

GNWKS Real Estate Fund, LLC

PRE-APPLICATION for tenancy at  
Robertson-Griffin-Bacon Memorial Building  
313/315 South Bird Avenue, Bird City  
Business Incubator Building

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

CURRENT ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_

EMAIL: \_\_\_\_\_ WEBSITE: \_\_\_\_\_

BUSINESS NAME: \_\_\_\_\_

BUSINESS TYPE: \_\_\_\_\_

STAGE OF BUSINESS: \_\_\_\_\_ START-UP \_\_\_\_\_ EXPANDING \_\_\_\_\_ SATELLITE

IF EXPANDING OR SATELLITE, CURRENT LOCATION: \_\_\_\_\_

# OF EMPLOYEES AT THIS LOCATION: \_\_\_\_\_ FULL-TIME \_\_\_\_\_ PART-TIME

DAYS OF THE WEEK OPEN AT THIS LOCATION:

SUN  MON  TUES  WED  THURS  FRI  SAT

ATTACHED IS A LAYOUT OF THE FACILITY;

WHICH LOCATION WOULD BE YOUR PREFERENCE TO LEASE?

SUITE 1  SUITE 2  SUITE 3  SUITE 4

Please see reverse side for additional questions and information.

REFERENCES: Please list 3 references (1 personal, 2 financial). Please let your references know that they may be contacted to answer a few questions regarding your financial, ethical and/or professional business conduct.

REFERENCE #1 (PERSONAL):

BUSINESS NAME \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

ADDRESS, CITY, STATE, ZIP \_\_\_\_\_

TEL \_\_\_\_\_ EMAIL \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_

REFERENCE #2 (FINANCIAL):

BUSINESS NAME \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

ADDRESS, CITY, STATE, ZIP \_\_\_\_\_

TEL \_\_\_\_\_ EMAIL \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_

REFERENCE #3 (FINANCIAL):

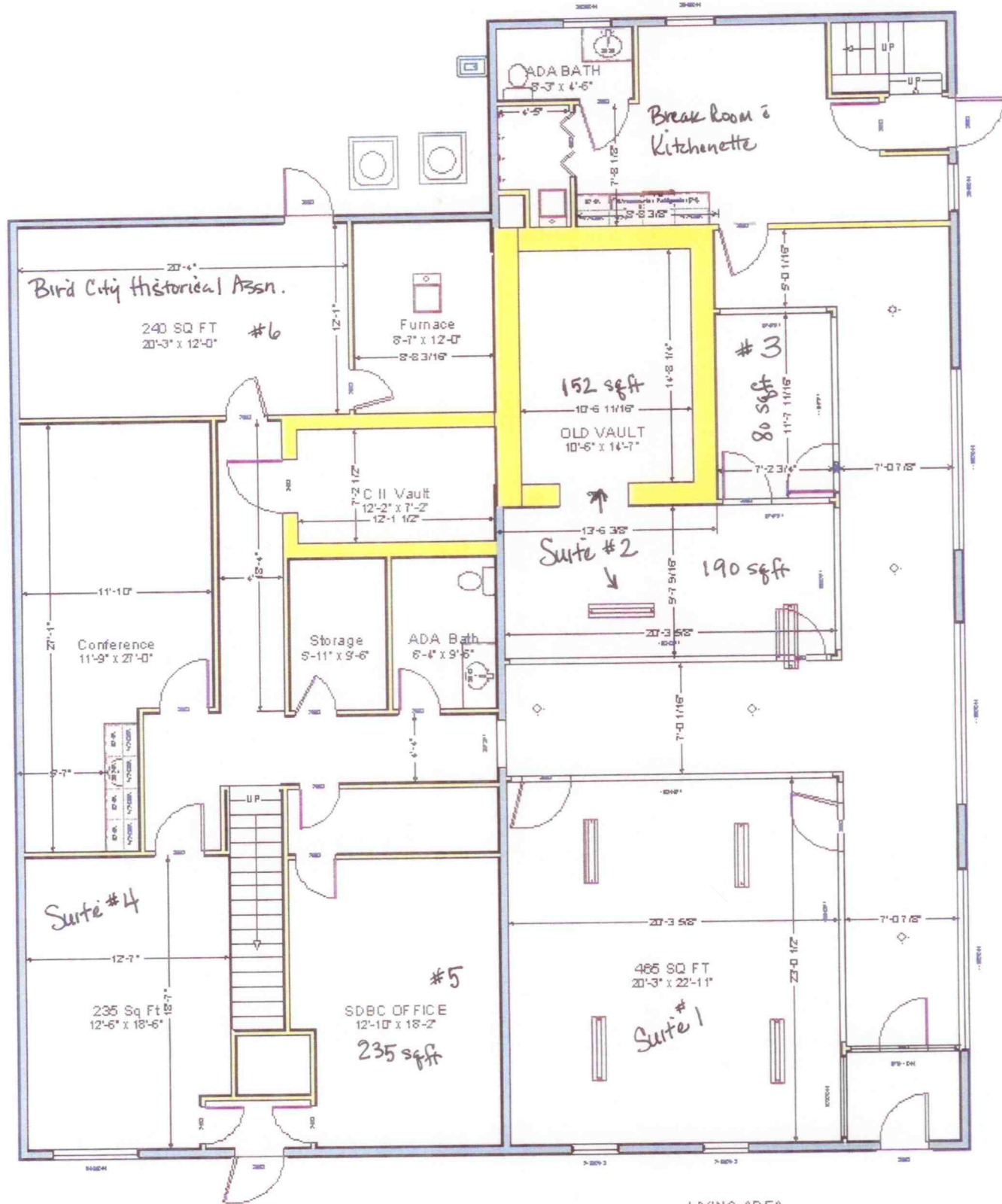
BUSINESS NAME \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

ADDRESS, CITY, STATE, ZIP \_\_\_\_\_

TEL \_\_\_\_\_ EMAIL \_\_\_\_\_

RELATIONSHIP \_\_\_\_\_



\* Suite #1 may be able to be divided into two offices should there be a demand for space/occupancy.

**GNWKS Real Estate Fund, LLC**  
**LEASE AGREEMENT**

**LOCATION: 313/315 South Bird, Suite #\_\_\_**

This Lease Agreement (this "Lease") is dated June 1, 2012, by and between GNWKS Real Estate Fund, LLC ("Landlord"), and \_\_\_\_\_ ("Tenant"). The parties agree as follows:

**PREMISES.** Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant building (the "Premises") located at 313/315 South Bird Avenue, Bird City, Kansas.

**TERM.** The lease term will begin on June 1, 2012 and will terminate on May 31, 2013. The Landlord does not convey to the Tenant the right to lease or sublease any part of the Premises, without prior written consent of the Landlord. It is understood that the purpose of the Premises is for a business incubator, which means space is utilized to assist start-up and expanding businesses to become a lifestyle or growth business that can in time, venture out on their own, without assistance.

**LEASE PAYMENTS.** For the term of this lease, Tenant shall pay to Landlord monthly installments of \$.75 per square foot, \_\_\_\_\_ square feet more or less, payable in advance on the first day of each month, for a total lease payment of \$ \_\_\_\_\_ per month. Lease payments shall be made to the Landlord at 107 West Bressler, PO Box 593, Bird City, Kansas 67731, which address may be changed from time to time by the Landlord.

For following consecutive years, the lease rate will increase slightly (approximately 10% per year), which will prepare the Tenant for ownership of its own building, or occupancy of a larger building to accommodate business growth.

**DAMAGE DEPOSIT.** A damage deposit of \$1.00 per square feet rented, \_\_\_\_\_ square feet more or less, a total of \$ \_\_\_\_\_, will be due upon signing of the contract. The damage deposit will be reimbursed after a satisfactory inspection by the Landlord. The damage deposit will be used to repair any damages beyond normal wear and tear.

**POSSESSION.** Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

