

Letter of Intent to Lease

This letter will constitute a Letter of Intent between the **Westgate Professional LTD ETAL** (the "Landlord") and **Omaha SLAA Intergroup** (the "Tenant"), to lease the referenced space as herein described, on and subject to the following terms and conditions:

1. **TENANT: Omaha SLAA Intergroup**
2. **PROPERTY ADDRESS:** 2808 S 80th Avenue, Suite 100, Omaha, Nebraska, 68124
3. **SQUARE FOOTAGE:** Approximately 580 square feet
4. **PRIMARY TERM:** Five (5) years
5. **LEASE RATE:** Months 1-~~6~~12 \$11.17 p.s.f. or \$539.88 per month, including all utility costs (except telephone)

This is a modified gross lease. Tenant is only responsible for interior janitorial work inside the suite only. **Tenant shall also be responsible for the payment of all data, internet and cable costs directly to the service provider when due.**

5/16/2017 Landlord Response: Agreed as modified and additionally rent shall increase 2.5% annually after the first year.

5/24/17 Tenant Response: we'd like to counter-offer rent at \$539.88 for 36 months, and then a 2.5% increase for the next 36 months.

6/6/2017 Landlord Response: Rent shall be \$539.88 for 24 months. Rent shall increase 2.5% annually thereafter.

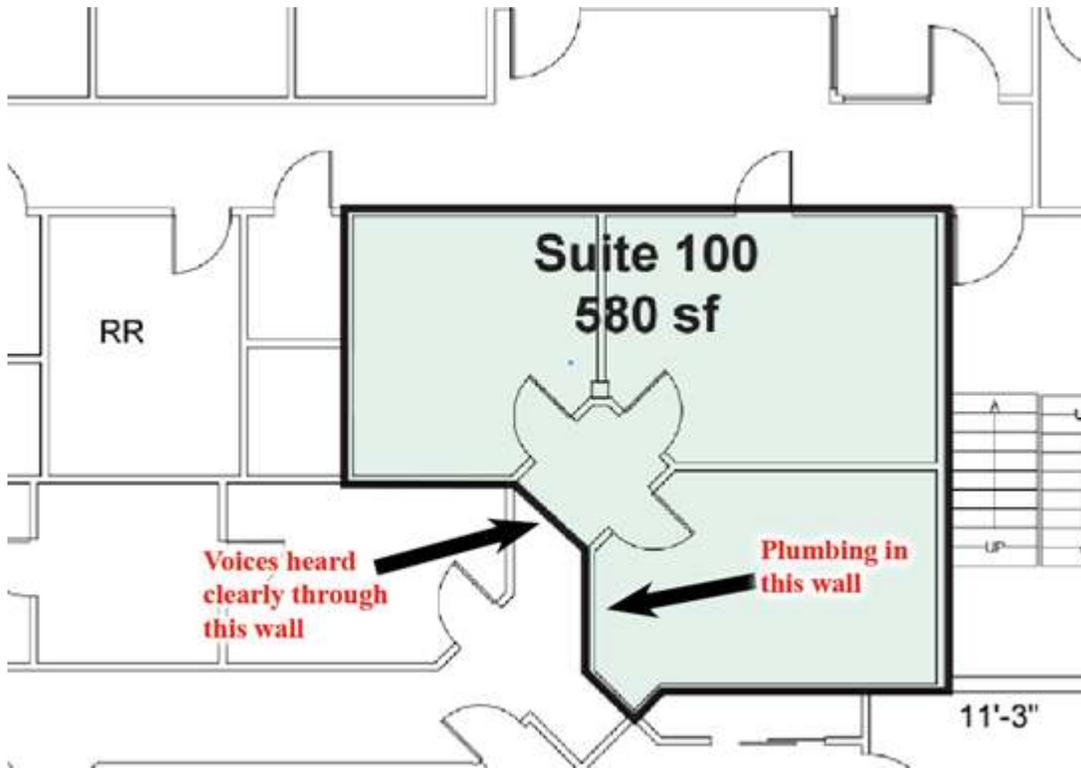
6. **LANDLORD IMPROVEMENTS:** Landlord to replace all missing and damaged ceiling tiles, all lighting will be in good working order, remove metal framing on west side of second office to the south. This office does not require a door. All electrical and duct work will be cleaned up. Tenant to choose paint color for Landlord to paint. Tenant to choose from carpet samples which Landlord will provide Tenant as well as new vinyl base.

5/16/2017 Landlord Response: Agreed, subject to final review of contractors construction costs. All other improvements in excess what is listed above are at the sole cost of Tenant.

5/24/17 Tenant Response: There's been a lot of discussion about our need for a sink, If it were just water to make coffee with, we could probably be content with freestanding water cooler, but we also need a place to dump leftover coffee and rinse out the pot and wash cups. The bathroom is not really suitable for this.

We learned from the therapist in the adjacent suite that there is a sink on the opposite side of one of our walls. Since there's already plumbing in the wall, it should not be that big a deal to put in a sink on our side. How can we negotiate to make this part of the deal?

b. We also learned that voices spoken in our suite are clearly audible in the adjacent area of the therapist's suite next door (which was why she came over to introduce herself as we were looking at it). This would be effectively treated by putting some insulation behind the drywall on this wall. (see attached graphic)



c. Improvements should also include a thermostat for the suite, light beige paint for the walls and a beige color commercial/utility carpet for the floors.

6/6/2017 Landlord Response: Landlord has solicited for a second estimate on the construction costs as well as the added scope of work. The estimate is anticipated the first part of next week (June 12th). Landlord agrees to the requested construction, subject to final review of contractor’s construction estimates.

- 7. **SECURITY DEPOSIT:** One Month’s Rent- \$539.88
- 8. **LEASE COMMENCEMENT:** 30 days following the completion of all improvements
- 9. **OPTION TERM:** So long as Tenant is not in default of said Lease and gives Landlord written notice six (6) months prior to Lease expiration, Tenant shall have the right to extend the Lease for up to Five (5) years, at continued 2.5% annual increases in rent. ~~with a 2% increase or \$550.68/month for years 6-10.~~

5/16/2017 Landlord Response: Agreed as modified

- 10. **SIGNAGE** Tenant shall have the right to place their name on the directory sign located inside the west entrance and to have decals on their door. Signage shall be at the Tenant’s expense and subject to Landlord approval.

It is understood by the parties hereto that this Letter of Interest merely outlines the terms of a proposed agreement, is not intended to be binding on the parties hereto, and shall be superseded by the terms and conditions of an executed Lease.

TENANT

LANDLORD

_____ Date _____

_____ Date _____

Omaha SLAA Intergroup

Sincerely,

Tracy Earnest & Emily Ranheim
CBRE|MEGA
402-334-8877