

# **THE LANDMARK BUILDING**

**City of Savannah**

## **Letter of Intent to Lease**

**Date:** Dec. 1, 2022

**Premises Information:**

**Building Name:** The Landmark Building  
**Address:** 6600 Abercorn Street  
Savannah, GA 31406

**Landlord Entity:** Landmark Building Properties, LLC  
c/o David Garfunkel & Co.  
400 Mall Blvd. Suite M  
Savannah, GA 31406

**Contact:** Louis H. Lipsitz  
O – 912.355.1311  
M – 912.441.0208  
F - 912.355.0616  
Louis@ajcgarfunkel.com

**Use:** Savannah Police Department and subsequent City agencies)

**Lease Form:** Landlord Lease Form (Hunter Maclean, Counsel)

**Premises:** Suites 100, 107, 112, 205 and 206 totaling 16,582  
Rentable SF

**Delivery Date:** Upon completion of work, TBD

**Rent Commencement:** Upon completion of work, TBD.

<b>Lease Term:</b>	<b>36 consecutive months from Rent Commencement Date.</b>
<b>Option Periods:</b>	<b>Two 1-year extension upon 180 days' notice.</b>
<b>Rate:</b>	<b>\$25.00 PSF Fullservice Year 1 w/3% per annum increases.</b>
<b>Services -</b>	<b>Fullservice includes janitorial, all utilities (excluding data service) and all maintenance.</b>
<b>Landlord's Work –</b>	<b>See attached scope of Tenant Improvements Landlord clean all exterior windows</b>
<b>Tenant's Work -</b>	<b>Tenant will provide their IT and security ss required.</b>
<b>Security Deposit:</b>	<b>Waived</b>
<b>Signage -</b>	<b>Tenant shall have signage on Abercorn Pylon if required.</b>

**Lease Application Requirements:**

- 1. Non-refundable \$500.00 Lease Application Fee. This will be credited to first month's rent if a lease is executed. (Waived)**
- 2. Current Financial Statement (Waived)**
- 3. Personal Guarantee (Waived)**

**AGREED and ACCEPTED this \_\_\_\_\_ day of December, 2022.**

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**City of Savannah**

*\* This is a Letter of Intent and is not intended to be a binding contract. There will be no binding contract unless, and until the parties hereto have executed a formal agreement containing the terms set forth herein and such are mutually acceptable to the parties hereto. This proposal is created for negotiation purposes only.*