Cost/Price proposals must be sent in a separate sealed envelope

CHARLESTON COUNTY PARK
& RECREATION COMMISSION

COST/PRICE PROPOSAL FORM

LESSEE is requested to supply cost and prices for the lease period. Prices will remain in effect throughout the lease period. Failure to fully complete the attached Price Proposal Form may result in the rejection of the proposal. LESSEE may attach any additional information that may be beneficial to your proposal. Any contributions and/or promotional sponsorships LESSEE is willing to provide CCPRC on a lease basis must be included as part of your proposal.

LESSEE is required to sign a copy of CCPRC's Lease/Restaurant Lease which is attached. LESSEE shall be required to adhere to all terms of the lease and it is the responsibility of all Proposers to familiarize themselves with the lease, included as a part of this RFP, and proposal shall be consistent and comply with the terms of the lease. Proposals shall include, but are not limited to, the following information:

The term of the Lease Agreement shall be for a period of five years, beginning in November 1, 2016, for purposes of operating a restaurant facility. The lease shall terminate on October 31, 2021 and LESSEE shall deliver and surrender the premises on or before October 31, 2021 to CCPRC in a clean and sanitary condition less ordinary wear and tear.

Lessee may apply for an extension of an additional five (5) year term; however, any such extension will be subject to the approval of CCPRC and shall be at CCPRC's sole discretion. LESSEE shall apply for extension no later than one (1) year prior to the end of the lease agreement term then in effect.

Rent beginning November 1 each year with proposed and awarded rent increasing by 2% each year on November 1. The First Year rent may be delayed by up to three months to February 1, 2017 in year 1 only if the restaurant is not open for business. The rent shall become due and payable on the 1st of the month once the restaurant is open for business in year one.

Items 1 thru 5 - Base Rent - Year (beginning November each year) (2017 thru 2020) and rent will be increased by 2% each year (2017 thru 2020)

Items				
1	First Year	12 Mths	$_____	
2	Second Year	12 Mths	$_____	(Includes 2% increase)
3	Third Year	12 Mths	$_____	(Includes 2% increase)
4	Fourth Year	12 Mths	$_____	(Includes 2% increase)
5	Fifth Year	12 Mths	$_____	(Includes 2% increase)

Total Items 1 thru 5 $_____

Items 6 thru 10 – Option for five (5) year extension - Year (beginning November each year) (2021 thru 2025)

LESSEE may apply for an extension of an additional five (5) year term; however, any such extension will be subject to the approval of CCPRC and shall be at CCPRC's sole discretion. LESSEE shall apply for extension no later than one (1) year prior to the end of the lease agreement term then in effect.

Items				
6	Sixth Year	12 Mths	$_____	(Includes 2% increase from Fifth Year, 2020 rent)
7	Seventh Year	12 Mths	$_____	(Includes 2% increase
8	Eighth Year	12 Mths	$_____	(Includes 2% increase)
9	Ninth Year	12 Mths	$_____	(Includes 2% increase)
10	Tenth Year	12 Mths	$_____	(Includes 2% increase)

Total Items 6 thru 10 $_____

For and in consideration of this lease, LESSEE agrees that its awarded monthly rent shall increase 2% each year in accordance with the schedules herein. Lessee shall not attempt to modify or withdraw the terms during the course of this lease.

LESSEE shall pay, as a daily "late charge", interest on the amounts (monthly and additional rent) due at one percent (1%) per month (12% per annum) for any payment not made by the fifteenth of the month and all deficiencies in the security deposit.

Total Items 1 thru 10 $_____

Item 11 - Additional Rent Each Year

In addition to the fixed monthly rent in the amount indicated above. Each year Lessee shall pay CCPRC **8% of the gross annual receipts over $1,200,000**.

The awarded LESSEE shall appoint a person or persons to act as a primary contact with CCPRC. This person or backup person shall be readily available during CCPRC's normal work hours by phone, or in person, and shall be knowledgeable of the terms of the lease. Normal work hours for CCPRC facilities include days, nights, weekends and holidays. Please provide qualifications of person or persons of primary contact with CCPRC.

LESSEE shall clearly indicate, as applicable, all areas in which the items and services proposed do not fully comply with the requirements of these specifications. LESSEE taking exception to any requirements in the proposal shall be specific in each regard. Such exceptions will be considered as part of the overall proposal evaluation and may become a topic of negotiation if the LESSEE is selected for further negotiations. The decision as to whether an item fully complies with the stated requirements rests solely with CCPRC.

I certify that all information contained in the proposal is truthful to the best of my knowledge and belief. I certify that I am duly authorized to submit this proposal on behalf of the LESSEE as its agent and that the LESSEE is ready, willing, and able to perform if awarded the lease. I further certify, under oath, that this proposal is made without prior understanding, agreement, connection, discussion, or collusion with any other person, firm, or corporation submitting a proposal for the same product or service; no officer, employee or agent of CCPRC, or any other proposer interested in said proposal; that the undersigned executed this Proposal's Certification with full knowledge and understanding of the matters therein contained, and was duly authorized to do so.

NAME OF BUSINESS	MAILING ADDRESS
TELEPHONE NUMBER	CITY, STATE & ZIP CODE
NAME & TITLE, TYPED OR PRINTED	AUTHORIZED SIGNATURE

EMAIL ADDRESS (*PLEASE PRINT OR TYPE ALL INFORMATION ABOVE)*