

VALUE-ADDED SCORECARD

To be filled out and submitted to client upon completion of assignment.

	START	END
DATE:		
BUILDING:		
TENANT:		
LANDLORD:		
USE:		
TERMS:		
POSSESSION DATE:		
LEASE TERM COMMENCEMENT:		
INITIAL AREA REQUIRED:		
RENTABLE AND USEABLE AREAS:		
BASE RENT:		
OPTION TO TERMINATE/CONTRACT:		
EXPANSION OPTION(S):		
TECHNOLOGY INFRASTRUCTURE:		
EXISTING LEASE OBLIGATIONS:		
REDUNDENT POWER SOURCES:		
PREVAILING MARKET RENTAL:		
STORAGE AREA:		
PREFERENTIAL RIGHT TO LEASE:		

	START	END
CONSTRUCTION:		
ARCHITECTURAL & MECHANICAL DRAWINGS:		
CONTRACTORS:		
LANDLORD OVERHEAD:		
CONDITION OF PREMISES:		
LANDLORD'S DELIVERY:		
PRIOR ACCESS:		
OPERATING EXPENSES AND REAL ESTATE TAXES:		
MANAGEMENT FEES:		
ALTERATIONS:		
RENEWAL RIGHTS:		
IDENTIFICATION AND SIGNAGE:		
EXCLUSIVE:		
PARKING:		
LANDLORD COMPLIANCE WITH LAWS:		
HEATING VENTILATION AND AIR CONDITIONING:		
CLEANING AND MAINTENANCE SERVICES:		
ELECTRICITY:		
COMMUNICATIONS EQUIPMENT:		
NON-DISTURBANCE AGREEMENTS:		
COMMISSION:		

	START	END
LANDLORD DEFAULT:		
CONSENT:		
ASBESTOS CONTAINING MATERIALS:		
REQUIRED AMENITIES:		
ADA COMPLIANCE:		
BUILDING SECURITY & PROPERTY MANAGEMENT GUIDELINES:		
CONTINGENCY:		