

05-18

Proposed Terms of Lease for ANC 1A as Proffered Per "The Sage" PUD

- the term of lease shall be for a period of ten years commencing at a mutually agreed upon date within 30 days of the project completion with an option to renew for an additional ten years
- rent shall be assessed at a rate of \$30.00 per square foot annually under triple net terms
- the square footage of the premises shall be a minimum of 500 which would require a rent in the amount of \$1250.00 per month
- there shall be a security deposit set in the amount of one month's rent
- the unit identified shall be in accordance with the unit shown in the attached floor plan diagram
- the tenant space will be delivered as a vanilla shell and any subsequent build out will be at the sole expense of the tenant
- street signage shall be allowed in concert with the standard adopted by the condominium association
- the premises will be maintained and repaired in concert with the standards and procedures of the condominium association
- the lease may not be assigned or subleased to another party
- the parties shall sign a customary commercial tenant lease pursuant to this proffer prior to the tenant occupancy.

Respectfully submitted,



Robert L. Hall
Executive Director
Hope 7 Inc., General Partner

Hope 7 Monroe Street LP

RECEIVED
D.C. OFFICE OF ZONING
2006 FEB - 3 AM 10: 06

ZONING COMMISSION
District of Columbia

05-18
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 58
EXHIBIT NO. 58

05-18

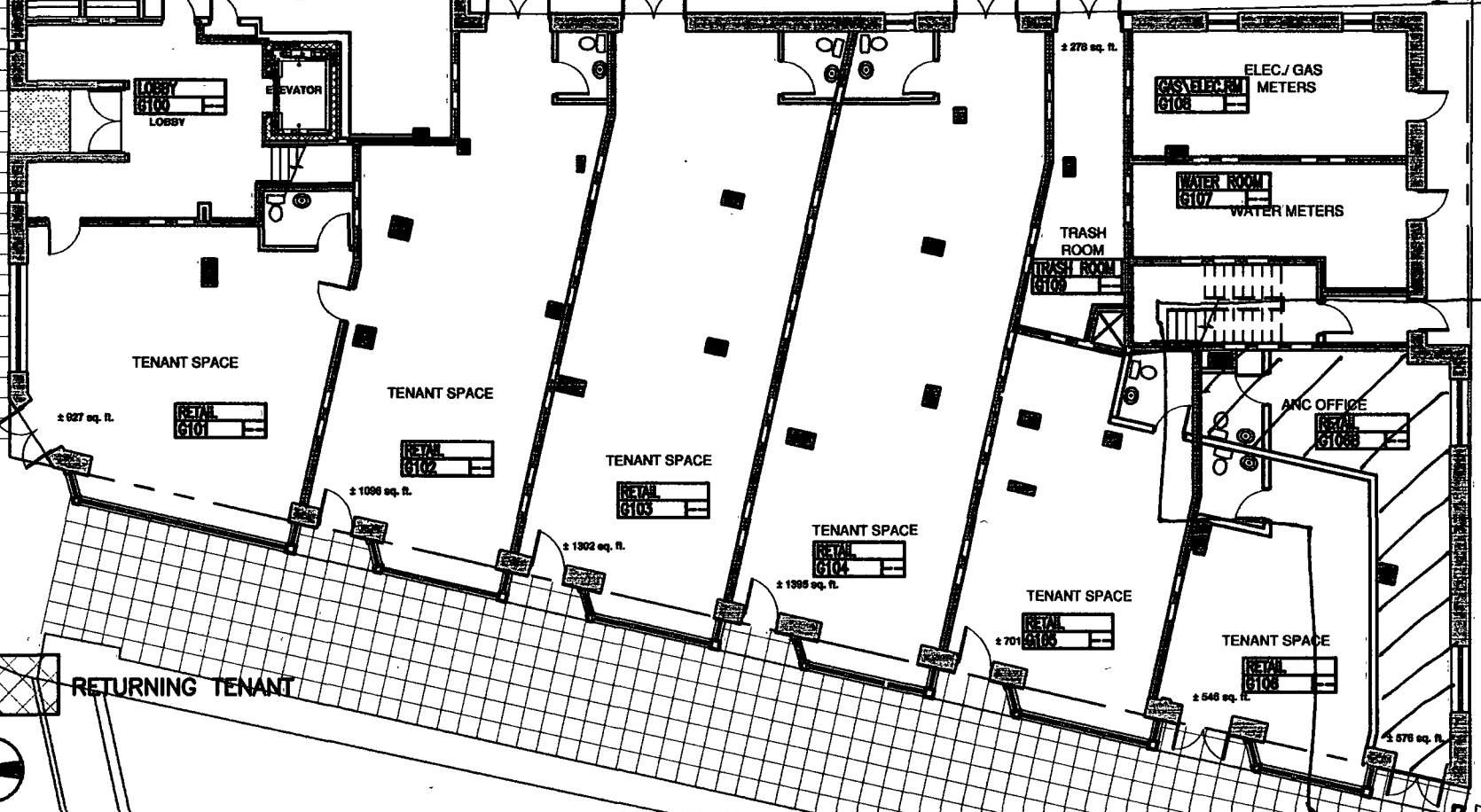
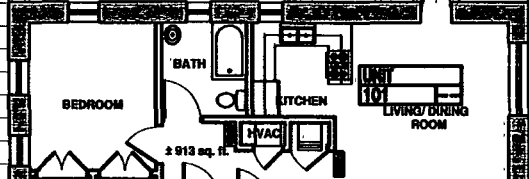
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PGN Architects, PLLC

TRASH

PARKING/LOADING



RETURNING TENANT



THE SAGE

WASHINGTON, D.C.

Z.C. CASE #05-18

PROPOSED FIRST FLOOR

11TH STREET



HOPE 7 Inc.

Affordable Housing Advocates
The Hope of the People

JANUARY 30, 2006

PGN ARCHITECTS, PLLC

05-18

PROPOSED USE OF FUNDING BY BENEFICIARIES OF "THE SAGE" (PUD)

HARRIET TUBMAN ELEMENTARY SCHOOL VIA PTA

DONATION AMOUNT: \$100,000.00

The proposed use of the proffered funding as requested by the school's principle Ms. Sharon Bovell is as follows:

- i. Electrical Upgrade for the School Building
- ii. School Marquee
- iii. Rod Iron Fencing for the Area Surrounding the Building
- iv. Air Purifiers
- v. Physical Education Equipment

KEELY'S DISTRICT BOXING AND YOUTH CENTER

DONATION AMOUNT: \$20,000.00 (13K of the total 20K pledge has already been paid to this beneficiary as a result of their request for immediate relief)

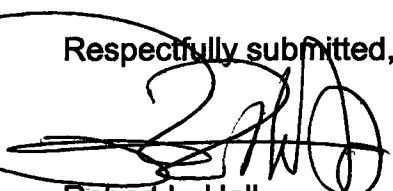
The proposed use of the proffered funding as requested by Mrs. Bianca Thompson is as follows:

- i. Rent
- ii. Boxing equipment
- iii. Uniforms
- iv. Salaries of educational/fitness instructors
- v. Boxing Shoes
- vi. Competition Fees
- vii. Medical Fees
- viii. Ring and Space Rental for Exhibitions
- ix. Educational Materials
- x. Gym Equipment (Ring Canvas)

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**ALL OF THE FUNDING PROFFERED WILL BE PAID IN FULL PRIOR TO
THE ISSUANCE OF THE NEW TAX LOT NUMBERS BY DCRA**

Respectfully submitted,


Robert L. Hall
Executive Director
Hope 7 Inc., General Partner
Hope 7 Monroe Street LP