



October 12, 2021

Louisiana Sales and Use Tax Commission for Remote Sellers

Attn : Ms. Renee Ellender Roberie

Via email: Renee.Roberie@LA.GOV

**Re: 7722 Office Park Blvd. 2nd floor
Baton Rouge LA 70809**

Ms. Roberie:

On behalf of Municipal Police Employees' Retirement System (Landlord), I would like to submit the following terms and conditions as the basis for negotiating a lease on the above referenced site.

This proposal is submitted to you subject to modification or withdrawal at any time. Neither this proposal nor any act of forbearance with respect thereto shall constitute or evidence an agreement or estoppel with respect to any of the terms herein. Any such agreement shall be evidenced solely by a definitive lease agreement executed and delivered by both Tenant and Landlord.

Tenant: Louisiana Sales and Use Tax Commission for Remote Sellers

Landlord: Municipal Police Employees' Retirement System

Premise address: 7722 Office Park Blvd. 2nd floor
Baton Rouge LA 70809

Premise SF: 2,054 SF (1,580 SF exclusive space + 30% common area factor)
See attached Exhibit A

LL Delivery: Landlord to deliver Premise in building standard condition and configured per attached Exhibit A excepting there will be cased openings between room 2-112 and 2-113

Primary lease term: 5 years

Renewal option term: One (1), five-year option to renew

RENT:

Primary term: (2% escalation every year)

Yr 1	\$22.00 PSF, full service
Yr 2	\$22.44 PSF, full service
Yr 3	\$22.89 PSF, full service
Yr 4	\$23.35 PSF, full service
Yr 5	\$23.81 PSF, full service

Option term: (2% escalation every other year)

Yr 6	\$23.81 PSF, full service
Yr 7	\$24.29 PSF, full service
Yr 8	\$24.29 PSF, full service
Yr 9	\$24.78 PSF, full service
Yr 10	\$24.78 PSF, full service

Base year operating
expense stop:

2021 Base year expense stop

Parking:

Tenant shall be provided undesignated prorata share of campus parking during business hours, see available parking attached as Exhibit B

Lease form:

Tenant's lease template – tenant to provide

Landlord operating
expenses:

Janitorial, bulbs ballasts and building supplies, property taxes, property insurance, landscaping, pest control, building systems contracts repairs and maintenance, property management, all utilities (water/gas if applicable/water), dumpster, grounds maintenance.

Landlord capital
costs/non-operating
expenses:

Roof replacement, structural deficiency repair, window/plate glass repair/replacement, parking lot replacement, building systems replacement

I look forward to working towards a lease together. I can be reached via email at JBabcock@beaubox.com, or at my office at 225.237.3343.

Sincerely,



Jessie Babcock
Beau Box Commercial Real Estate

Exhibit B

Site plan

