

Attachment B – Deal Points

New or renewal	New Lease
Landlord/Owner	NREA-TRC 700,LLC
Location	700 West 7th Street, Suite G80, Los Angeles
Purpose	A one-stop location for customers to get information on Metro and related public transportation services.
Duration (note any extensions)	Seven-years with one five-year extension.
Total Cost	The total lease value is approximately \$1.8 million over the initial seven (7)-year term, one five (5)-year option term and tenant improvement (TI) costs.
Early Termination Clauses	None.
Determination of Lease Value	Market data provided by professional broker, Savills.
Background with this Landlord	None. This will be the first transaction with the landlord, NREA-TRC 700, LLC.
Special Provisions	The TI's are estimated to cost about \$750,000. There is a \$159,000 allowance from the Landlord that lowers the Metro out of pocket to \$591,000. The work will be performed by the landlord and will be invoiced to Metro on a monthly basis. Metro will reimburse the Landlord through money budgeted 20/21 in CC 6520.