

Attachment A

Versailles Entertainment Complex Proposal Form

1. Name, address, phone number, and email address of person with authority to negotiate on behalf of Respondent:

2. If proposing a lease arrangement, proposed annual rent to City with escalations during the initial Term and any renewals: \$_____.

3. If proposing a lease arrangement and proposing a “percentage rent” payment, describe the proposed percentage rent payments, including (i) frequency, (ii) percentage, (iii) any revenue “floors” or “ceiling,” and (iv) any additional terms.

4. If proposing a lease arrangement, proposed allocation of “additional rent” if Respondent proposes any allocation other than a “triple net” lease arrangement; otherwise, indicate that respondent agrees to enter into a “triple net” lease arrangement with the City.

5. If proposing a P3 Agreement, lump sum cost to City: \$_____. Indicate any revenue sharing arrangement:

6. Proposed time allowed for initial fit-up: _____

7. Proposed entertainment attractions:

8. Proposed menu:

9. Proposed days and hours of operation:

10. Describe the proposed Term for the lease, including renewal terms; i.e. five years with option to renew for additional five years.

11. Describe your ability to provide this service for Versailles and surrounding communities.

12. Describe the estimated amount of investment into any fit-up. In addition to the preliminary renderings and diagram of attractions, describe your plans for the interior and exterior of the building.

13. Proposed number of new jobs created by Project: _____

14. Proposed number of existing jobs supported by Project: _____

15. Explain any guarantees or warranties you can provide the City.

16. Describe any other key contract terms or value-adds you can provide, such as a purchase option or a right of first refusal or first offer. Describe what “Versailles Day” could look like.