

## DEPARTMENT OF PUBLIC LANDS

Answers to Questions Received for

RFP 16-RED005

Lease of Public Land in Lower Base – Lot No. 244 E 01

1. **Can you please define the term “triple net’ basis” as used in the first sentence of the Lease Description section of the RFP?**

*A triple net lease (Net-Net-Net or NNN) is a lease agreement on a property where the tenant or lessee agrees to pay all real estate taxes, building insurance, and maintenance (the three "Nets") on the property in addition to any normal fees that are expected under the agreement (rent, utilities, etc.).*

2. **How may proposers visit the current cite to inspect it for the purposes of responding to Proposal Content and Layout section III.b of the RFP?**

*You may visit our office and request temporary authorization to view the site.*

3. **Are other elements of the proposed lease beyond those listed in Proposal Content and Layout section VI.b of the RFP subject to negotiation, or are they firm clauses that DPL will not negotiate on?**

*Clauses in the RFP and leases are generally firm. Other elements of the lease in addition to those listed in the RFP are shown in DPL’s regulations. Please download our regulations at [www.dpl.gov.mp](http://www.dpl.gov.mp) to view the regulations. Any public benefit(s) proposed will be evaluated and compared to public benefits provided in other proposals.*