

THE TOWNSHIP OF BUENA VISTA IS CURRENTLY SEEKING PROPOSALS TO
LEASE PROPERTY IN RICHLAND VILLAGE AREA.

1280 Harding Highway (Former Gas/Service Station). Approximately 1,500 sq. ft. concrete block building with newer wood frame pitched roof. Building in "as-is condition". Current layout contains office area and bathroom area by main entrance, remainder of building is open space. Property approx. 1/2 acre. Tenant to complete any/all necessary renovations and maintenance.

Terms and conditions are listed in the Lease agreement as provided via www.buonavistatownship.org or by the Office of the Township Clerk, 890 Harding Highway, Buena, New Jersey 08310. Include proposed lease amount and occupation date.

(Sample proposal provided on page 2).

Perspective tenants must include the type of business to be established, configuration of business property, experience, previous or current business operations and a business plan. Applications must also provide hours of operation (days and hours), perspective number of employees, and permission for a background check with the State of New Jersey.

Send proposal to: Township Administrator, PO Box 605, 890 Harding Highway, Buena, New Jersey 08310. Proposals will be opened Friday, February 21, 2014 at 10:00 am in the Municipal Building, 890 Harding Highway, Buena, New Jersey 08310.

REQUEST FOR PROPOSAL TO LEASE
1280 HARDING HIGHWAY,
BUENA VISTA TOWNSHIP

1. I, _____, hereby propose to lease the premises at 1280 Harding Highway for a six (6) year agreement with a minimum monthly rent of :
- a. First Year - \$400.00 per month
 - b. Second Year - \$600.00 per month
 - c. Third Year - \$750.00 per month
 - d. Fourth Year - \$850.00 per month
 - e. Fifth Year - \$1,000.00 per month
 - f. Sixth Year - \$1,200.00 per month

The lease agreement will renew automatically for a second six (6) year term. The lease may be terminated upon ninety (90) days notice by either lessee or lessor.

*Two (2) month security deposit, in the minimum amount of \$800.00, to be paid upon signing of lease agreement. Amount to be kept in non-interest bearing escrow until expiration of agreement or termination of contract.

- 2. I agree to lease the premises beginning on _____ or mutually agreed date with rental payments due on the _____ day of each month.
- 3. I agree to make all exterior and interior improvements, obtain any and all permits when/if needed, make any necessary repairs to the premises, perform all necessary maintenance and upkeep to interior and exterior of property, and obtain any applicable certifications prior to occupying the premises.
- 4. I agree to pay any and all utilities, including any waste collection expenses, if applicable.
- 5. I hereby authorize the Township of Buena Vista to perform a personal and/or business credit check for the purposes of the lease agreement.

Signed: _____ Date: _____

6. REFERENCES:

- | Name: | Address: | Phone No. |
|----------|----------|-----------|
| a. _____ | | |
| b. _____ | | |

- c. _____
7. Attach separate "Proposal" explaining the type of use, hours of operations, and describe the type of goods to be sold. Must also include outline of anticipated improvements to property.

8. Insurance requirements as specified by Township joint insurance fund:

- Certificate of Insurance: Insurance Carrier is authorized to transact business in the State of New Jersey and whose rating is A- or better as rated by A.M. Best & Company.
- The minimum limits of liability as follows:
 - General Liability
 - Bodily Injury and Property Damage Liability: \$2,000,000 general aggregate
 - Bodily Injury and Property Damage Liability: \$1,000,000 each occurrence
 - Personal Injury Liability: \$1,000,000 each occurrence
 - Fire Legal Liability: \$50,000 **
 - Automobile Liability
 - Bodily Injury and Property Damage: Combined Single Limit of \$1,000,000
 - Non-Owned and Hired Car Coverage; \$1,000,000
 - Workers Compensation
 - Coverage A: Statutory benefits
 - Coverage B: \$1,000,000
 - Other Coverages depending on Contract Requirements:
 - Professional Liability (architect, engineer, attorney, insurance professional, etc.) \$1,000,000
 - Fidelity Coverage (third party employee dishonesty)
 - Environmental Impairment Liability Coverage
 - Property Coverage (installation floater, builder's risk, owned property exposure)
- Additional Insured clause is to be included on the certificate when appropriate and specific to the contract, event, location, etc.
- Notice of cancellation or non-renewal

SUBMITTED BY:

Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

E-Mail Address: _____

Doing Business As: _____

Signature: _____

Successful proposal shall be contingent upon bidder entering into a mutually acceptable lease agreement within ten (10) days notice that their proposal is being accepted. *Note: any lease agreement will be contingent upon acquiring any/all applicable certifications as deemed necessary based upon intent use of property.

This form must be completed and returned with the required information.