

Wednesday, June 1, 2022

Via Email: nmcteague@lakeworthbeachfl.gov

Attn: Nanette McTeague  
City of Lake Worth Beach Utilities  
414 Lake Ave  
Lake Worth Beach, FL 33460

RE: Letter of Intent to Lease  
The Promenade at Lake Worth, Suites 202-203 and Suite 104  
120 N Federal Hwy  
Lake Worth Beach, Florida 33460

This non-binding Letter of Intent is for the purpose of outlining the general terms to proceed with respect to the lease of real property located in the above referenced project.

**Location:** Suite # 202-203 and Suite 104 – Approximately 3684 sq. ft. of lease space located in the Promenade at Lake Worth, Lake Worth Beach, Florida.

**Landlord:** HH Promenade, LLC

**Tenant:** City of Lake Worth Beach Utilities

**Lease Term:** Two (2) years with the option to terminate after one year with three months prior written notice.

**Schedule of Rents:** Base Rent \$19.00/SF or \$5,833.00/month plus estimated CAM and Expenses currently \$6.12/SF.

**Additional Charges:** Tenant shall pay its pro rata share of the real estate taxes, building/general liability insurance, and common area maintenance charges. Actual pro rata share will be square footage of Leased Premises divided by total leasable square feet in building estimated to be \$6.12 per sq. ft. per year or \$1,878.84/month.

<b>Total Monthly Rent:</b>	Year 1 Base Rent:	\$5,833.00
	CAM and Add'l Charges (\$6.12/SF):	<u>\$1,878.84</u>
	Total Rent:	\$7,711.84

**Commencement Date:** July 1, 2022

**Advance Rent & Security Deposit:** First month's rent plus sales tax and Security Deposit of \$8000.00

**Utilities:** Tenant shall be responsible for paying the cost of all utilities directly to the appropriate governmental authorities relating to the Leased Premises.

**Use:** Tenant may use the Leased Premises for (i) the operation of an Administration Office for Lake Worth Utilities ("Tenant Use").

**Landlord Work:** Space to be delivered clean. Plumbing, HVAC and electrical systems to be in good

working order, otherwise tenant to take space as is.

**Tenant Work:** Tenant to construct premises for its intended use, all work to have Landlord's prior written consent.

**Guaranty:** N/A

**Confidentiality:** Landlord and its partners, agents, and representatives will not disclose the subject matter or terms of this letter or the transaction contemplated herein to anyone other than Landlord's consultants, and prospective lenders, unless written consent is obtained by Tenant, which written consent may be withheld at Tenant's sole discretion.

Landlord and Tenant acknowledge that the proposal is not a lease, and that it is intended only as the basis for the preparation of a lease. With the exception of the confidentiality provisions contained herein, this letter of intent shall not be binding upon the parties until a formal lease has been negotiated and executed, and either party shall have the right to terminate negotiations at any time prior to lease execution, without liability. If the foregoing terms are sufficient to allow the preparation of the necessary documents and to serve as a framework for further discussions, please sign in the space provided below.

Sincerely,

**Strategic Realty Services, LLC**

*Christopher F. Fleming*

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**Date**

Christopher F. Fleming  
Sr. Broker/Associate

\_\_\_\_\_  
Tenant