

Good Afternoon Sean-

Thanks so much for your patience with my crazy schedule. I don't think I told you but I am also a realtor part-time too- jack of all trades ;)

Here is my proposal :)

Being that it is my first year in the business, I would LOVE the opportunity to put my boutique in the Old Ramsey Town Hall. The amount of space is perfect for what I am looking for and I absolutely love the history behind the building. This is what I am hoping would work for you and whomever needs to make the decision to move forward. I would feel comfortable renting the space with a one year contract to begin with to get a feel for business. Here is my thoughts on pricing to start since I will be paying for electricity, heat, A/C, WiFi, and business insurance, etc on top of rent;

\$850 per month for the first year

\$1250 for the second year

\$1250 for the third year

I am pretty confident I will be signing for a longer contract after the first year but I want to be certain that business will take off, the only way I will know is finding an opportunity like this where I can find affordable rent space and be in a great location. I would love to keep this business in Ramsey to grow with the local businesses and be more involved in the community!!

I plan to be open as of right now Thursdays and Fridays 5:00-7:30 and Saturdays 10-3. I do work a full time job as well, so this is a side business for me so employees will be down the road option for me if all goes well. The schedule may change as well but will only be nights or weekends for the first year, unless the demand changes. I will still offer my online store, so there will be another avenue to generate sales as well.

My questions are as follows:

1. Who will be responsible for repairs if something breaks such as the furnace, a window, or plumbing issues? **Landlord Responsibility**
2. I will need to find out about an easement for parking as I really think I am going to be busy so the extra space will be needed. Can I get assistance with the next steps on this? **City would assist you with this.** I am more than happy to have a conversation with the building owners on each side if needed.
3. Can I decorate, paint, and make it my own by doing what I want on the inside as long as I put it back to normal if I were to leave the space? **If the City decided to Lease the building it will be restoring this to historical colors and such. Will likely hang chalkboards back up as well. Can I choose the colors before it gets painted? We might have a pallet of colors to choose from and if we can come to an agreement on a lease we could involve you in this process.**
4. Lawn maintenance- I have a teenage boy who can handle this if needed ;) but I am assuming since the city owns it that the city will continue to take care of it? **We can negotiate this item.**
5. Can I put up cameras on the property inside? **I don't think this would be an issue as long as they can be removed without damage to the restored space**

Once people hear about my business going in- I am certain you will start to have a line of businesses wanting to get in there too if I were to leave. So as far as the monthly rent goes and recouping your costs of repairs to get it operable will definitely be recuperated most from my first year and whatever else after. But they will have to get through me first to get it :) I really love the space and hope that we can come to an agreement!

Thanks so much :)

-Jen Lindberg
Small Town Girl Boutique