

August 7, 2024

Ms. Leticia De Lara
RAP FOUNDATION
41550 Eclectic Street
Palm Desert, CA 92211

LETTER OF INTENT TO LEASE

The following Letter of Intent to Lease summarizes the basic terms and conditions under which the proposed Lessee will enter into an agreement for the lease of the subject property.

Lessee

Green Room Theatre Company Coachella Valley

Subject Property

41-550 Eclectic Street, Cubicle designated as D200c15, Palm Desert, CA 92260.

Includes use of common area spaces: meeting rooms, by reservation, restrooms, and break room, at no additional cost. Also included internet access.

Lease Rate

The Lease base rent shall be set as follows:

Months August 1, 2024 – December 31, 2025 **\$130** per month Modified Gross Electricity
\$26 per month

The following expenses are NOT included in the base rent and are at the lessee's sole cost:

- Janitorial
- No reserved parking (first-come, first-served)

Tenant Improvements

Lessor, at Lessor's sole cost, shall ensure the HVAC system, and electrical, plumbing, and data line infrastructure are all in good working order. **Furthermore, Lessor shall complete the following work:**

1. A general cleaning of the suite.

Term and Commencement

The term of the lease shall commence **August 1, 2024**, and end on **December 31, 2025**. Lessee shall have early possession upon authorization of the lease agreement, payment of the initial deposit/rent, and proof of insurance naming the Lessor as an additional insured.

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Additional Terms of the Lease

Upon acceptance and lease authorization, the Lessee shall provide a cashier's check payable to "RAP FOUNDATION" for \$260. This amount represents \$130 for the first month's rent paid in advance and a \$130 security deposit. There are no reserved parking spaces.

Lessor shall provide copies of CC & R's, signage program, and related documents pertaining to the occupancy of the subject property, if applicable.

Lessee's Use

Administrative offices for a nonprofit organization.

This letter represents a proposal only, and neither the Lessee nor the Lessor shall have any rights or obligations as a result of this Letter of Intent to Lease. Only a fully executed lease agreement shall be binding on either party.

Sincerely,



Name: David Catanzarite

Title: Executive Artistic Director

Company: Green Room Theatre