

Proposal for Graduated Rent Structure

Dear Rob & GREDA,

I hope you're well. As I look to expand into an additional suite within Old Central School, I would like to propose a graduated rent structure that increases steadily at 20% per year, reaching the building's standard rate by Year 4.

Given that I currently rent four spaces and also serve as the building manager—supporting tenant relations, promoting events, improving communication, and contributing significantly to the culture and functionality of the building, I believe this structure offers a balanced and mutually beneficial approach.

Proposed Rent Schedule (20% Annual Increase)

- Year 1: \$492/month
(Introductory rate allowing build-out and activation of the new space.)
- Year 2: \$590/month
(20% increase as operations begin to grow.)
- Year 3: \$708/month
(20% increase as the space becomes fully established.)
- Year 4: \$850/month (standard rate)
(Full alignment with building's current rental rate.)

This schedule applies a consistent, predictable increase each year while ensuring that by Year 4, rent reaches the standard rate.

Value & Contributions to the Building

In addition to occupying multiple suites, my role in the building includes:

- Daily tenant communication and liaison work
- Coordinating and promoting First Friday and other building-wide events
- Supporting marketing, visibility, and community engagement
- Helping maintain cleanliness, signage, guest experience, and tenant cohesion
- Advocating for improvements, and building initiatives

These efforts meaningfully reduce the City's operational workload while enhancing tenant satisfaction and the overall experience within Old Central School.

Conclusion

This graduated rent structure sets up both the City and myself for long-term success: it activates a new suite immediately, provides manageable growth, and establishes full standard rent by Year 4.

I'm happy to discuss any adjustments or additional details as needed.

Warm regards,

Ashley Brubaker

Building Manager, Old Central School

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