

ADDENDUM

IMPORTANT DOCUMENT – REQUEST FOR RESPONSE ADDENDUM

RFR NUMBER: 2022-15NCSA OPENING DATE & TIME: Open Until Filled

RFRITN TITLE: LEASE OF RETAIL SPACE(S) AT THE KNIGHTS PLAZA

ADDENDUM NUMBER: 1

ADDENDUM DATE: AUGUST 18, 2023

The purpose of this addendum is to provide a form for interested tenants to submit with their offer.

PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM AND RETURN IT WITH YOUR SUBMITTAL. FAILURE TO SIGN AND RETURN WITH YOUR SUBMITTAL COULD RESULT IN REJECTION OF YOUR BID.

\_\_\_\_\_  
PROPOSERS SIGNATURE

\_\_\_\_\_  
PRINT OR TYPE PROPOSER'S NAME

\_\_\_\_\_  
COMPANY NAME

\_\_\_\_\_  
EMAIL ADDRESS

**RFR #2022-25KCSA  
TERM SHEET**

**Tenant**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Landlord**

University of Central Florida  
4000 Central Florida Parkway  
Orlando, Florida

**Building**

Knights Plaza  
4234 West Plaza Drive  
Orlando, Florida

**Initial Premises**

Suite(s) \_\_\_\_\_, consisting of \_\_\_\_\_ USF/RSF

**Use**

*Response:* \_\_\_\_\_

**Lease Commencement Date**

*Response:* \_\_\_\_\_

**Initial Lease Term**

*Response:* \_\_\_\_\_ months

**Renewal Options**

*Response:* \_\_\_\_\_

**Security Deposit**

Two (2) month's rent

**Base Rent**

*Response:* \$ \_\_\_\_\_

**Annual Increases**

Rent shall increase three percent (3%) on each anniversary of the Lease Commencement date.

**Abated Rent / Concessions**

*Response:* \_\_\_\_\_

**Improvement Overview**

*Response:* \_\_\_\_\_

**Improvement Allowance**

*Response:* \$ \_\_\_\_\_

**Utilities**

Tenant shall pay the actual cost of its monthly consumption based on submeter readings.

**Janitorial**

Tenant shall be responsible for in-suite janitorial service.

**Parking**

Common and paid-parking areas (street parking and Parking Garage F) shall be available at all times for the non-exclusive use of Tenant during the Lease Term.

**Non-Binding**

It is clearly understood by all parties that the terms and conditions of this non-binding Request for Response are for discussion purposes only, and neither Tenant nor Landlord shall be obligated with regard to the proposed Sublease transaction prior to such party's execution of a Sublease document containing terms acceptable to such party.