May 15, 2019

Building Owner: Truckee Tahoe Airport District (TTAD)

Lessee: PM-Crisis Intervention Services (PM)

Purpose: Lease vacant warehouse space D2 for use as a multipurpose facility combining food storage, packing, shipping, and office uses.

Construction Start Date: August 2019 with estimated completion by May 2020

PM Contribution: PM will contribute an unspecified amount for some tenant improvements. TTAD will contribute \$75,000 toward tenant improvements recaptured through the ten-year lease agreement.

Deliverables to PM: PM will receive a 4,000 sq. ft. warehouse space with compliant lighting, exits, doors, restrooms, and infrastructure to support an office. PM is responsible for all tenant improvements for any office space desired.

Lease Rates:

Year	Rate Per Sq. Ft.	Final Monthly Rent
2019 *year one*	.25	\$1,000
2020	.35	\$1,400
2021	.45	\$1,800
2022-2029	.55	\$2,200

Term of Lease: Ten years

Transferability: PM has the right to transfer the lease to a qualifying organization per the District Sale, Assignment, or Transfer Policy (pg. 14 of General Aviation Leasing/Rents and Fees Policy).

Documentation: TTAD in consultation with PM will prepare all documentation agreements, and contracts as are reasonably required to evidence and carry out the lease agreement including the required approvals with the new company, Crisis Intervention Services.

Hardy Bullock C.M.,
Director of Aviation & Community Services