

PREMIER ELECTIVE SUPPORT SERVICES

Business support solutions you can count on Whenever, Wherever, However.

Effective Start Date: 01/01/2016

Expiration Date: 12/31/2016

- Support & Office Facilities
- Building Amenities
- IT & Telecom
- Vendor Benefits

ONGOING SUPPORT SERVICES

SUPPORT & OFFICE FACILITIES			
Title	Description	#	Cost
Office Furniture Rental	\$ Upon request		
Unlimited Scanning	\$25 per month		
Premier Concierge - Bronze	\$65 per month/per person		
Premier Concierge - Silver	\$125 per month/per person		
Premier Concierge - Gold	\$240 per month/per person		
Premier Concierge - Platinum	\$450 per month/per person		

BUILDING AMENITIES			
Title	Description	#	Cost
Parking - Unreserved			
Parking - Reserved			
Parking - Valet			

IT & TELECOM			
Title	Description	#	Cost
Premier Internet	\$99 per month/per person; Broadband Internet Connection		
Premier Connect	\$195 per month/per person; Internet, Free LC/LD*, 2 Phone Lines, Voice Mail and M/Line Ans.	1	\$195.00
Premier Connect Plus	\$50 per month/per person; Call Screening & Voice-to-Cell/Email		
VoIP Capability	\$150 per month		
Premier Dedicated Bandwidth	\$150 per month/per 1mbps		
Static IP Address	\$30 per month		
411 Directory Assistance Listing	\$15 per month		
Fax Line	\$25 per month		
Additional DID	\$25 per month/per number		
Additional Voice Mail Box/Tree	\$25 per month/per VM box		
Call Patching and Notifications	\$65 per month		

VENDOR BENEFITS			
Title	Description	#	Cost
LexisNexis	\$250 per month/per person		

SUPPORT AS YOU NEED IT

SUPPORT & OFFICE FACILITIES	
Title	Description
Premier Support Services	\$40 per hr at 15 min intervals
Catering	\$ Upon request
Conference Rooms* - Large	\$65.00 per hr
Conference Rooms* - Medium	\$45.00 per hr
Conference Rooms* - Small	\$35.00 per hr
Copy & Print	\$0.15 per pg. b/w; \$1.00 per pg. color
Scanning	\$0.15 per pg.
Fax	\$1 per page (Domestic)
Mail Forwarding Day/Week/Month	\$50p mth/\$25p mth/\$10p mth + cost
Postage	Admin time + materials + 30%
FedEx**	Admin time + materials + 50%/25%

BUILDING AMENITIES	
Title	Description
Additional/Replacement Access Card	\$50 per card
Additional/Replacement Key	\$25 per key
Parking - Validation	Cost + 30%
Signage - Lobby Listing	

IT & TELECOM	
Title	Description
Consulting On-Site/Remote	\$125 per hour/\$95 per hour
Local Calls	\$0.05 per minute
Local Long Distance Calls	\$0.18 per minute
Domestic Long Distance	\$0.34 per minute
International	\$1.45 per minute

MISCELLANEOUS			
Title	Description	#	Cost

PREMIER CUSTOMER APPROVAL

TOTAL MONTHLY EFFECTIVE ELECTIVE SUPPORT SERVICES FEES	\$195.00
Company: San Diego Tourism Marketing District Name:	Signature:

* Domestic Long Distance Only

** International FedEx Express limited to envelope only, value of \$200 or less. Shipping costs will be charged a markup of 50% if less than \$25, or 25% if greater.

† You may cancel your reservation at no charge any time prior to 24 hours of your scheduled reservation. Your account will be charged if cancellation is after the 24 hour deadline.



MISSION VALLEY RIO SAN DIEGO CENTER
 8880 Rio San Diego Drive, Suite 800
 San Diego, CA 92108
 Phone: (619) 209-6000 / Fax: (619) 209-6050

Agreement #: 36423

www.pbcenters.com

PREMIER OFFICE LICENSE AGREEMENT Page 1 of 1

Date of Agreement: 10/16/15 Initial Term: 12 Initial Term Start Date: 1/1/16 Initial Term Expiration Date: 12/31/16

Client Name: San Diego Tourism Marketing District
 Contact Name: Lorin Stewart
 Phone Number: 619-520-1024
 E-mail Address: lstewart2@san.tt.com

Billing Address: C/O Jere Batten, CPA 12020 Camino Del Rio
San Diego, CA 92108

PREMIER OFFICE PLAN(S) SELECTED							
Office Number	Office Type	Square Footage ¹	Basic Monthly Rent	Term in Months	Free Months ²	Amortized Basic Monthly Rent ³	Number of Occupants
16	Window	216	\$1,620.00	12	0.5	\$1,552.50	1

MONTHLY COSTS	
Basic Monthly Rent	\$1,620.00
Amortized Basic Monthly Rent	\$1,552.50
Elective Support Services	\$195.00
CAM Fee	\$54.00
Kitchen Amenities Fee	\$25.00
Total Monthly Costs	\$1,826.50
Amortized Total Monthly Costs	\$1,826.50

ONE-TIME COSTS	
Service Commencement Fee	\$0.00
Security Deposit	(On-Hand: \$1,660.00) \$1,826.50
Total One-Time Costs	\$166.50

TOTAL DUE AT SIGNING **\$1,993.00**

PROMOTION **0.5 Months Free Amortized Over Term**

¹ Approximation.
² Free months do not apply to renewal terms.
³ Amortized Basic Monthly Rent/Total Monthly Cost equals the value of free months divided over initial term.

Miscellaneous:

This Premier Office License Agreement ("Agreement") consists of this cover page and the attached Premier Elective Support Services page and Terms and Conditions. Sales tax will be charged where applicable. Premier has not had the Center inspected by a Certified Access Specialist, nor has Premier received notice of such inspection of the Building by the Building Landlord.

CLIENT: PREMIER OFFICE CENTERS, LLC
a California Limited Liability company

Signature

Date

Signature

Date

By: Jeffrey H. Reinstein
Chief Executive Officer

SAN DIEGO TOURISM AUTHORITY
Occupancy Cost Estimate - Use of Single Office

Current basic rent charge per square foot	\$ 1.91
Estimated office space to be occupied (sq ft)	120

Single Office Cost Estimate

Space rental charge	\$ 1.91 per sq ft =	\$ 229.20
Operating expense recovery charge	\$ 0.126 per sq ft =	15.10
Furniture lease charge	\$ 63.08 per office =	63.08
Office equipment usage / internet access charge		<u>25.00</u>

Sub-total - office occupancy cost estimate	\$ 332.38
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Other Costs

Estimated parking charges per month	<u>191.00</u>
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TOTAL ESTIMATED MONTHLY COST	<u>\$ 523.38</u>
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