



LETTER OF INTENT

July 15, 2021

Ashley Wise
Real Estate Manager
General Services Department
414 East 12th Street, 11th Floor
Kansas City, MO 64106

RE: WeCode KC, LLC
5008 Prospect Ave
Kansas City, MO 64130

Dear Ms. Tammy Buckner;

The purpose of this letter is to discuss terms associated with WeCode KC, LLC proposal to lease 5,000 sqft of space at the former Animal Health building located at 2534 Prospect Ave, Kansas City, MO 64127.

Please feel free to contact me if you have any questions or wish to clarify any of the following information:

1. **Premises:** 2534 Prospect Ave, Kansas City, MO 64127
2. **Use:** Tech headquarters and training facility to provide youth ongoing tech, coding, and entrepreneurial skills.
3. **Square Footage:** 5,000 sqft of building space / 27,938 sqft total site
4. **Lease Term:** Three (3) Years with one (2) two year renewal option. Not to exceed 3 years without new negotiation.
5. **Type of Lease:** NNN lease: Tenant responsible for all building/utility expenses All maintenance and repair of the building and parking surface(s) during the period of the Lease shall be the responsibility of Lessee.

Real Estate Office, General Services Department, City of Kansas City, Missouri
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6. **Operating Expenses And Taxes:** Tenant responsible

7. **Commencement Date/Occupancy:** Target date of Aug 15, 2021 or approval by council; whichever comes later.

8. **Lease Rate:** \$1.00 annually

9. **Concessions:** NA

10. **Utilities:** Tenant responsible for payment of all utilities.

11. **Tenant Improvements And Modifications:** Any modifications to the office space must be minor in nature and approved in advance.

12. **Signage:** Lessee shall not put upon nor permit to be put upon any part of the Premises, any signs, billboards or advertising whatever, without written consent of Lessor, City's Director of General Services. Signage must be conducive with City approved signage plan code 88-445-10

13. **Reference Letters:** None received

14. **Operating Hours:** TBD

Please review and let me know if you have any questions.

Sincerely,

Ashley Wise
Real Estate Manager