

January 1, 2015

RE: Request for Office Space



GSP is delighted to be working with Lovin' Spoonfuls, one of the Boston area's most respected and impactful organization working towards hunger relief. Lovin' Spoonfuls has an immediate need for office space and it is GSP's belief that its tenancy offers a forward-thinking landowner a chance to support this unique and powerful mission while simultaneously establishing a powerful sense of "place" and identity at one of its assets. Lovin' Spoonfuls' is graciously supported by some of the regions most recognized chefs, farms and food & beverage personalities; its tenancy will bring energy, visibility, and legitimacy to any development it is located in. As such, Lovin' Spoonfuls respectfully requests the following terms and submits the below information for consideration:

Tenant: Lovin' Spoonfuls (see: [www.lovin Spoonfulsinc.org](http://www.lovin Spoonfulsinc.org))

Organization Overview: Lovin' Spoonfuls is dedicated to facilitating the rescue and distribution of healthy, fresh food that would otherwise be discarded. Lovin' Spoonfuls works efficiently to deliver this food directly to the community organizations and resources where it can have the greatest impact. Lovin' Spoonfuls is committed to addressing the health, environmental, and economic impact that food waste has on our community. Lovin' Spoonfuls is a Boston-based 501(c)3 non-profit organization. and it's culinary panel consists of some of the most highly regarded food & beverage professionals in the country.

Success: Since its founding in January, 2010, Lovin' Spoonfuls has grown from a one-person team to eight team members and its culinary panel consists of some of the most highly regarded food & beverage professionals in the country.

Lovin' Spoonfuls operates a small fleet of four vehicles on a daily basis, collecting over 25,000 pounds of food each week (a 300% increase since June 2013). The food collected is directly distributed to over 40 area non-profit organizations which collectively feed over 10,000 food insecure individuals weekly throughout Greater Boston.

Premises Desired: Approximately 1,000 SF ground or upper-floor office space.

Premises will act as the hub for all of Lovin' Spoonfuls activities in Greater Boston and should contain 3 small private offices, a common area for open seating and a separate conference room. The Premises must be close to public transit and have easy access to Rt. 93 and the Mass Pike.



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**Parking Requirement:** Tenant requires parking for its small fleet of delivery trucks (currently 4 trucks) plus several other spaces for visitors and staff.

**Base Rent & Expenses:** \$15 PSF GROSS

Tenant appreciates that \$15 PSF Gross rent may only cover CAM and Real Estate Taxes and that this lease deal will require a Landlord willing to offer the Premises on a *gratis* basis. Accordingly, Tenant is committed to working with Landlord on alternative consideration consisting of valuable sponsorships, marketing and PR within the restaurant, retail and not-for-profit communities.

**Lease Commencement:** January 1, 2015

**Term:** 5 years

**Financials & Business Plan:** To be submitted upon commencement of negotiations for Premises.

**Broker:** GSP, which is providing all services on a *pro-bono* basis and as such there shall be no brokerage fee.

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