

**From:** [Matthew Bryan](#)  
**To:** [Slabaugh, Dawn](#)  
**Subject:** Eagles Nest Lease Scenarios  
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Good morning Dawnie,

I was working on a draft lease last week and realized it was easier to summarize the two versions of the lease we discussed so we can determine a general direction before completing a draft with all the boiler-plate provisions. Option 1 generally represents a continuation of the current lease with Tenant being responsible for most maintenance and repairs at a lower rate. Option 2 is intended as an alternative where Landlord covers most repairs and maintenance in exchange for a higher rate, eliminating uncertainty in the monthly cost. I am happy to provide more context or support for analyzing each option if needed. I look forward to working with you to solidify the college's tenancy far into the future.

Regards,

Matthew Bryan

Option # 1

Term: 2.5 years. starting January 1 and then two years on your regular fiscal year.

Rent: \$1500/month for the first six months then \$1600/month for the remaining two year term.

Deposit: \$2,000.

Option: extend two years at the increased rent of \$1800/month.

Utilities( including city Water/Sewer/Garbage): Tenant expense.

Add Landlord as additionally insured on a Liability policy no less than \$1,000,000.

Additional modifications and improvements: Tennant expense with written permission from landlord.

Operational maintenance and cleaning: Tenant.

Tenant responsible for all repairs except for the following: structural, exterior building, upstairs apartments, and leaks from upstairs.

Parking lot repairs and replacement: cost to be shared half and half by tenant and landlord, and to be inspected yearly and replaced by mutual agreement between parties.

Option # 2

Term: 2.5 years. starting January 1 and then two years on your regular fiscal year.

Rent: \$1500/month for the first six months and then \$2,000/month for the remaining two year term.

Deposit: \$2,000

Option: extend two years at the increased rent of \$2200/month.

Utilities( including city Water/Sewer/Garbage): Tenant expense.

Add Landlord as additionally insured on a Liability policy no less than \$1,000,000.

Additional modifications and improvements: Tennant expense with written permission from landlord.

Operational maintenance and cleaning: Tennant

Tenant responsible for all repairs except for the following: structural, exterior, Upstairs, and leaks from upstairs, heating and HVAC, Windows, Electrical, Plumbing

Parking lot repairs and replacement: landlord expense, to be inspected yearly and replaced at Landlord's discretion.