

Risk Review Form

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|--------------------------------------|---|------------------|------------------------------|-------------------------|-------------|--|
| Contract/ Agreement Title | Lease Agreement with Raytheon Company for space at the Young-Rainey STAR Center | | | | | |
| Bid/Contract# | | Granicus# | 19-1172D | Risk# | 1923368 | |
| Purchasing Contact: | | PID # | | Amount: | \$57,629.00 | |
| Department | REM | | Project/Contract Mgr: | Andrew Pupke | | |
| Type of Contract | Facility Lease Agreement | | | Method of Review | Granicus | |
| If PE to PE, \$768.28? | | | | | | |

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|-------------|------------|---------------------|--|
| JPA: | Choose One | Name of JPA: | |
|-------------|------------|---------------------|--|

| Required Coverages | Add'l Language / Exclusions | Limits | Justification |
|--------------------|-----------------------------|---|---------------|
| WC/EL | | 500K Person 500K Disease 500K Disease limit | Per Agreement |
| CGL | | 1M Occurrence 2M Aggregate | Per Agreement |
| Choose an item. | | | |
| Choose an item. | | | |
| Choose an item. | | | |
| Choose an item. | | | |
| Choose an item. | | | |
| Choose an item. | | | |

Date/Time/Comments: 12/09/19 - Approval and execution by the Director of Administrative Services with Raytheon Company (Raytheon) for additional space at the Young-Rainey STAR Center (STAR Center) located at 7887 Bryan Dairy Road, Largo. Raytheon leases 447,449 square feet (sf) of manufacturing, office and production space at the STAR Center per the terms of a master lease and 6,650sf of temporary storage space per the terms of a license agreement. Raytheon has a need for additional office space and computer lab space. Reviewed Lease Agreement. "Exhibit "F" contain insurance requirements shown above. Reviewed prior Lease Agreement and attached Historical Risk Review.

Notes: The purpose of this action is to establish a Lease Agreement between Raytheon and the PCEDA doing business as Pinellas County Economic Development, for 3,718 rentable square feet of office and computer lab space the STAR Center. The term of the Lease Agreement is eighteen (18) months with two (2) one (1) year extensions.

Raytheon is desirous of office and computer lab space located outside the perimeter of its existing leased premises. The second floor of building 100 has 3,718sf of available space suitable for this purpose. This Lease Agreement provides for an initial eighteen (18) month term with two (2) one (1) year extensions and permits Lessee to terminate with thirty (30) days written notice. The space is offered "as-is", with exception to any asbestos or lead abatement removal by Lessor. The base rental rate is one-dollar (\$1.00) per square foot (psf) less than base rental "market" rate for this facility which is presented in lieu of Lessor's usual contribution of one-dollar (\$1.00) psf toward Lessee

Please note: The Insurance & Contractual Risk Division reviews requests to assess risk, assign insurance requirements and provide compliance reviews for insurance certificates. However, this review does not imply approval for any event, purchase, service or project. It is the requestor's responsibility to obtain all necessary approvals.

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improvements in newly leased space. The rental rate is \$15.50psf plus ad valorem and surface water fees which are invoiced annually. The Lease will be effective upon full execution and rents will commence upon substantial completion* of Raytheon's improvements.

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| Initial Reviewer: Valerie Edmons | Date 12/9/2019 |
| Manager Review: Rick Kahle4 | Date 12/9/2019 |

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