

Letter of Intent for Facilities

Premises —

[3309 16th St. NW]

[Washington DC, 20010]

Date — Mutually agreed upon start date

Proposal Expiration Date — Mutually agreed upon notice

Dear The Family Place Public Charter School —

This Lease Proposal document outlines the proposal terms for lease of the premises described above to you, The Family Place Public Charter School (“Prospective Tenant”), by The Family Place (“Landlord”). If you are interested in proceeding, the full Lease Agreement will be prepared and submitted to you for review and signature.

1. Term of lease — Commencing on and terminating on mutually agreed dates by the board of directors of each respective organization.
2. Renewal option — TFPPCS will have to option to renew lease for agreed on length of time and TFP may also extend offer of renewal for a determined length of time.
3. Proposed usage — TFP welcomes TFPPCS proposed usage for classroom space.
4. Rent — TFP extends a fair market value rent to TFPPCS.
5. Security Deposit — TFP will not require an initial security deposit.
6. Inclusions — Inclusion items may be negotiated in advance of lease signing.

7. Exclusions — Utilities such as electricity, heat, and internet will be charged using a mutually agreed upon usage formula.
8. Assignment or subletting — TFP does not expect TFPPCS to sublet premises.
9. Other items — TFP is prepared to support TFPPCS during its start-up period in the instances of cash flow shortages.
10. Lease Agreement — A formal, written lease agreement would be executed between TFPPCS and TFP and that will become the final agreement.

If you are interested in proceeding to finalize a formal, written Lease Agreement under the scope set out above, please contact TFP Board of Directors.

This Lease Proposal does not constitute a contract, or an offer to contract, but rather an invitation to proceed with further actions by the Parties towards execution of a formal agreement between the Parties.

The Family Place

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