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Wednesday, August 28, 2013

The Honorable Judge Lloyd Neal
 Nueces County Judge
 Nueces County Commissioners Court
 901 Leopard Street
 Corpus Christi, TX 78401

VIA EMAIL: steve.waterman@co.nueces.tx.us

RE: Proposal for Nueces County - CCRTA Staples Service Center, Corpus Christi, TX

Dear Judge Neal,

On behalf of Corpus Christi Regional Transportation Authority, we are pleased to offer you the following proposal for office space in the CCRTA Staples Service Center building in Corpus Christi, Texas

| | | |
|---|--|--|
| Tenant: | NUECES COUNTY - OFFICES OF VETERAN SERVICES & HUMAN SERVICES | |
| Building: | Southeast Corner of Leopard Street & Staples Street, Corpus Christi, Texas, in the building known as the CCRTA Customer Service Center ("Building"). Building Delivery Date is anticipated to be approximately December 2014. | |
| Building Area: | A planned new construction 3-story office building consisting of an estimated total area of 69,564 rentable square feet ("RSF"). The building is measured using the BOMA Method. | |
| Premises: | Space consisting of approximately 4,000 Square Feet of Net Rentable Area, on the 1st Floor ("Premises"). See the attached Exhibit A for further details (Space identified as Lease Space 2 next to CCRTA Customer Services on the East side of the building) | |
| Term of Lease: | Landlord will offer Tenant a lease of 60 months to begin the sooner of January 01, 2015 or upon the completion of construction ("Commencement Date"). | |
| Security Deposit: | None | |
| Annual Gross Rental Rates (per RSF): | Months | \$/RSF |
| | 1 - 60 | \$13.00 with annual 3% increases upon anniversary date. |

| | |
|--|---|
| Operating Expenses: | Based on the rentable square feet in the Premises relative to the total rentable square feet in the Building, Tenant shall pay its pro-rata share of operating expenses for the Building over Tenant's 2015 base year. This building is projected to be certified as a LEEDS Silver Building. |
| Construction Allowance / Rent Credit: | Landlord shall provide a turnkey tenant finish out based upon a mutually agreed space plan built to building standard finishes . |
| Parking: | A controlled access surface parking lot offers plentiful, convenient parking located adjacent to the building. Visitor parking is available in the same lot. Tenant will be allowed up to ten (10) unreserved parking spaces at no charge for the initial term of the lease. |
| Option to Renew: | Tenant shall have the option to renew of one (1) additional term of five (5) years, at the fair market rate, with not less than six (6) months prior written notice. |
| Signage: | Tenant shall have signage including a suite sign including Tenant's name and suite number and Tenant name strip on Building Directory. |
| Management & Building Hours: | The building will be managed by a third-party property manager and maintenance staff. Building hours are 7am - 6pm Monday through Friday, excluding holidays. |
| Janitorial: | Janitorial service will be provided five (5) times per week. The building also will provide a full-time day porter. |
| Security: | Seven-day week on-site security personnel provided by CCRTA. Building and Garage card-key access after hours, 24 hour on-site access control |
| Building Services: | Community Room Facilities will be available for meetings and conferences. Walking distance to the County Courthouse and City Hall. Adjacent to CCRTA Main Transit Terminal. CCRTA will also share break room/kitchen facilities with Tenant. |
| Broker: | Tenant warrants that it has had no dealings with any broker or agent other than Bates Commercial, LLC in connection with the negotiation (or execution) of this proposal or lease, and the Tenant agrees to indemnify Landlord and hold Landlord harmless from and against any and all costs, expenses or liability for commissions or other compensations or charges claimed by any broker or agent, other than Brokers, with respect to this proposal, lease document, or the transactions evidenced hereby, as permitted by law without establishing a sinking fund. |

We are pleased to offer you this proposal for space in CCRTA Staples Service Center. Please do not hesitate to call me at (361) 434-0036 or my cell at (361) 548-1636, if I can answer any questions or be of further assistance with this offer.

The terms and conditions outlined herein are not binding upon either party until set forth in a mutually executed lease agreement. This proposal is subject to space availability, prior leasing, and Landlord's approval. While landlord wishes to reserve the right to revise or withdraw this proposal at any time without prior written notice, the market terms and conditions of this proposal will be upheld up to seven (7) days from the date of this document.

Sincerely yours,



Tray Bates CCIM SIOR

AGREED TO AND ACCEPTED:

On this ____ day of _____, 2013

NUECES COUNTY

By: _____

Name: _____

Title: _____

AGREED TO AND ACCEPTED:

On this ____ day of _____, 2013

CORPUS CHRISTI REGIONAL TRANSPORTATION
AUTHORITY

By: _____

Name: _____

Title: _____

EXHIBIT A



GIGNAC ARCHITECTS
 222 E. VAN BUREN, SUITE 102
 CORPUS CHRISTI, TEXAS 78401
 P: 361.884.2023
 F: 361.884.2023
 222 E. VAN BUREN, SUITE 102
 14400 W. STATE HIGHWAY 16020
 CORPUS CHRISTI, TEXAS 78402
 P: 361.884.2023
 F: 361.884.2023

CONSULTANTS
 CIVIL: [blank]
 ELECTRICAL ENGINEERING: [blank]
 LANDSCAPE: [blank]
 MECHANICAL: [blank]
 STRUCTURAL: [blank]
 INTERIOR ARCHITECTURE: [blank]
 MEP: [blank]
 DRP ENGINEERING: [blank]
 ACCOUNTING: [blank]
 KITCHEN: [blank]



**CCRTA STAPLES ST. CENTER
 CORPUS CHRISTI, TX**

NOT FOR CONSTRUCTION

Project Number: 0222
 Design Date: July 24, 2023
 Checked: [blank]
 Revisions: No. Description Date

Sheet Title:
OVERALL FIRST FLOOR PLAN

A-100



1 OVERALL FIRST FLOOR PLAN
 10'-0" = 1'-0"