

[Date]

**RE: [Tenant]
Proposal for License
Anacostia Arts Center
1231-1235 Marion Barry Avenue, SE
Washington, DC**

Dear _____,

Thank you for your interest in the cafe space at **the Anacostia Arts Center**, we are excited about the opportunity to discuss your tenancy in our building.

On behalf of 1231-1235 Good Hope Road, Inc. (the "Owner"), we are pleased to present the following Proposal for the space to _____ ("Tenant"). This proposal will summarize the terms and conditions under which the Owner will be willing to enter into a License Agreement with the Tenant. The parties acknowledge that this arrangement is intended to create a revocable license only, and not a lease or any property interest in the Premises. Tenant shall have no exclusive possessory interest in the Premises.

- Building:** Anacostia Arts Center
- Owner:** 1231-1235 Good Hope Road, Inc.
- Premises:** Limited, revocable license to occupy approximately 350sf on the 1st Floor of the Building and storage area as referenced in the attached Exhibit A. Landlord retains control of the Premises and may access the space at reasonable times. Tenant may access shared building amenities, including restrooms and events space, subject to Owner's rules, availability, and scheduling procedures. Access to these areas is non-exclusive and may be modified or revoked by the Owner at any time. Owner retains the right to enter the Premises at any time and to permit others to enter as reasonably necessary for operational or programmatic purposes.
- Use:** [Insert Brief Business Description]. To be further defined in the license agreement.
- License**
- Commencement Date:** Upon full execution of all relevant license documentation.
- Delivery Date:** Upon thirty (30) days written notice. Estimated to be in _____. 2026 and subject to change.

Landlord's Work: Landlord shall deliver the space in a warm lit vanilla shell condition.

Rent Commencement Date: Upon the building's re-opening. Estimated to be in _____, 2026 and subject to change.

Term: The License shall have a maximum term of three (3) years, but shall remain revocable by the Owner at any time, including for failure to meet performance benchmarks outlined in Exhibit B. Renewal or continuation of the License is not guaranteed and shall be determined solely by Owner based on program goals and Tenant performance.

License Fee: One Thousand Eight Hundred (\$1,800) dollars per month gross, inclusive of Common Area Maintenance, RE Taxes, Insurance, and Utilities. The Base Rental Rate shall increase five percent (5%) annually.

Percentage License Fee: Commencing in year 2 of the license, tenant shall pay Ten percent (10%) of monthly sales over the natural breakpoint as additional license fee. Monthly license fee and Percentage License Fee shall capped at \$2,500 a month.

Security Deposit: Two (2) months of the Monthly License Fee required as security deposit upon execution of the License Agreement.

Early Termination: Owner may terminate the License at its sole discretion upon thirty (30) days written notice. Owner may also terminate immediately upon written notice if:

- Tenant fails to meet operational benchmarks outlined in Exhibit B;
- Tenant fails to maintain required hours of operation;
- Tenant violates building rules or programming requirements; or Tenant's operations negatively impact the building, community, or other tenants.

Owner reserves the right to relocate Tenant within the building or reconfigure the Premises upon reasonable notice if necessary for programming, operational, or building purposes.

Signage: Landlord shall allow window signage in accordance with Landlord's signage criteria and subject to Landlord's approval which shall not be unreasonably withheld. To be further defined in the license agreement.

Tenant's Work: Tenant shall perform and be responsible for any and all costs above Landlord's Work associated with Tenant's interior improvements within the Premises, including but not limited to Tenant's equipment, furniture and trade fixtures. All improvements shall be completed with the highest quality materials and standards. All plans shall be subject to Landlord's prior review and approval.

- Sales Reports:** Tenant shall report Gross Sales on a monthly basis.
- Hours of Operation:** Tenant shall operate, at minimum, 6 days a week or whatever hours the building is open to the public. Hours of operation are subject to modification by Owner based on programming needs, building operations, or performance concerns.
- Events:** The Tenant may request to use additional space within the Anacostia Arts Center for promotional events, subject to the Landlord's approval, space availability, and provided that the request is made at least 10 business days in advance. Approval is at the sole discretion of the Landlord. To be further defined in the license agreement.
- Confidentiality:** The parties agree that, without the prior written consent of Owner, Tenant will not disclose, and Tenant will direct its representatives, employees, agents and consultants not to disclose to any person or entity (i) the fact that Tenant has entered into discussions or negotiations with Owner concerning the license of the Premises, nor (ii) any of the terms, conditions or other facts with respect to any such license, nor (iii) that this Proposal exists. This proposal and all discussions relating thereto shall be held in confidence by the Owner and the Tenant and will not be discussed with third parties except on an "as-needed" basis. (i.e. attorneys, brokers, lenders, etc.)
- Qualifying Conditions:** This proposal is solely intended as a general statement of terms of a proposed license between the parties, and notwithstanding anything contained herein, it is agreed that neither party is under binding obligations to the other until a written license agreement, acceptable and satisfactory to the Owner and Tenant has been prepared and fully executed. Neither party shall have any legal obligation to the other in the event that the license contemplated herein is not achieved for any reason.

We appreciate your interest in the Anacostia Arts Center, please do not hesitate to reach out with any questions.

Sincerely,

Messay Derebe
General Director, Anacostia Arts Center
On Behalf of 1231-1235 Good Hope Road, Inc.

Agreed & Accepted By:

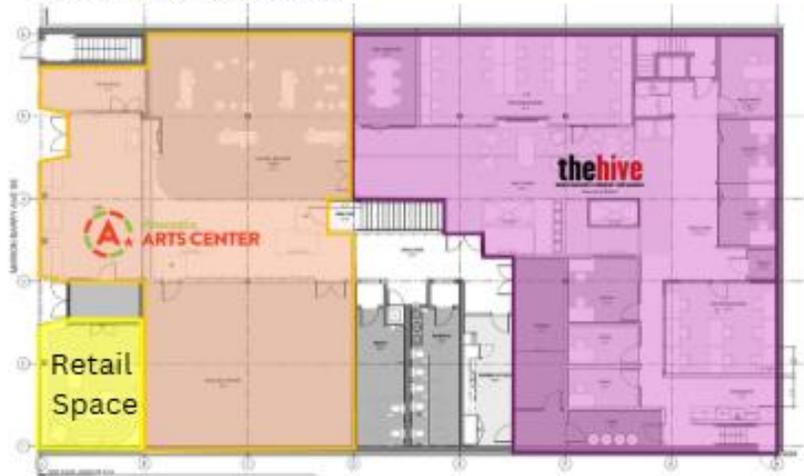
BY: _____

TITLE: _____

DATE: _____

EXHIBIT A
Space Plan

Building Floorplan



Retail Space Plan



EXHIBIT B

Benchmarks and Baseline Expectations for License Renewal. Failure to meet any of the following benchmarks shall constitute grounds for termination at Owner's discretion.

- Attend TA and Trainings
- Participation in Cohorts
- Provide monthly gross sales reports
- Produce quarterly financial reports
- Maintain consistent hours
- Abide by building rules and regulations