

May 3, 2018

Dr. Charlie Lane  
Senior Vice President and Chief Operating Officer  
University of Florida

**RE: Letter of Intent to Lease Space in the Catalyst Building located at 606 SE Depot Ave**

Dear Dr. Lane,

The following are the terms and conditions under which the City of Gainesville ("Landlord") is willing to enter into a lease with the University of Florida, FIBER ("Tenant") at the above referenced address:

**Landlord:** City of Gainesville, FL

**Tenant:** University of Florida, FIBER (Florida Institute for the Built Environment Resilience)

**Leasable Premise:** 2<sup>nd</sup> floor space and 1<sup>st</sup> floor shared space, Catalyst Building located at 606 SE Depot Ave, Gainesville, FL

**Size:** **2<sup>nd</sup> floor space:** 7,500 SF at lease rate indicated below  
**1<sup>st</sup> floor space:** 1,500 SF of shared showcase/studio space at no charge.

**Lease Term:** Three (3) years

**NNN Rent:** \$14.00/SF for the three (3) year term

**Additional Charges:** Tenant shall pay a proportionate share of expenses related to building insurance and common area maintenance.

**Lease Commencement:** August 1, 2018

**Rent Commencement:** September 1, 2018

**Use of Premises:** 2<sup>nd</sup> floor to be utilized as offices supporting University of Florida Institute (FIBER) and associated City of Gainesville services.  
1<sup>st</sup> floor space dedicated to showcase/studio use with shared lobby access for separate 1<sup>st</sup> floor co-tenant.

**Utilities:** Tenant shall be responsible for assigned share of utilities serving the premises (in association with other tenants).




- Signage:** Allowable at Tenant expense within the context of zoning and building allowance per City of Gainesville Land Development Code.
- Warranties:** Landlord warrants that building premises meet all local codes at the time of delivery and that all systems are in good working order.
- Parking:** Tenant shall be provided with a non-assigned allocation of parking spaces.
- Tenant Improvements:** Any proposed tenant improvements to the 2<sup>nd</sup> floor space will be at the expense of the Tenant and will be implemented and coordinated with City improvements, subject to Landlord consent which shall not be unreasonably withheld.
- Brokerage:** Landlord and Tenant acknowledge that Front Street Commercial Real Estate Group is the only broker involved in this transaction and all brokerage fees shall be paid by the Landlord pursuant to a separate agreement.

This proposal is subject to change, modification or withdrawal, without penalty, by either party prior to full Lease execution. This proposal shall not bind either the Landlord or Tenant, and there shall be no binding agreement between the Landlord and Tenant, unless and until a final lease document has been executed and delivered by both Landlord and Tenant. Therefore, the preparation, revision or delivery of this proposal or any lease for examination and discussion shall in no event be deemed an offer or an obligation to lease the Premises but shall be merely a part of the negotiations between Landlord and Tenant.


Sincerely,

Rick Cain, CCIM  
 Director  
 Front Street Commercial Real Estate Group

**Agreed to By Tenant:**

By:   
 Name: Charles E. Lane  
 Title: Senior Vice President / COO  
 Date: May 17, 2018

**Agreed to by Landlord:**

By:   
 Name: Andy G...  
 Title: City Manager  
 Date: 5-2-18