Jamie Swirtz
CBRE, Inc.

CBRE
CB RICHARD ELLIS
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Phoenix, AZ 85016-4290

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F 602.735.5050
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jamie.swirtz@cbre.com
www.cbre.com

May 2, 2013

Mr. Scott Nelson
Voit Real Estate Services
2375 E. Camelback Rd, Suite 150
Phoenix, AZ 85016

Re: 1500 East Thomas Road – System Schools

Dear Scott:

As exclusive representative of System Schools ("Lessee"), we are pleased to present this Request for Proposal to lease space in the property known as 1500 East Thomas Road ("Building").

Your written response to each of the issues outlined herein by **May 8, 2013** will be greatly appreciated and necessary in continued consideration of the Building. Please submit your proposal by e-mail to jamie.swirtz@cbre.com.

1. Building: 1500 East Thomas Road
Phoenix, AZ 85014
45,037 SF Building with 34,751 SF Available

2. Premise: Approximately 5,000 rentable square feet with growth to 12,701 SF.

Year 1: 5,000 SF
Year 2: 8,801 SF
Year 3: 12,701 SF
Agreed

3. Ownership: Please provide a description of the Building's ownership.

Presson Companies – Reliance Management

- Stable and flexible property owner in Phoenix / Tucson metro, since 1992, with 88 office and industrial properties totaling over 9.1 million square feet.
- Local Ownership with in-house property management professionals to service our customers.
- Move-in ready suites available for immediate delivery.
- Efficient lease negotiation process.

4. Lease Term: Tenant requires a three (3) year lease term.
Agreed

5. Commencement Date: August 1, 2014.

6. Prior Occupancy: Tenant shall have access to the premise thirty (30) days prior to the commencement date to install furniture fixtures and equipment.
Agreed

7. Base Rent: Please provide a base rent schedule for the full term of this lease.

Months 1-12	$10.50 PSF Net of Electric and Janitorial
Months 13-24	$11.00 PSF Net of Electric and Janitorial
Months 25-36	$11.50 PSF Net of Electric and Janitorial

8. Leasehold Improvement Allowance: Landlord will provide a five (5) dollar per rentable per square foot tenant improvement allowance. The allowance will applied to the premise to make necessary modifications to comply with school and safety fire code.

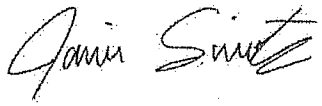
Agreed

9. Fees: CBRE, as System Schools designated agent, will be paid a market real estate commission. All commissions shall be paid by the Landlord.
Agreed

Again, your response to each of the issues in this letter will be greatly appreciated in our client's consideration of the Building. This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. Thank you in advance for your consideration and please feel free to call me should you have any questions or comments.

Sincerely,

CBRE

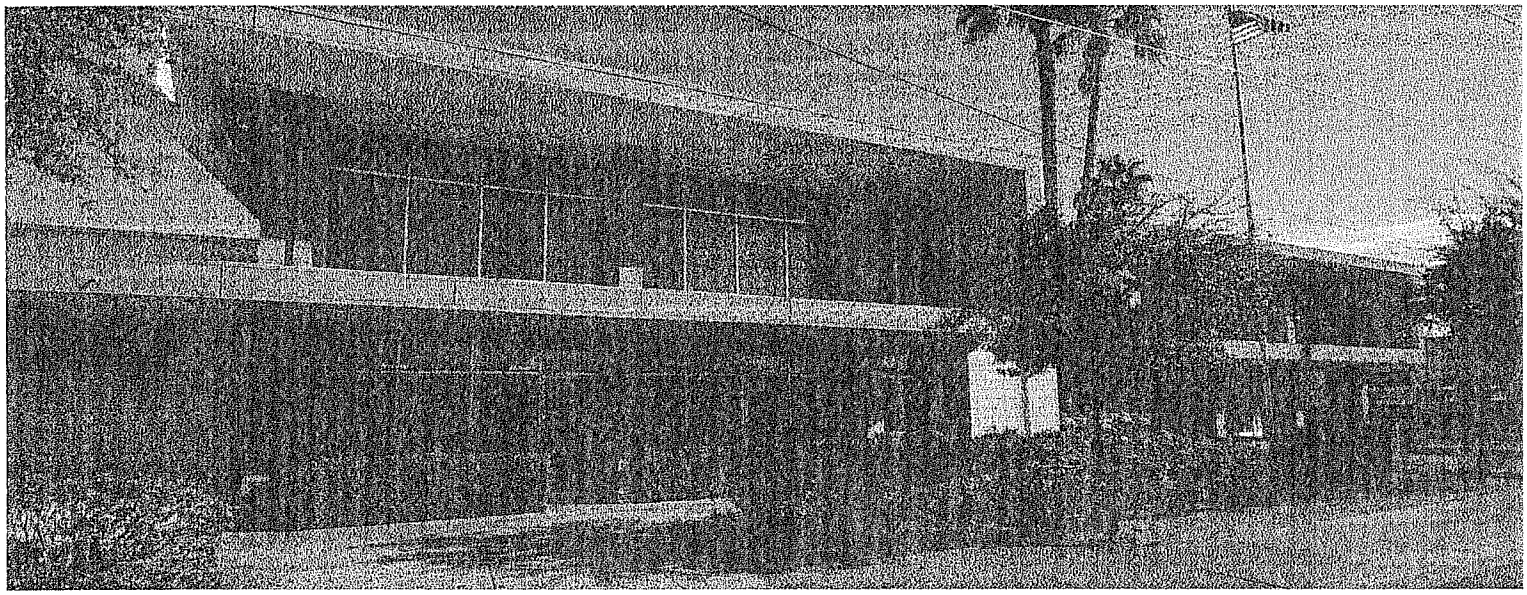


Jamie Swirtz
602-735-5630

FOR LEASE
Office Building

1500 EAST THOMAS ROAD | PHOENIX, AZ 85014

Voit
REAL ESTATE SERVICES
Real People. Real Solutions.®



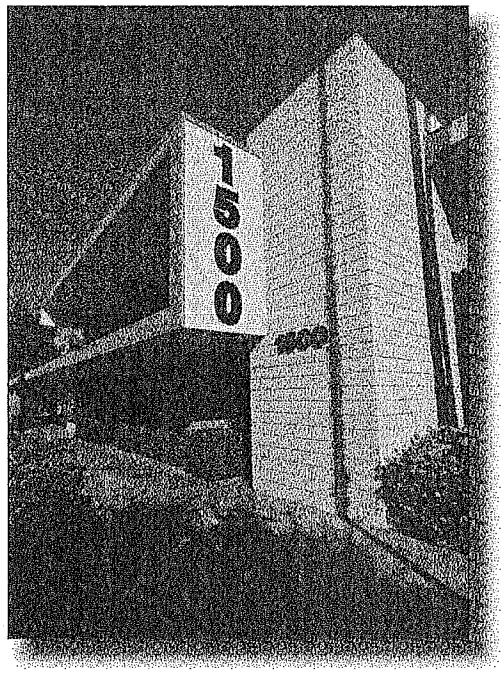
45,073 SF FREESTANDING OFFICE BUILDING

PROPERTY HIGHLIGHTS

TOTAL BUILDING SIZE:	45,073 RSF
AVAILABLE FOR LEASE:	34,751 RSF, contiguous (divisible to 1,500 RSF)
PARCEL NUMBER:	118-14-035B
PARCEL SIZE:	2.96 Acres
PARKING RATIO:	4.7 : 1,000
OCCUPANCY:	23%
ZONING:	C-2, City of Phoenix
LEASE RATE:	$10.00 psf, modified gross

FEATURES:

Ideal use for school, call center, back office
Restrooms throughout
Covered/reserved parking available
Close proximity to Camelback & Central Corridors
Minutes from Downtown Phoenix & Sky Harbor Intl Airport



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602.513.5107

TROY NELSON
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OWNED & MANAGED BY:
RELIANCE REAL ESTATE SERVICES
SERVING BUSINESS

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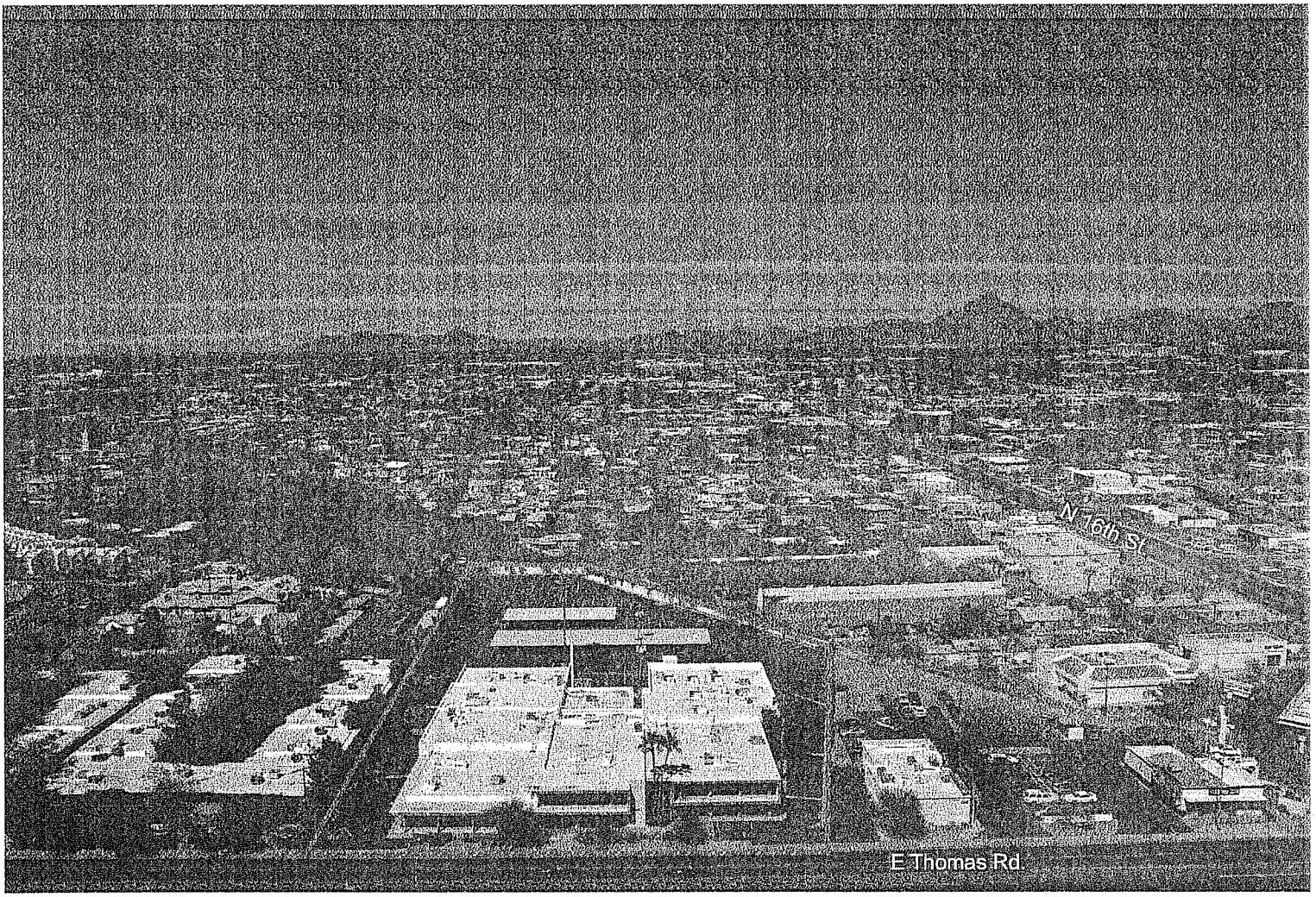

Property Ownership

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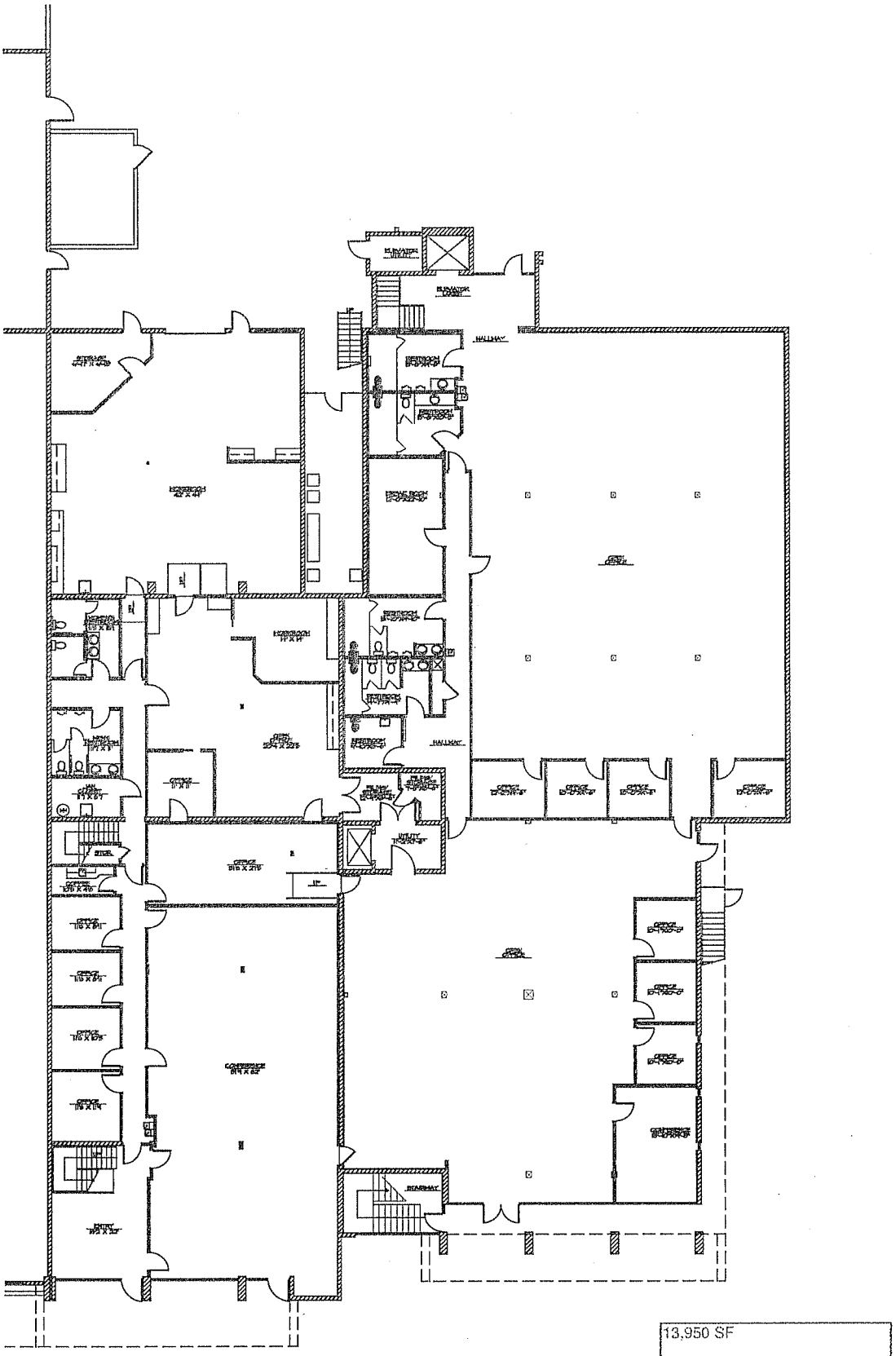


1st FLOOR PLAN

1/16" = 1'-0"

1500 EAST THOMAS

PHOENIX, AZ

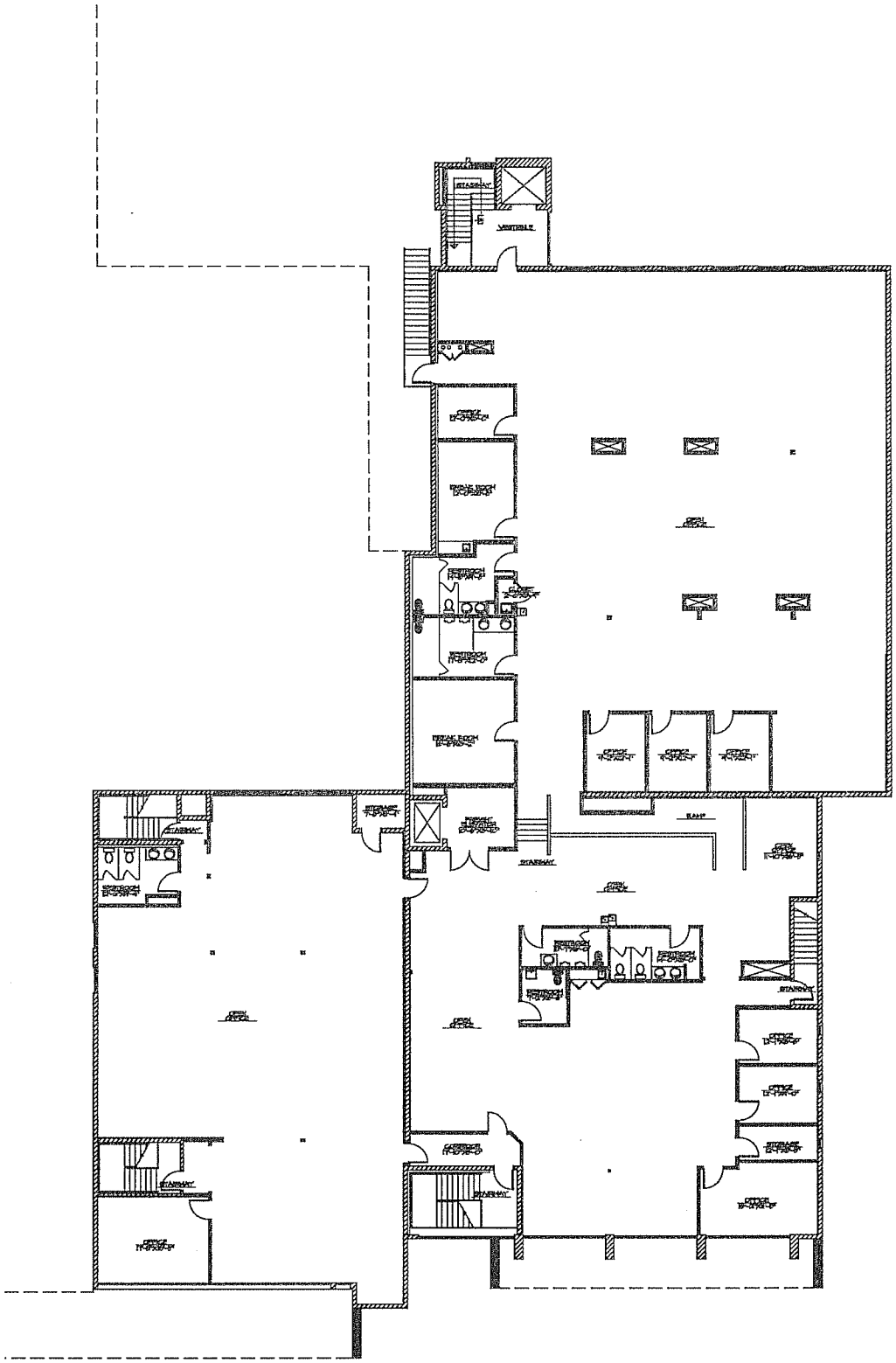
1ST FLOOR (AS-BUILT)

828.06
10-13-09

PINNACLE DESIGN, INC

1046 North 44th Street Suite 200 Phoenix, AZ 85008

Ofc: (602) 952-8585 Fax: 952-8686



13,950 SF

2nd FLOOR PLAN

1/16" = 1'-0"

NORTH

1500 EAST THOMAS

PHOENIX, AZ

2ND FLOOR (AS-BUILT)

828.08
10-13-09

PINNACLE DESIGN, INC

1048 North 44th Street Suite 200 Phoenix, AZ 85008

Ofc: (602) 952-8585 Fax: 952-8686