

OK / LOSEP / 2-23-98 APC
Abstract of Recommended Property

Lease Abstract

ANTS NO.: 96-1346
NEGOTIATOR: Jeff Kondrat (CB Commercial)
ATTORNEY: Jason Cutler

DATE: February 20, 1998
LEASE-IN NO.: 2841

AGENCY: Mayor's Office of Emergency Management
Program Need: Provide the on-scene coordination at all emergency incidents that require a multi-agency response. Coordinate all planning efforts for threats to New York City, natural, technological or man made.
of Employees: 45

PROPOSED LOCATION: 7 World Trade Center Block & Lot: 84/36
Borough: Manhattan Floor: 23 & Pt 7
Neighborhood: Downtown

TERM: Commencement upon execution to 1/31/2018.

Termination of Lease: City has the right to cancel after ten (10) years upon nineteen (18) months' notice.

Penalty: If tenant terminates lease, tenant shall pay the landlord the unamortized portion of and brokerage commission.

SPACE: 50,065 rentable square feet of space on the entire 23rd floor & part of 7th floor.
Rentable, Usable, and Carpetable not yet calculated. Landlord has agreed to use the City's rentable but the aggregate rental will not change.

<u>BASE RENT PROPOSED:</u>	<u>Negotiated</u>		<u>Asking</u>	
	<u>Gross Per Annum</u>		<u>PSF Per Annum</u>	
1/1/1999-12/31/2003	\$1,401,820.00	\$28.00	Years 1 - 5	\$33.00/RSF
1/1/2004-12/31/2008	\$1,752,275.00	\$35.00	Years 6 - 10	\$35.00/RSF
1/1/2009-12/31/2013	\$1,852,405.00	\$37.00	Years 11 - 15	\$38.00/RSF
1/1/2014- 1/31/2018	\$2,102,730.00	\$42.00	Years 16 - 20	\$41.00/RSF

TOTAL FIRST YEAR ESTIMATED COST/SF

Base Rent:	\$28.00
Real Estate Taxes	0.00
Heating Fuel	0.00
Operating:	0.00
SUBTOTAL	\$28.00
Electricity:	1.50
TOTAL	\$29.50

2 NEW ISSUES
(2/23/98)... + \$3,000/MO FOR
ROOFTOP SPACE.
(ANTENNAE & RADIO RH).
+ FUEL OIL RISER PURCHASE
WHAT ABOUT USING
LL'S OIL TANK?

Alterations and Improvements:

Total not to exceed amount:
Landlord contribution:
Tenant reimbursement:
Method of tenant reimbursement:

<u>Total</u>	<u>P.S.F.</u>
\$14,287,986.00	\$285.39
\$ 1,661,843.00	\$ 33.19
\$12,626,143.00	\$252.20
<u>Lump Sum in progress payments</u>	

Landlord will also contribute architectural and consulting fees which are valued at \$591,082 (\$11.81 psf)
Landlord's total contribution valued at \$45.00 psf.

AWAITING LAW DEPT.
BIG ISSUE → (TO SAVE \$500,000?)

Market Justification:

Alternative Sites: See attached
Market Comparable: See attached

Landlord:

Address: 7 World Trade Company L.P.
c/o Silverstein Properties
120 Broadway
New York, New York 10271
Telephone Number: (212) 732-9700

Real Estate Taxes:

Escalated above base year 1997/98-based on review of PILOT*

Operating Expenses:

Escalated above base year-1998

Cleaning:

Included

Asbestos:

If found, landlord will remove

City Sites:

No City-owned sites found suitable for this requirement

Status 195 Approval:

Agency is preparing

*NOTE: Landlord will request the elimination of the PILOT payment due to the City's occupancy. If approved, that would result in a \$3.70 to \$4.00 psf reduction in base rent.

<u>Services:</u>	<u>Landlord</u>	<u>Tenant</u>		<u>Landlord</u>	<u>Tenant</u>
Heating Fuel:	X		Cleaning	X	
A/C Power		X	Rubbish:	X	
Elevator:	X		Water:	X	
Electric:		X			
<u>Repairs:</u>					
Heating Equipment:	X		Windows:	X	
A/C Equipment:		X	Sidewalks:	X	
Elevators:	X		Interiors:		X
Plumbing:	X		Exteriors	X	
Electrical:	X		Structural	X	