RFQ Request for Clarification Response #3:

#1)

1. **Q) The property I am representing is under a Master Lease Agreement. This was an owner occupier build that the owner / occupant did a Bonded Absolute NNN lease back. So I am technically trying to sublease it for them. This is different than most subleases in the fact that my client the Tenant has all maintenance and repair obligations if the roof collapses, building burns down, any other casualty etc. my client is responsible to repair and restore the building not the master landlord the master landlord has no involvement or responsibilities regarding the building. Technically we do not own the land or the building so that might immediately disqualify us?**

   A) Ownership means the complete dominion, title, or proprietary right in a thing or claim. Ownership in land is typically evidenced by title to the property. A lease which provides for the exclusive right to the property subject to the lease terms could be considered the 'equivalent of ownership.' Ownership also conveys a proprietary interest in the property to enter the land and control the same. Documentation may be presented that proves legal, binding and proprietary right to the proposed land/building relevant to the Statement of Qualifications. A copy of the Master Lease Agreement should be provided with your Statement of Qualifications.

#2)

2. **Q) If that does not disqualify us then we can use the boilerplate lease but obviously modifications would need to be made to it so it is written as a Sublease Document. Would that be acceptable?**

   A) Yes

#3)

3. **Q) Required information on Team Information package. Would you need the Team info package on the Master Landlord, Sub landlord and Sub landlords Brokerage Team as well?**

   A) Team information should include the Sub-Landlord (Sub-Lessor) and the Sub-Landlord's (Sub-Lessor) Brokerage Team. Any major member who would be required to execute contracts or the lease itself should have the principles identified as team members required to complete the project.