

PROPOSAL TO LEASE TO THE STATE OF NORTH CAROLINA

Form PO-28T

NOTE: THE STATE OF NORTH CAROLINA SHALL NOT BE RESPONSIBLE FOR ANY EXPENSES INCURRED BY THE PROPOSER IN THE PREPARATION OF THIS PROPOSAL

1a. NAME OF LESSOR: Guilford County		1b. LESSOR'S AGENT: See Attached	
2. INDICATE LESSOR'S BUSINESS CLASSIFICATION AS APPLICABLE:			
☐ Proprietorship	☐ Partnership	☐ Corporation	☒ Government
☐ Non-Profit	☐ HUB)Historically Underutilized Businesses		☐ Other
Mailing Address:	See Attached	Phone #: See Attached	
City & ZIP	See Attached	E-Mail: See Attached	
3.TOWER LOCATION: Latitude: 36-07-35.0 N		Longitude: 080-02-06.7 W	
Street Address	City	County	Zip:
891 Triad Park Maintenance Rd	Kernersville	Guilford	27284
4. ☐ Attached Site Plan (to scale), showing the Height, Type, and Location of Tower			
5. ☒ Ground Lease acres		☐ Tower Space Lease	
		☐ w/Equipment Building Space	
6. Lease Type	Tower Type	Equip. Bldg. /Fenced Area	Tower Hgt. (AGL) Leased Hgt. (AGL)
☒ NEW	☒ Self-Supported	☒ yes ☐ no	
☐ EXISTING	☐ Guyed	Fenced in Area only ☐	WILL LESSOR HAVE EQUIPMENT ON TOWER? ☒ Yes ☐ No
☐ AMENDED	☐ Monopole	12 Ft. ☒ 24 Ft.	IS THIS A CO-LOCATION LEASE? ☒ YES ☐ NO
	☐ Other	Total Bldg. or Ground Area Leased: .2 Acres	
7. OWNERSHIP/MAINTENANCE	Provided by:		Owned by:
Tower	☒ Lessor ☐ Lessee	☒ Lessor ☐ Lessee	☒ Lessor ☐ Lessee
Equipment Building	☐ Lessor ☒ Lessee	☐ Lessor ☒ Lessee	☐ Lessor ☒ Lessee
Generator	☐ Lessor ☒ Lessee	☐ Lessor ☒ Lessee	☐ Lessor ☒ Lessee
Road	☒ Lessor ☐ Lessee	☒ Lessor ☐ Lessee	☒ Lessor ☐ Lessee
Utilities	☐ Lessor ☒ Lessee	☐ Lessor ☒ Lessee	☐ Lessor ☒ Lessee
Other: tap here	☐ Lessor ☐ Lessee	☐ Lessor ☐ Lessee	☐ Lessor ☐ Lessee
8. Lease Rate:	\$ per month, or	\$ 1 per term	
9. Lease Term:	10 years	Commencement Date:	
10. Renewal Option Details: 2 – 10 year auto renewals			
NOTE: RATES THAT INCLUDE INDETERMINABLE PERCENTAGE INCREASES, SUCH AS UNCAPPED CPI INCREASES ETC., ARE NOT ACCEPTABLE DURING EITHER THE INITIAL TERM OR ANY RENEWAL PERIOD(S).			
11. Additional Information:			

This proposal is made in compliance with the specifications furnished by the Department of Administration, State Property Office. I realize that the State reserves the right to reject this proposal for any reason it deems warranted.

SEE ATTACHED DOCUMENT WHICH IS INCORPORATED INTO THE PROPOSAL

Printed Name of Lessor/Lessor Agent and Title

Signature of Lessor

Date

MAILING /DELIVERY INSTRUCTIONS

Delivery Address If Delivered In Person: DPS Property Manager, 3030 Hammond Business Place, Raleigh, NC

Mailing Address: Department of Public Safety, Purchasing and Logistics Section, 4227 Mail Service Center, Raleigh, NC 27699-4200

Rev 9/11/17

Department: **DPS**

Div.: **NCSHP**

SPO Agent: Tom Carr <thomas.carr@dos.nc.gov>