



555 N. Carancahua, Suite 220
Corpus Christi, TX 78401

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March 11, 2013

Jonny F. Hipp
Nueces County Hospital District
555 N. Carancahua, Suite 950
Corpus Christi, TX 78401

~~RECEIVED~~
MAR 11 2013
~~CC~~

RE: Proposal for Nueces County Hospital District – Suite 950

Dear Mr. Hipp,

On behalf of Griffin Partners and T2 Building, L.P., a Texas limited partnership, I am pleased to offer you the following proposal for office space in the Tower II Office building in Corpus Christi, TX.

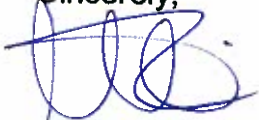
Tenant:	Nueces County Hospital District	
Building:	555 N. Carancahua Street , Corpus Christi, Texas, in the building known as the Tower II Office Building (“Building”).	
Building Area:	A 17-story office building consisting of a total area of 289,462 rentable square feet (“RSF”). The building is measured using the BOMA Method.	
Premises:	Approximately 8,978 Square Feet of Net Rentable Area located on the 9 th floor in Suite 950 (“Premises”). See the attached Exhibit A for further details.	
Term of Lease:	Landlord will offer Tenant a lease of sixty (60) months to begin on June 1, 2013 (“Commencement Date”).	
Annual Gross Rental Rates (per RSF):	Months	Rent Per SF/Year
	1-12	\$14.50 (\$10,848.42/month)
	13-24	\$14.75 (\$11,035.46/month)
	25-36	\$15.00 (\$11,222.50/month)
	37-48	\$15.25 (\$11,409.54/month)
	49-60	\$15.50 (\$11,596.58/month)
Termination Option:	At the end of the thirty-sixth (36th) month Tenant has a one time right, at its option and upon providing Landlord with nine (9) months’ prior written notice (“Termination Notice”) and payment of the termination fee, to cancel the lease in its entirety (“Termination Option”). The termination fee shall be equal to \$26,807.07. One half (1/2) of the termination fee must be included with the Termination Notice and the remaining one half (1/2) shall be payable not later than the actual Termination Date. Should the tenant choose to continue the lease for the full sixty (60) months, the rates will be as listed above. (refer to Annual	

	Gross Rental Rates)
Operating Expenses:	Existing Operating Expense Escalation - \$8.14 Base Stop. Based on the rentable square feet in the Premises relative to the total rentable square feet in the Building, Tenant shall pay its pro-rata share of operating expenses for the Building over Tenant's Base Year.
Renew Option:	Landlord will provide the Tenant one (1) option to renew the lease for five (5) years at market rates. Tenant will provide Landlord written notice of intent to renew the lease no more than 9 months and no less than 6 months prior notice.
Tenant Improvements:	Landlord will replace the flooring in the tenant's copy room with building standard finishes, paint and install 6 corner guards in the main hallway, provide touchup paint in the break room, and shampoo all carpets throughout the tenant space.
Broker:	Tenant warrants that it has had no dealings with any broker or agent other than Griffin Partners, Inc., in connection with the negotiations (or execution) of this proposal or lease, and the Tenant agrees to indemnify Landlord and hold Landlord harmless from and against any and all costs, expenses or liability for commission or other compensations or charges claimed by any other broker agent, other than Brokers, with respect to this proposal, lease document, or the transactions evidenced hereby.

I am pleased to offer you this proposal for space in Tower II. Please do not hesitate to contact me at 361-888-4845 should you have any further questions.

The terms and conditions outlined herein are not binding upon either party until set forth in a mutually executed lease agreement. This proposal is subject to space availability, prior leasing, and Landlord's approval. While Landlord wishes to reserve the right to revise or withdraw this proposal at any time without prior written notice, the market terms and conditions of this proposal will be upheld up to seven (7) days from the date of this document.

Sincerely,



Amy Garcia
Assistant Property Manager

AGREED TO AND ACCEPTED:

On this _____ day of _____, 2013

NUECES COUNTY HOSPITAL DISTRICT

By: _____

Name: _____

Title: _____

AGREED TO AND ACCEPTED:

On this _____ day of _____, 2013

GRIFFIN PARTNERS, INC.

By: _____

Name: _____

Title: _____