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# Counter Lease Proposal Letter

**Jessica Rogers**

**Rogers Graphic Design LLC**

**450 Design Lane**

**Austin, TX, 78701**

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**512-777-9302**

**September 24, 2024**

**Mr. Henry Allen**

**Allen Properties**

**1200 Commercial St**

**Austin, TX, 78702**

Dear Mr. Allen,

**Subject: Counter Proposal for Lease of 300 Artist Alley, Suite 200, Austin, TX**

Thank you for your lease proposal dated September 15, 2024, regarding the property located at 300 Artist Alley, Suite 200. We have reviewed the terms outlined in your proposal and, while we are excited about the potential of the property for our business, there are a few areas where we believe adjustments could benefit both parties involved.

## **1. Lease Duration:**

- **Original Proposal:** 5 years
- **Counter Proposal:** We propose a 3-year lease term with an option to renew for an additional 2 years. This shorter term will allow us both to reassess the agreement as our business needs evolve.

## **2. Monthly Rent:**

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- **Original Proposal:** \$3,500
  - **Counter Proposal:** We propose a monthly rent of \$3,200. This adjustment reflects our analysis of the current market rates and the specifics of the property.

### 3. Renovations and Improvements:

- **Original Proposal:** Tenant cannot make alterations without landlord's consent
- **Counter Proposal:** We would like to undertake renovations to the reception area and install energy-efficient lighting, with all associated costs to be borne by us, subject to your approval of the plans.

### 4. Maintenance and Repairs:

- **Original Proposal:** Tenant responsible for all interior maintenance
- **Counter Proposal:** We suggest shared responsibility for major repairs exceeding \$1,000, while we will handle all minor maintenance and repairs up to that amount.

### 5. Subleasing Options:

- **Original Proposal:** Subleasing not permitted
- **Counter Proposal:** We request the option to sublease parts of the property, with your prior approval, which will not be unreasonably withheld.

### 6. Early Termination Clause:

- **Original Proposal:** Not included
- **Counter Proposal:** We propose an early termination clause that allows either party to terminate the lease with 6 months' notice after the first 2 years, under specific conditions such as significant business downturn or structural changes to the property.

We believe these adjusted terms will provide a solid foundation for a successful partnership between Rogers Graphic Design LLC and Allen Properties. We are

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committed to maintaining a professional and positive relationship and are confident that the property at 300 Artist Alley will be an excellent fit for our operations.

Please let me know a convenient time to discuss this counter proposal further. You can reach me directly at 512-777-9302 or [jessica@rogersdesign.com](mailto:jessica@rogersdesign.com). I look forward to our conversation and to finalizing the lease terms that are beneficial for both parties.

Thank you for your consideration.

Best regards,

**Jessica Rogers**

**Owner, Rogers Graphic Design LLC**