

LEASE AGREEMENT

BETWEEN

THE CITY OF DETROIT

AND

ARAB AMERICAN AND CHALDEAN COUNCIL

CONTRACT NO.

6000235

LEASE AGREEMENT
BY AND BETWEEN
THE CITY OF DETROIT
AND

ARAB AMERICAN AND CHALDEAN COUNCIL

THIS LEASE AGREEMENT ("Lease") is entered into by and between the City of Detroit, a Michigan municipal corporation, acting by and through its Department of Health and Wellness ("City") with offices at with an office at 1600 W. Lafayette, Suite 200, Detroit, MI 48216 and Arab American and Chaldean Council (ACC), a Michigan non-profit corporation ("Landlord"), with an address of 363 W. Big Beaver Rd., Suite 300, Troy, MI 48084.

RECITALS:

WHEREAS, the Landlord owns certain real property located at 55 W. Seven Mile Rd., Detroit, MI 48203, known as the ACC Building (the "Building") as more fully described in Exhibit A, which is attached hereto and incorporated by reference herein; and

WHEREAS, the Landlord desires to lease to City, and City desires to lease from Landlord, the Premises upon the terms, covenants and conditions set forth in the Lease; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. PREMISES AND AUTHORIZED USE

1.01 Landlord hereby leases to the City and the City hereby accepts from the Landlord the exclusive use and occupancy of the Building consisting of 11,954 square feet, together with all necessary ingress and egress, and all fixtures, equipment and property now or hereafter installed or placed within (the "Premises"). City shall have exclusive use of the Premises for the permitted uses, which include administrative, medical, programming, immunizations and other aspects of tenant's business. The City shall procure, at its sole expense, any license or permit required for the proper and lawful conduct of the City's business or other activity carried on in accordance with the above use and comply with all applicable laws. The City shall have access to the Building twenty-four hours a day and seven days a week. The City will have business hours of 8am-5pm Monday-Friday and the public will access to the Building during these hours.

2. TERM OF LEASE

2.01 The term of this Lease shall be for three (3) years commencing on the later of 1) August 1, 2016 or 2) on the date of approval by Detroit City Council (and the Financial Review Commission if

applicable) (“Lease Term”), unless otherwise terminated pursuant to the provisions of this Lease.

2.02 Prior to City taking possession of the Premises, Landlord, at its sole cost and expense, shall be responsible for completing certain improvements to the Premises including: 1) cleaning carpet throughout the Building, and 2) constructing up to 13 cubicles on the first floor of the Building according to the specifications of City. Subject to the Landlord’s obligations in this section and in section 12.03, the City agrees to accept the Premises in its “as is” condition. Landlord agrees that, in accordance with Section 7, it is responsible for all maintenance work including both the interior and exterior of any and all structures and buildings at the Premises.

2.03 City shall have two (2) three-year renewal options (“Option Term”). In order to exercise its Option Term, City shall provide Landlord written notice of its intent to renew the Lease at least ninety (90) days prior to the expiration of the Lease Term or applicable Option Term. Rent for the Option Term shall not be increased by more than 8% of the then current rental rate.

3. RENT AND SECURITY DEPOSIT

3.01 City shall pay to the Landlord as rent for lease of the Premises during the Lease Term the sum of Thirteen Thousand Nine Hundred Forty Six and 33/100 Dollars (\$13,946.33) per month (“Rent”) calculated as follows:

	RENTAL RATE	MONTHLY	YEARLY
Months 1-12	\$14.00/sf	\$13,946.33	\$167,356.00
Months 13-24	\$14.00/sf	\$13,946.33	\$167,356.00
Months 25-36	\$14.00/sf	\$13,946.33	\$167,356.00

3.02. Rent shall be paid monthly and in advance to the Landlord by the City on the first day of each respective month of the Lease Term. The parties agree that Rent is fair market value for the space provided. Rent payments for partial months shall be paid by City on a per-day prorated basis. In order to calculate the prorated Rent amount, take the total Rent due for the respective month, divide it by the number of days in the respective month to determine a daily rent amount. Then, multiply the daily rent amount by the number of days the City will be occupying the Premises to generate the prorated amount for the partial month.

3.03 City shall also pay to the Landlord, during the Lease Term or applicable Option Term, the sum Three Hundred Seventy Seven and 00/100 Dollars (\$377.00) per month during the Lease Term for the security system for the Building.

3.04 City shall make its Rent and security system payments payable to “Arab American and Chaldean Council” and shall submit such payments to 363 W. Big Beaver Rd., Suite 300, Troy, MI 48084 or such other address as Landlord may from time to time designate in writing to City. Additionally, Landlord may be required by the City to complete other change of address forms.

3.05 The City shall pay a security deposit equal to the first month’s rent in the amount of

Thirteen Thousand Nine Hundred Forty Six and 33/100 Dollars (\$13,946.33) and held by the Landlord as a security deposit. The first month's rent and the security deposit shall be paid at lease execution in the total \$27,892.66. The security deposit shall not be commingled with Landlord's other funds and shall not be considered an advance payment of Rent.

4. TAXES AND UTILITY CHARGES

4.01 Rent for the Premises, as set forth above, includes all applicable real property taxes. Any and all real property taxes shall be paid by the Landlord.

4.02 Rent for the Premises, as set forth above, includes all utilities (electric, gas, water, sewerage and drainage). Other than the payment for the security system, any and all such utilities shall be paid by the Landlord. However, City shall also be responsible for paying phone and internet charges directly to the City's phone and internet carriers.

5. INSURANCE

5.01 The City shall maintain its own protection against claims of third persons and their property arising through or out of the use and occupancy of the Premises by City.

5.02 The Landlord shall maintain at its sole cost and expense, adequate fire and extended coverage insurance on the Premises and equipment, fixtures, and other property located therein (if any), boiler insurance, plate glass insurance and such other types of insurance as are usually carried by owners of like property.

6. HOLD HARMLESS

6.01 The Landlord and City each agree to remain responsible for its own negligence, or tortious acts, errors, or omissions occurring during the Lease Term, and the acts, errors, or omissions of any of its employees, agents or associated and affiliated entities.

6.02 This hold harmless provision must not be construed as a waiver of any governmental immunity by the City, or by its agencies or employees as provided by statute or modified by court decisions.

7. MAINTENANCE AND REPAIRS; DAMAGE AND DESTRUCTION

7.01 Landlord shall keep and maintain the Premises in good order and repair. Landlord is responsible for all maintenance work including both the interior and exterior of any and all structures and buildings. This includes, but is not limited to, routine maintenance and major building systems maintenance and repairs. Landlord is also responsible for maintaining the site, including all landscaping, grass cutting, snow removal, trash removal and parking lot maintenance. The Landlord's repair obligations exclude any repair necessitated by the negligent or intentional acts of the City or its employees, agents, invitees.

7.02 Landlord at its sole cost and expense shall keep the Premises in a clean, sanitary and safe

condition, subject to normal and customary wear and tear. Landlord is responsible for providing janitorial and cleaning services for the Premises.

7.03 City shall promptly give notice to Landlord if, during the Lease Term, the Premises or any part thereof shall be damaged or destroyed by fire or other casualty, specifying the date, nature and extent of such damage or destruction. City shall take reasonable steps as may be necessary to prevent further damage or destruction to the Premises resulting from such fire or other casualty.

(a) In the event that any or all of the Premises shall suffer damage or destruction at any time during the Lease Term, the respective rights and obligations of the parties hereto with respect to reconstruction, repairing, and/or restoring such destruction and/or with respect to the matter of the continuance or termination of this Lease following any such destruction, shall be controlled by the provisions of this Section.

(b) In the event the Premises shall suffer damage or then:

(i.) Landlord shall perform the reconstruction, repair, and/or restoration of such destruction within a reasonable time period.

(ii.) If, within a reasonable period of time after the date of any partial or substantial destruction, Landlord has not completed the reconstruction, repair, and/or restoration of the destroyed area, then the City may terminate the Lease by giving a thirty (30) day written Notice of Termination to Landlord.

(iii.) During the period that any reconstruction, repair, and/or restoration is being performed by the Landlord, Rent shall be abated for such areas of the Premises.

8. DEFAULT AND TERMINATION

8.01 Each of the following occurrences shall constitute a default under the Lease (“Event of Default”):

(a) City's failure to pay Rent when due;

(b) Failure by either party to perform, comply with, or observe any other agreement or obligation under this Lease and such failure continues for a period of 30 days after the non-defaulting party delivers to the defaulting party written notice thereof; however, if such failure is not reasonably susceptible of being cured within 30 days, then such failure shall not constitute an Event of Default if defaulting party begins to cure such failure within such 30-day period and thereafter diligently pursues the cure thereof to completion, unless it is not fully cured within an additional 30 days after the initial 30-day period expires;

(c) the filing of a petition by or against Landlord (1) in any bankruptcy or other insolvency proceeding; (2) seeking any relief under any state or federal debtor relief law; (3) for the appointment of a liquidator or receiver for all or substantially all of Landlord’s property or for Landlord’s interest in this Lease.

8.02 Remedies. Upon any Event of Default and after any cure periods allowable under this Lease, the non-defaulting party may, in addition to all other rights and remedies afforded it hereunder or by law or equity, terminate this Lease by giving defaulting party written notice thereof, in which event, City shall pay to Landlord the sum of any Rent accrued hereunder up to the date of termination.

8.03 Termination for Convenience by City. City may terminate this Lease at its convenience at any time during the Lease Term by giving Landlord a written Notice of Termination at least ninety (90) days before the effective date thereof.

8.04 Surrender of Premises on Termination. Notwithstanding anything in this Lease to the contrary and upon termination or expiration of the Lease, City shall surrender the Premises broom clean with all Improvements made by City in good working condition, reasonable wear and tear excepted. The City shall repair all damages to the premises resulting from the removal of its trade fixtures, furniture, equipment or other personal property any items.

8.05 City's Additional Remedy Rent in Escrow. If Landlord fails to provide the additional parking as required by Section 12.03, City may pay Rent into an escrow account until Landlord provides the parking as required, or City may terminate this Lease as provided in Section 8.02.

9. LIENS

9.01 City shall keep the Premises free from any and all liens arising out of any work performed, materials furnished or obligations incurred by or for the City.

9.02 In the event that the Premises or any part thereof or City's leasehold interest therein shall, at any time during the Lease Term, become subject to any vendor's, mechanic's, laborer's, material man's or other lien, encumbrance or charge based upon the furnishing of materials or labor to or for the benefit of City, the City shall cause the same, at its sole cost and expense, to be satisfied or discharged within thirty (30) days after notice thereof to City given by or on behalf of the lienor.

10. ASSIGNMENT AND SUBLETTING

10.01 City may assign, mortgage, pledge or otherwise transfer this Lease, either voluntarily or by operation of law, in whole or in part, with the prior written consent of the Landlord in each instance.

10.02 City may sublease the Premises with the prior written consent of the Landlord in each instance.

11. NOTICES

11.01 All notices, consents, approvals, requests and other communications (herein collectively called "Notices") required or permitted under this Lease shall be given in writing and mailed by registered mail, certified first class mail or by over-night carrier, postage prepaid, and addressed as follows:

If to City:

City of Detroit
Department of Health & Wellness Promotion
Attn: Director
1600 W. Lafayette, Suite 200
Detroit, MI 48216

If to Landlord:

Arab-American and Chaldean Council (ACC)
Attn: Senior Vice President of Operations
363 W. Big Beaver Rd., Suite 300
Troy, MI 48084

11.02 All Notices shall be deemed given on the day of mailing. Either party to this Lease may change its address for the receipt of Notices at any time by giving written notice thereof to the other as herein provided. Any Notice given by a party hereunder must be signed by any authorized representative of such party. Notwithstanding the requirement in this Section as to the use of registered or certified first-class mail, any invoices for Rent may be sent by first-class mail or email.

12. IMPROVEMENTS/CITY EQUIPMENT/SIGNS/PARKING

12.01 The City may make changes, additions, alterations, renovations and leasehold improvements in or to the Premises or any part thereof (herein collectively called "Improvements") with the Landlord's prior written consent. City shall adhere to the following procedure prior to making any Improvements:

(a) Prior to making any Improvements, the City shall furnish the Landlord with a written description of the Improvements to be made.

(b) City shall make no Improvements to the Premises without the prior written consent of the Landlord, which shall not be unreasonably withheld.

(c) Upon approval by the Landlord, the City may then proceed with the Improvements as described.

(d) Any repairs or Improvements performed by City, or caused to be performed by City, shall be done in a good and workmanlike manner, and shall be completed pursuant to all applicable codes and laws.

(e) Title to all Improvements made shall at once be and become the property of the Landlord and shall be deemed to be part of the Premises and subject to all the terms and conditions of this Lease. However, title to all furniture, fixtures and/or equipment purchased by City shall remain the sole property of the City of Detroit.

12.02 Signage. City shall have prominent signage on the existing building monument sign. The City may erect additional signs at its sole cost on the Premises. The City must secure prior written

approval from Landlord on the size, content and location of such sign prior to the purchase and installation of any such sign. Upon the expiration or earlier termination of this Lease, all signage installed by City on the Premises shall be removed, and any damage resulting from the installation or removal thereof, or both, shall be promptly repaired by City.

12.03 Parking. City may park on the Premises in parking lots and other locations on or adjacent to the Premises as designated by Landlord including, but not limited to, 55 W. Seven Mile, 100 W. Seven Mile and 19170 Derby. Such parking is included in the Rent and there shall be no additional costs to the City for such parking. Landlord, at its sole cost and expense, shall expand parking at the Premises with 1) gated parking in the adjacent back of the Building (64 and 74 W. Brentwood St.) to accommodate a total of 60 parking spaces (including 55 W. Seven Mile) by December 31, 2016, and 2) Contingent on Lot acquisitions from the City and the Landbank, an additional 20 to 40 parking spaces (for a total of 80 to 100 parking spaces) by December 31, 2017 immediately adjacent and behind 55 W. Seven Mile.

13. RIGHT OF ENTRY

13.01 Subject to the security protocol of the City, Landlord and its authorized representatives and contractors shall have the right to enter the Premises at all reasonable times during normal business hours for the purpose of completing its obligations under this Lease. Landlord shall give the City reasonable written notice prior to entry into the Premises. Landlord may, without prior written notice, access City's IT room located at the Premises outside of normal business hours in the case of an emergency as determined by Landlord.

14. CONDEMNATION; EMINENT DOMAIN

14.01 The term "Taking" shall mean a taking prior to or during the Lease Term of all or part of the Premises as the result of condemnation, the exercise of the power of eminent domain or by agreement between Landlord and the condemning authority. The term "Date of Taking" shall mean the date on which title is vested in the condemning authority. All condemnation proceeds belong to the Landlord.

14.02 In the event of a Taking of the whole of the Premises, this Lease shall terminate on the Date of Taking.

14.03 In the event of a Taking of less than all of the Premises, the City has the option to 1) terminate the Lease or 2) continue the Lease for the remainder of the Lease Term with Rent abated proportionate to the percentage of the Premises affected by the Taking.

15. FAIR EMPLOYMENT PRACTICES

15.01 Landlord covenants that it shall not discriminate against any employee or applicant for employment, training, education, or apprenticeship connected directly or indirectly with the performance

of this Lease, with respect to his or her hire, promotion, job assignment, tenure, terms, conditions or privileges of employment because of religion, race, color, creed, national origin, age, marital status, handicap, public benefit status, sex, or sexual orientation. This provision shall not apply if it is determined by City's Human Rights Department that such requirements are bona fide occupational qualifications reasonably necessary to the performance of the duties required by employment. The burden of proof that the occupational qualifications are bona fide is upon Landlord. Landlord shall promptly furnish any information reasonably required by City or its Human Rights Department pursuant to this Section.

(a) Landlord further agrees that it shall notify any of Landlord's agents, contractors and subcontractors of Landlord's obligations relative to non-discrimination under this Lease when soliciting agents, contractors and subcontractors and Landlord shall include the provisions of this Section in any contract or subcontract relating to Landlord's performance under this Lease as well as provide City with a copy of any such contract or subcontract upon request. Landlord further agrees to take such action with respect to any such subcontract as Landlord may direct as a means of enforcing the provisions of this Section.

(b) Breach of the terms and conditions of this Section shall be regarded as a material breach of this Lease if such breach shall continue for more than thirty (30) days after receipt of notice of such breach from City. In the event Landlord fails to comply with this Section, City, at its option may utilize such remedies as may be provided by law.

16. WASTE AND NUISANCE

16.01 The City shall not commit or suffer to be committed any waste upon the Premises, and shall not place a load, machinery, or equipment upon the Premises which exceeds the load per square foot area which such area can carry, to the extent known to the City.

17. HAZARDOUS SUBSTANCE

17.01 Hazardous Materials. City shall not use, handle, generate, treat, store or dispose of, or permit the handling, generation, treatment, storage or disposal of any hazardous waste, substance or toxic materials regulated under any federal, state or local environmental laws, regulations or ordinances ("Hazardous Materials") in, on, under, around or above the Premises during the Lease Term unless the City agrees to follow all laws and regulations in doing so.

17.02 Hazardous Materials Remediation. City shall assume the sole responsibility of all environmental response and remediation of Hazardous Materials that are introduced into the Premises by the City. In the event City shall discover Hazardous Materials within the Premises, City shall notify Landlord and advise Landlord of the City's plans for environmental response and remediation of the Hazardous Materials. Except for those Hazardous Materials introduced into the Premises by City, City shall not be responsible for the costs to abate any Hazardous Materials introduced into the Premises. City shall not be responsible for any hazardous material introduced onto the Premises prior to City's occupancy of the Premises.

18. SUBORDINATION

18.01 The City agrees that this Lease shall at all times be subordinate to any mortgages, encumbrances, or deeds of trust that may hereafter be placed on the Premises, and to any and all advances to be made thereunder, and to the interest thereon, and all renewals, replacements, and extensions therefor by the Landlord, any mortgagee or trustee.

19. BANKRUPTCY OR INSOLVENCY

19.01 Landlord agrees that if the estate created hereby shall be taken in execution, or by other process of law, or if Landlord shall be declared bankrupt or insolvent according to law, or any receiver, custodian or trustee be appointed for the business and property of Landlord, or if any assignment shall be made of the Landlord's property for the benefit of creditors, then and in any such events, this Lease may be terminated at the option of the City as an Event of Default by Landlord in accordance with the termination provisions set forth herein.

20. HOLDING OVER

20.01 If the City retains possession of the Premises or any part thereof after the expiration or termination of this Lease by lapse of time or otherwise, City shall continue its tenancy from month to month under the same terms and conditions and Rent shall be the same amount as the last month of the Lease Term until 1) a new lease or Amendment is executed between the Landlord and the City or 2) until Landlord serves a Notice to Quit upon the City. In the event of a holdover for more than one-hundred twenty (120) days, rent will increase 125% of the prior rental rate.

21. QUIET POSSESSION

21.01 The Landlord covenants that the City, upon its observing the terms and conditions of this Lease, shall and may peacefully and quietly have, hold and enjoy the Premises during Lease Term free from unreasonable interference by Landlord.

22. AMENDMENTS

22.01 The Landlord or City may from time to time consider it in its best interest to change, modify or extend a term, condition or covenant of this Lease. Any such change, modification or extension, which is mutually agreed upon by and between the parties shall be incorporated in a written amendment ("Amendment") to this Lease. Such Amendment shall require separate approval by Detroit City Council. Such Amendment shall not invalidate this Lease nor relieve or release the parties of any of its obligations under the Lease unless stated therein.

23. MISCELLANEOUS

23.01 No failure by City or Landlord to insist upon the strict performance of any covenant, agreement, term or condition of this Lease or to exercise any right, power or remedy consequent upon a breach thereof shall constitute a waiver of any such breach or of such covenant, agreement, term or condition. No waiver of any breach shall affect or alter this Lease, but each and every covenant, agreement, term and condition of this Lease shall continue in full force and effect with respect to any other then existing or subsequent breach thereof.

23.02 The rights and obligations contained in this Lease shall bind and inure to the benefit of City and Landlord and, except as otherwise provided herein, their respective personal representatives, successors and assigns, and in the event of any such sale, assignment, or transfer, such obligations shall thereafter be binding upon the grantee, assignee, or other transferee of such interest, and any such grantee, assignee, or transferee, by accepting such interest, shall be deemed to have assumed such obligations. A lease of the entire Premises, other than for occupancy thereof, shall be deemed a transfer within the meaning of this Section.

23.03 If any provision of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

23.04 This Lease shall be construed and enforced in accordance with the laws of the State of Michigan. The Landlord agrees, consents and submits to the personal jurisdiction of any competent court in Wayne County, Michigan for any action brought against it arising under this Lease. The Landlord agrees that service of process at the address and in the manner specified in Section 11 will be sufficient to put the Landlord on notice and hereby waive any and all claims relative to such notice. The parties agree that they will not commence any action against the other party because of any matter whatsoever arising out of or related to the validity, construction, interpretation, and enforcement of this Lease in any courts other than those in the County of Wayne, State of Michigan unless original jurisdiction can be had in either the Michigan Court of Appeals, Michigan Supreme Court or the U.S. District Court for the Eastern District of Michigan, Southern Division.

23.05 This Lease or any part of this Lease may not be changed, waived, discharged or terminated orally, but only by an instrument in writing.

23.06 This instrument, including the Exhibits hereto, contains the entire agreement between the parties and all prior negotiations and agreements are merged herein. Neither Landlord, the Landlord's agents, City nor the City's agents have made any representations or warranties with respect to the Premises or this Lease, except as expressly set forth herein, and no rights, or remedies are or shall be acquired by Landlord or City by implication or otherwise unless expressly set forth herein.

23.07 The Landlord agrees that neither this Lease nor any memorandum or short form thereof may be recorded without the prior consent of City.

23.08 The relationship between the parties hereto is solely that of landlord and tenant, and nothing herein contained shall constitute or be construed as establishing any other relationship between them including, without limitation, the relationship of principal and agent, employer and employee or parties engaged in a partnership or joint venture. Without limiting the foregoing, it is specifically understood that neither party is the agent of the other and neither is in any way empowered to bind the other or to use the name of the other in connection with the construction, maintenance or operation of the Premises, except as otherwise specifically provided herein.

23.09 Unless the context otherwise expressly requires, the words “herein”, “hereof” and “hereunder” and other words of similar import refer to this Lease as a whole and not to any particular Section.

23.10 All the terms and provisions of this Lease shall be deemed and construed to be “covenants” and “conditions” as though the words specifically expressing or importing covenants and conditions were used in each separate term and provision.

23.11 The headings of the Sections in this Lease are for convenience only and shall not be used to construe or interpret the scope or intent of this Lease or in any way affect the same.

23.12 Neither party shall be responsible for force majeure events. In the event of a dispute between the parties with regard to what constitutes a force majeure event, the determination of a court with appropriate jurisdiction, in compliance with the terms set forth herein, shall be controlling.

23.13 The Landlord warrants that it is currently authorized to do business in the State of Michigan and is amendable to service of process at the address stated in Section 11.

23.14 This Lease may be executed in any number of counterparts and all of said counterparts taken together shall be deemed to constitute one and the same instrument. Promptly after the execution hereof the City shall transmit to the Landlord a conformed copy of this Lease.

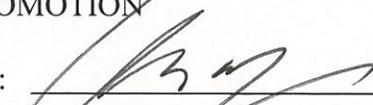
23.15 Landlord shall be solely responsible for all commissions paid to Summit Commercial LLC (“Broker”) in connection with this Lease. Broker shall receive 4% of the gross rental payments.

23.16 Authority of City. Notwithstanding anything in this Lease or otherwise to the contrary, the City shall not be authorized or obligated to lease the Premises from Landlord until this Lease has been fully executed by the duly authorized representatives of the City, as well as approved by the Detroit City Council, the Mayor of the City of Detroit, the City of Detroit Law Department and any other City financial review commission or board as required by law. Any amendments or modifications must likewise be duly approved by the City Council, the Mayor, and the Law Department.

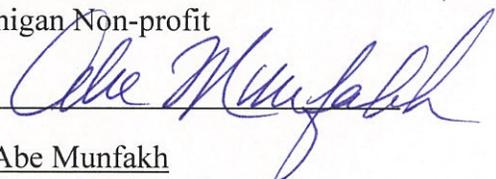
[Signatures on the following page]

IN WITNESS WHEREOF, the City and the Landlord, by and through their authorized officers and representatives, have executed this Lease as follows:

CITY OF DETROIT
DEPARTMENT OF HEALTH & WELLNESS
PROMOTION

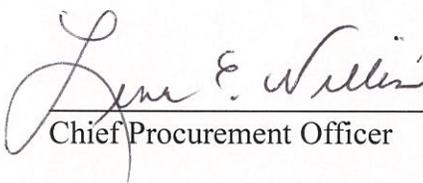
BY: 
Print: Abdul El-Sayed
ITS: ED + HO

LANDLORD:
Arab American and Chaldean Council (ACC),
a Michigan Non-profit

BY: 
Print Abe Munfakh
ITS: Chairman of the Board

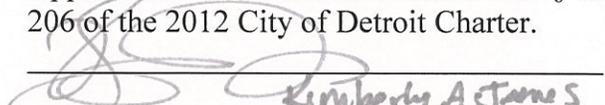
Approved by ~~Approved~~ Detroit City Council on:

JUL 19 2016



Chief Procurement Officer

Approved as to form in accordance with § 7.5-206 of the 2012 City of Detroit Charter.



Supervising Assistant Corporation Counsel

THIS LEASE IS NOT VALID OR AUTHORIZED UNTIL APPROVED BY THE DETROIT CITY COUNCIL AND APPROVED BY THE FRC (IF APPLICABLE).

LANDLORD ACKNOWLEDGMENT

STATE OF MICHIGAN)
)SS.
COUNTY OF WAYNE)
oakland

The foregoing instrument was acknowledged before me on this 18 day of July 2016 by Abe Munfakh, the Chairman of the Board of Arab American and Chaldean Council (ACC), a Michigan Non-profit, on behalf of the Landlord.

M. Skillman

Notary Public, ~~Wayne~~ *Macomb* County, MI

My commission expires: 11/23/2019

M. SKILLMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires November 23, 2019
Acting in the County of *oakland*

oakland

CITY ACKNOWLEDGMENT

STATE OF MICHIGAN)
)SS.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on this ____ day of _____ 2016
by _____, the Department of Health and Wellness Promotion _____
_____ of the City of Detroit, Michigan, a municipal corporation.

Notary Public, Wayne County, MI

My commission expires: _____

RESOLUTION OF CORPORATE AUTHORITY

I, Abe Munfakh, Corporation Chairman of the [Landlord Name], a Michigan [Corporation Type] ("Landlord") **DO HEREBY CERTIFY** that the following is a true and correct excerpt from the minutes of the meeting of the Board of Directors duly called and held on 10/22/15, and that the same is now in full force and effect:

"RESOLVED, the President, each Vice President, the Treasurer, and the Secretary and each of them, hereby is authorized to execute and deliver, in the name and on behalf of the Landlord and under its corporate seal or otherwise, any agreement or other instrument or document in connection with any matter or transaction that shall have been duly approved; the execution and delivery of any agreement, document, or other instrument by any of such officers to be conclusive evidence of such approval."

FURTHER, I CERTIFY that Haifa Fakhouri is President,

Abe Munfakh Chairman,
Renee Hanna Is Treasurer,
Helene Habib Is Secretary.

FURTHER, I CERTIFY that any of the aforementioned officers of the Landlord are authorized to execute and commit the Landlord to the conditions, obligations, stipulations and undertakings contained in the Lease and that all necessary corporate approvals have been obtained in relationship thereto.

IN WITNESS THEREOF, have set my hand this 18 day of July, 2016.

CORPORATE SEAL
(if any)

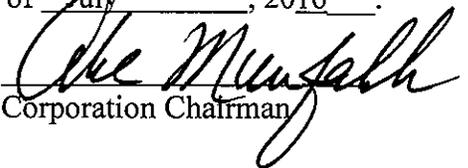
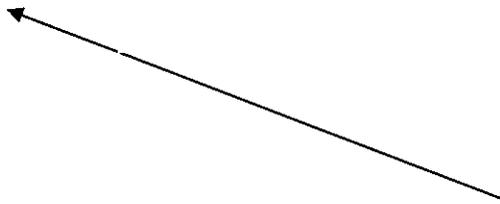
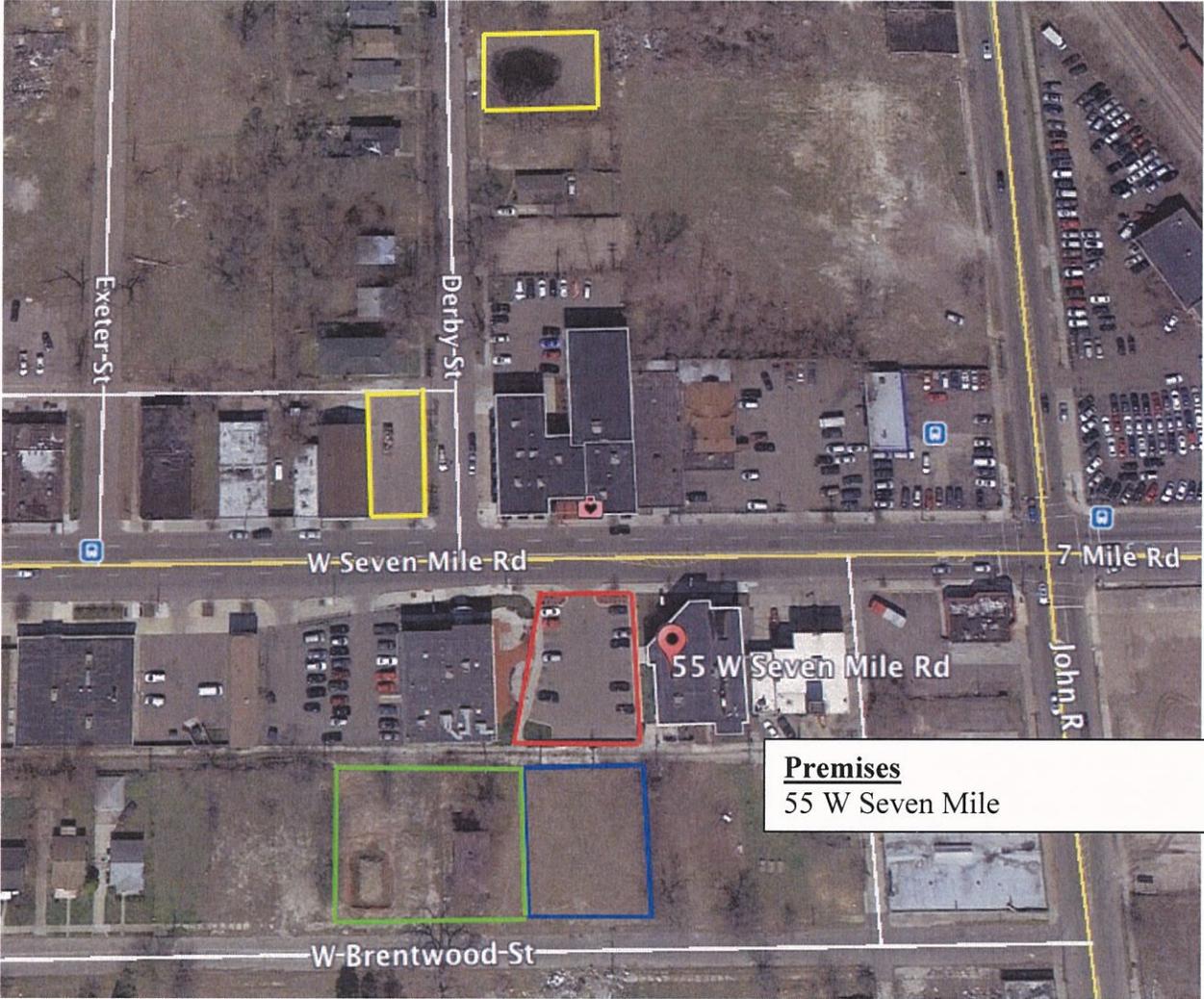

Corporation Chairman

EXHIBIT A

DESCRIPTION OF THE PREMISES

[Insert Map and/or floor plan and address]





Premises
55 W Seven Mile



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/18/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Avery-Hasler & Associates, Inc. 14 E 14 Mile Rd Clawson MI 48017	CONTACT NAME: Raye Lynn McGuire	
		PHONE (A/C, No, Ext): 248-588-3434 FAX (A/C, No): 248-588-1833 E-MAIL ADDRESS: lynnm@averyhasler.com	
INSURED	ARAB AMERICAN AND CHALDEAN COUNCIL 363 W. BIG BEAVER ROAD SUITE 300 TROY MI 48084	INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A: Accident Fund Ins Co of America	10166
		INSURER B: PHILADELPHIA INS CO	
		INSURER C:	
		INSURER D:	
		INSURER E:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y	N	PHPK1445670	01/18/2016	01/18/2017	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> Professional Liability						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input checked="" type="checkbox"/> Employee Dishonesty						MED EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						PERSONAL & ADV INJURY \$ 1,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS	N	N	PHPK1445670	01/18/2016	01/18/2017	GENERAL AGGREGATE \$ 3,000,000
	<input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS						PRODUCTS - COM/OP AGG \$ 3,000,000
							Fire Legal Liability \$
							COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB	N	N	PHUB528342	01/18/2016	01/18/2017	BODILY INJURY (Per person) \$
	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE						BODILY INJURY (Per accident) \$
	DED RETENTION \$						PROPERTY DAMAGE (Per accident) \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	WCV0113483	01/18/2016	01/18/2017	EACH OCCURRENCE \$ 5,000,000
							AGGREGATE \$ 5,000,000
							PER STATUTE OTH-ER
							E.L. EACH ACCIDENT \$ 500,000
							E.L. DISEASE - EA EMPLOYEE \$ 500,000
							E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
ADDITIONAL INSURED/LOSS PAYEE: CITY OF DETROIT WITH RESPECT TO LOCATION 55 W. 7 MILE ROAD, DETROIT, MI. --- BUILDING \$1,600,000.00 WITH CONTENTS OF \$100,000.00.

CITY OF DETROIT 810 COLEMAN A. YOUNG MUNICIPAL CENTER DETROIT MI 48226	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

CORPORATION CERTIFICATE OF AUTHORITY

I, Abe Munfakh, Corporate Chairman of
(name of corporate secretary)

Arab American and Chaldean Council, a Michigan
(complete name of corporation) (state of incorporation)

non-profit corporation (the "Corporation"), **DO HEREBY CERTIFY** that the
(non-profit or for profit)

following is a true and correct excerpt from the minutes of the meeting of the Board of Directors
duly called and held on 10/22/2015, and that the same is now in full force and effect:
(date of meeting)

"RESOLVED, that the Chairman, the President, each Vice President, the Treasurer, and
the Secretary and each of them, is authorized to execute and deliver, in the name of and
on behalf of the Corporation and under its corporate seal or otherwise, any agreement or
other instrument or document ('Contract') in connection with any matter or transaction
that shall have been duly approved; and the execution and delivery of any Contract by
any of the aforementioned officers shall be conclusive evidence of such approval."

FURTHER, I CERTIFY that Abe Munfakh is Chairman,
Tallal Turfe and Eliya Boji is Vice Chairman(s),
Renee Hannah is Treasurer,
Helene Habib is Secretary,
Haifa Fakhouri is President & CEO,
Rula Oudeh is Director of Accounting.

FURTHER, I CERTIFY that any of the aforementioned officers or employees of the
Corporation are authorized to execute and commit the Corporation to the conditions, obligations,
stipulations and undertakings contained in the foregoing Contract between the City and the
above-referenced Corporation and that all necessary corporate approvals have been obtained in
relationship thereto.

IN WITNESS THEREOF, I have set my hand this 18 day of July, 20 16.
CORPORATE SEAL
(if any)


Corporation Chairman

**PLEASE NOTE THAT THE PERSON WHO SIGNS THE CONTRACT ON BEHALF OF
YOUR CORPORATION MUST BE ONE OF THE INDIVIDUALS LISTED ABOVE AS
PERSON AUTHORIZED TO EXECUTE CONTRACTS IN THE NAME OF AND ON
BEHALF OF THE CORPORATION.**

CITY OF DETROIT
SLAVERY ERA RECORDS AND INSURANCE DISCLOSURE AFFIDAVIT

1. Name of Contractor: Arab American and Chaldean Council
2. Address of Contractor: 363 W. Big Beaver Road, Suite 300
Troy, MI 48084
3. Name of Predecessor Entities (if any): _____
4. Prior Affidavit submission? ___ No X Yes, on: 11/28/2011
(Date of prior submission)

If "No", complete Items 5 and 6.
If "Yes", list date of prior submission above, go to Item 6 and execute this Affidavit.

5. X Contractor was established in 1979 (year) and did not exist during the slavery era in the United States, is not a successor in interest to any entity that existed during such time, and therefore has no relevant records to search, or any pertinent information to disclose.

___ Contractor has searched their records and those of any predecessor entity, and has found no records that they or any predecessor(s) made any investments in, or derived profits from the slave industry or from slave holder insurance policies.

___ Contractor has found records that they or their predecessor(s) made investments in, or derived profits from, the slave industry or slave holder insurance policies. The nature of the investment, profits, or insurance policies, including the names of any slaves or slave holders, is disclosed in the attached document(s).
6. I declare that the representations made in this Affidavit are accurate to the best of my knowledge and are based upon a diligent search of records in the Contractor's possession or knowledge. All documentation attached to this Affidavit reflects full disclosure of all records that are required to be disclosed to the City of Detroit. I also acknowledge that any failure to conduct a diligent search, or to make a full and complete disclosure, shall render this contract voidable by the City of Detroit.

John D. Daoud (Printed Name) H.R. Director (Title)
John D. Daoud (Signature) November 26, 2014 (Date)

Subscribed and sworn to before me
this 26 day of November
Shadia Batayeh
Notary Public, Wayne County, Michigan
My Commission expires: Wayne

SHADIA BATAYEH
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Aug 9, 2020
ACTING IN COUNTY OF Wayne

Hiring Policy Compliance Affidavit

I, John D. Daoud, being duly sworn, state that I am the Director of Human Resources of Arab American and Chaldean Council
Title Name of Bidder Corporation or Other Business Entity

and that I have reviewed the hiring policies of this employer. I affirm that these policies are in compliance with the requirements of Article V, Division 6 of the Detroit City Code of 1984, being Sections 18-5-31 through 18-5-86 thereof. I further affirm that this employer will not inquire or consider the criminal convictions of applicants for employment needed to fulfill the terms of any City contract that may result from the competitive procedure in connection with which this affidavit is submitted, until such times as the employer interviews the applicant or determines that the applicant is qualified.

In support of this affidavit, I attach a copy of the application form that will be used to hire employees needed to fulfill the terms of any City contract that may result from the competitive procedure in connection with which this affidavit is submitted.

SIGNED,

John D Daoud
Director of

Title: Human Resources Date: November 26, 2014

STATE OF Michigan)
COUNTY OF Wayne) SS

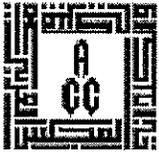
The foregoing Affidavit was acknowledged before me the 26 day of Nov., 2014,
by Shadi Batayeh.

Notary Public, County of Wayne

State of Michigan

My commission expires: Aug. 9, 2020

SHADI BATAYEH
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Aug 9, 2020
ACTING IN COUNTY OF Wayne



ARAB AMERICAN AND CHALDEAN COUNCIL ("ACC")
 363 W. BIG BEAVER ROAD, SUITE 300, TROY, MICHIGAN 48084
 An Equal Opportunity Employer
APPLICATION FOR EMPLOYMENT

PLEASE PRINT LEGIBLY. ONLY COMPLETE AND SIGNED APPLICATIONS WILL BE CONSIDERED.

PERSONAL DATA

Position for which Applying (Please Specify)					Date		
First Name		Last Name		Middle Initial	Social Security Number		
Street Address					Apt #		
City			State		Zip Code		
Home Phone			Cellular Phone		Alternate Phone		
E-mail Address			Website Address				
If hired, can you provide documentation required to prove that you are legally authorized to work in the United States of America?					Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Employment Desired:							
<input type="checkbox"/> Full Time	<input type="checkbox"/> Part Time	<input type="checkbox"/> Temporary, please specify:					
How soon are you available for Work?			Salary or Hourly Wage Desired?				
			\$ _____ annually		\$ _____ per hour		
How many hours can you work per week?							
EDUCATION							
Name Educational Institution		Location	Years Completed	Major & Degree		Year Graduated	
High School							
College or University							
Graduate School							
Professional or Trade School							
Other							
Are you certified, registered, or licensed by the State or a Professional organization?					<input type="checkbox"/> Yes	<input type="checkbox"/> No	
<input type="checkbox"/> Yes	License:			Date License Expires:			
<input type="checkbox"/> Yes	License:			Date License Expires:			
List any other skills or qualifications, which will of special benefit in the job for which you are applying?							

What languages do you speak fluently other than English?

List any relatives currently or previously employed by ACC:

WORK EXPERIENCE

List all present and past employment, beginning with most recent. If self-employed, give entity name.

Name of Employer	Supervisor Name	Employment Dates		Pay or Salary	
		From:		Start	\$
		To:		End	\$
Address		City	State	Zip Code	Phone
Job Title		Reason for Leaving			

List duties you performed, skills you used or acquired, support or supervisory positions held, and any promotions and awards.

Name of Employer	Name of Supervisor	Employment Dates		Pay or Salary	
		From:		Start	\$
		To:		End	\$
Address		City	State	Zip Code	Phone
Job Title		Reason for Leaving			

List duties you performed, skills you used or acquired, support or supervisory positions held, and any promotions and awards.

Name of Employer	Name of Supervisor	Employment Dates		Pay or Salary	
		From:		Start	\$
		To:		End	\$
Address		City	State	Zip Code	Phone
Job Title		Reason for Leaving			

List duties you performed, skills you used or acquired, support or supervisory positions held, and any promotions and awards.

Name of Employer	Name of Supervisor	Employment Dates		Pay or Salary	
		From:		Start	\$
		To:		End	\$
Address		City	State	Zip Code	Phone
Job Title		Reason for Leaving			
List duties you performed, skills you used or acquired, support or supervisory positions held, and any promotions and awards.					

Name of Employer	Name of Supervisor	Employment Dates		Pay or Salary	
		From:		Start	\$
		To:		To:	\$
Address		City	State	Zip Code	Phone
Job Title		Reason for Leaving			
List duties you performed, skills you used or acquired, support or supervisory positions held, and any promotions and awards.					

CHARACTER REFERENCES (NOT FORMER EMPLOYERS OR RELATIVES)		
Name	Address	Phone

I, the undersigned, hereby certify that all the information set forth in my application for employment, together with any attachments, is accurate and complete, and understand that misleading or false statements and the omission of facts may result in a refusal to hire or termination of my employment. I, the undersigned, also hereby grant ACC permission to contact my previous and current employer(s) and personal references.

Applicant Signature _____

Date _____

For Current Employment Opportunities Contact:
Arab American and Chaldean Council Human Resources Department
28551 Southfield Road, Suite 204
Lathrup Village, Michigan 48076
Telephone: 248.559.1990
Facsimile: 248.449.5371

To The Applicant: Read this Information Carefully Before Answering These Questions. In exchange for the consideration of my job application with ACC, I, the undersigned, agree that:

Neither the acceptance of this application nor the subsequent entry into any type of employment relationship, either in the position applied for or any other position, and regardless of the contents of employee handbooks, personnel manuals, benefit plans, policy statements, and the like as they may exist from time to time, or other ACC practices, shall serve to create an actual or implied contract of employment, or to confer any right to remain an employee of ACC, or otherwise to change in any respect the "**EMPLOYMENT-AT-WILL**" relationship between ACC and the undersigned, and that relationship cannot be altered except by a written instrument signed by the President and Chief Executive Officer of ACC. Both the undersigned and ACC may end the employment relationship at any time, without specified notice or reason. If employed, I understand that ACC may unilaterally change or revise their benefits, policies and procedures and such changes may include reduction in staff and/or benefits.

IN MAKING THIS APPLICATION FOR EMPLOYMENT, I HEREBY GIVE ACC PERMISSION TO CONTACT EDUCATIONAL INSTITUTIONS, PREVIOUS EMPLOYERS, REFERENCES, AND OTHERS. I FURTHER AUTHORIZE ACC TO COMPLETE A CRIMINAL BACKGROUND CHECK AND, IF APPLICABLE, OBTAIN A COPY OF MY DRIVING RECORD. I UNDERSTAND THAT I HAVE THE RIGHT TO MAKE A WRITTEN REQUEST WITHIN A REASONABLE PERIOD OF TIME TO RECEIVE ADDITIONAL, DETAILED INFORMATION ABOUT THE NATURE AND SCOPE OF ANY SUCH INVESTIGATION. I HEREBY RELEASE ACC FROM ANY LIABILITY AS A RESULT OF SUCH CONTACTS, INQUIRIES, OR RECORDS IN ORDER TO ASCERTAIN MY QUALIFICATIONS AND FITNESS FOR EMPLOYMENT.

The Civil Rights Act of 1964 prohibits discrimination in employment because of race, color, creed, religion, sex, national origin or age. The Americans with Disabilities Act (ADA) of 1990 prohibits discrimination on the basis of disabilities. The position for which you are applying requires the following information for a legally permissible reason, including, without limitation, a bona fide occupational qualification or business necessity.

1. Are you under 16 years of age? Yes No

If yes, can you provide proof of eligibility to work?

2. Have you ever been bonded? Yes No

3. Do you have a Michigan Driver's License? Yes No

If so, please provide your Michigan Driver's License Number: _____

and Expiration Date: _____

4. Has your Michigan Driver's License ever been revoked? Yes No

If yes, please provide date(s) and reason(s) for license revocation: _____

I, the undersigned, hereby certify that all the information set forth in my application for employment is accurate and complete, and understand that misleading or false statements and the omission of facts may result in a refusal to hire or termination of my employment.

Applicant Signature

Date

Please fill out the Background check form on the next page.

ACC is an equal opportunity employer. ACC adheres to a policy of making employment decisions without regard to race, color, religion, gender, sexual orientation, national origin, citizenship, age or disability. We assure you that your opportunity for employment with ACC depends solely on your qualifications.

¹ Social security numbers obtained by ACC are maintained in accordance with ACC's Privacy Policy and the Social Security Number Privacy Act 454 of 2004.

If hired, you must provide a true copy of your license(s) or certificate(s).



363 W. Big Beaver Road • Suite 300 • Troy, Michigan 48084 • Tel. (248) 559-1990 • Fax (248) 559-9117
www.myacc.org

December 10, 2014

Lena Willis
Deputy Director
Purchasing Department, City of Detroit
10th Floor, CAYMC
Detroit, MI 48226

Ms. Willis:

This correspondence is in regards to your inquiry about the felony conviction question on Arab American and Chaldean Council, "ACC" employment application. Based on the sensitive requirements of our work, i.e., dealing with children of special needs; it is required that we conduct a full criminal background for all prospective employees of ACC.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in cursive script that reads "John D. Daoud".

John D. Daoud
Director of Human Resources



Search Results

Current Search Terms: arab* american* and* chaldean* council*

Your search for "arab* american* and* chaldean* council*" returned the following results...

Notice: This printed document represents only the first page of your SAM search results. More results may be available. To print your complete search results, you can download the PDF and print it.

Entity	ARAB AMERICAN AND CHALDEAN COUNCIL (ACC)	Status:	Active <input type="checkbox"/>
DUNS:	605058478	CAGE Code:	38G15
Has Active Exclusion?:	No	DoDAAC:	
Expiration Date:	04/27/2016	Delinquent Federal Debt?	No
Purpose of Registration:	All Awards		

[View Details](#)

Glossary

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- [Exclusion](#)
- [Search](#)
- [Filters](#)
- [By Record Status](#)
- [By Functional Area - Entity Management](#)
- [By Functional Area - Performance Information](#)

SAM | System for Award Management 1.0

Note to all Users: This is a Federal Government computer system. Use of this system constitutes consent to monitoring at all times.

IBM v1.P.37.20151030-2054



REVISED 7-12-2012
COVENANT OF EQUAL OPPORTUNITY
(Application for Clearance - Terms Enforced After Contract Is Awarded)

I, being a duly authorized representative of Arab American and Chaldean Council, (hereinafter "Contractor"), am hereby authorized to enter into a Covenant of Equal Opportunity, (hereinafter "Covenant") with the City of Detroit, ("hereinafter" City); obligating the Contractor and all sub-contractors, not to discriminate against any employee or applicant for employment, training, education, or apprenticeship connected directly or indirectly with the performance of the contract, with respect to his/her hire, promotion, job assignment, tenure, terms, conditions or privileges of employment because of race, color, religious beliefs, public benefit status, national origin, age, marital status, disability, sex, sexual orientation, or gender identity or expression; except as otherwise exempted under City Code, Ordinance No. 27-2-12.

Contractor will ensure that the City of Detroit Human Rights Department shall receive notification of all potential sub-contractors and a copy of their Covenant prior to the commencement of work on any City of Detroit contract. Contractor further agrees that the City of Detroit reserves the right to require additional information prior to, during, and at any time after the Covenant is fully executed.

Furthermore, Contractor agrees that this Covenant is valid for the life of the contract and/or for a specified period of time as indicated below and that a breach of this Covenant shall be deemed a material breach of contract and be subject to damages pursuant to City Code, Ordinance No. 27-3-2, Section (a).

RFQ / PO No.: (if applicable) _____

Duration of Covenant January 1, 2015 to September 30, 2015

Printed Name of Contractor/Organization Arab American and Chaldean Council
(Type or Print Legibly)

Contractor Address 363 W. Big Beaver Troy MI 48084
(City) (State) (Zip)

Contractor Phone/E-mail 248-559-1990 / john.d@myacc.org
(Phone) (E-mail)

Printed Name & Title of Authorized Representative John D. Daoud, H.R. Director

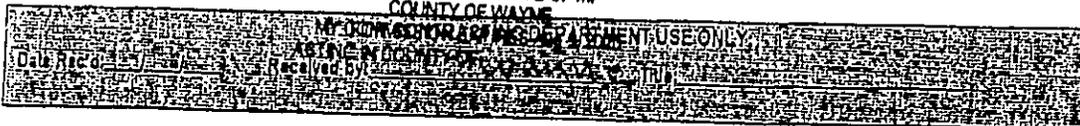
Signature of Authorized Representative: John D Daoud

Date: November 26, 2014

Signature of Notary: Shadi Batayeh *** This document MUST be notarized ***

Printed Name of Seal of Notary: SHADIA BATAYEH

My Commission Expires: Aug 9, 2015 SHADIA BATAYEH
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE



Please fax a COPY of the notarized Covenant and Award Letter to the Human Rights Department (313) 224-3434

Contract Purchase Agreement : 6000235
Date : 07/18/2016



To :
Company Contact ARAB AMERICAN AND CHALDEAN CCUNCIL
Address

From :
Company Contact City of Detroit
ELIZABETH JOHNSON
Address COLEMAN A YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE
DETROIT, MI 48226
UNITED STATES
Phone
Fax
E-mail

DRAFT

This document has important legal consequences. The information contained in this document is proprietary of the City of Detroit. It shall not be used, reproduced, or disclosed to others without the express and written consent of the City of Detroit.

This agreement between the City of Detroit and ARAB AMERICAN AND CHALDEAN CCUNCIL is authorized for binding commitment. This agreement will be effective from

Chief Procurement Officer

Contract Purchase Agreement : 6000235

Date : 07/18/2016



	6000235
	07/18/2016
	0
	0

Procurement BU **City of Detroit**
COLEMAN A YOUNG
MUNICIPAL CENTER
2 WOODWARD AVENUE
DETROIT, MI 48226
UNITED STATES

Supplier **ARAB AMERICAN AND CHALDEAN COUNCIL**

Notes USD = US Dollar

ELIZABETH JOHNSON 19955 Net 30 None None Lowest Cost Carrier

DRAFT

Terms and Conditions :

Please see below for general conditions.

Special Terms :

Contract Purchase Agreement : 6000235

Date : 07/18/2016

General Conditions :

1. PROCUREMENT POLICY

Procurement for the City of Detroit shall be carried out in a manner which provides a transparent, open, and fair opportunity to all eligible bidders to participate. This bid shall be made without collusion with any other person, firm or corporation making any bid or proposal, or who otherwise make a bid or proposal.

Vendors must have a valid contract or Purchase Order with the signature of the Chief Procurement Officer to receive payment for goods or services rendered. Vendors who perform work without a valid contract or purchase order will not be paid.

2. QUOTATIONS/PROPOSALS

Bidders MUST submit an original and one copy of the bid quotation/proposal. Additionally, duplicate copies of all descriptive literature and/or samples must be provided as requested. Failure to submit both will be grounds for rejection.

3. RESPONSIBILITIES

The responsibilities under this (proposed) contract are that the City of Detroit is obligated during the period stipulated to purchase all of its NORMAL REQUIREMENTS of the above referenced products and/or services from the contractor, and the contractor is obligated to supply the quantities and/or services which the City of Detroit requires for its operations. Requirements stated herein are approximate but are for entire normal requirements, whether more or less. Requirements stated are not guaranteed.

4. COMPLIANCE WITH LAWS

The contractor shall fully comply with all Local, State, and Federal laws, Ordinances, and Regulations applicable to this contract and the work to be done hereunder.

The contractor shall secure, at no extra cost to the City of Detroit, all Permits and Licenses necessary for the performance of the work and shall fully comply with all their terms and conditions.

5. BONDS AND INSURANCE

Receipt of bonds and/or insurance is part of the process of determining which bidder may be recommended for award to the City Council. If cause is found to change the recommendation that your company be awarded the contract, or if the City Council does not approve the recommendation, the bidder shall not be liable for any costs incurred by you in the bid process, including the cost of acquiring bonds and/or insurance.

6. INVOICING

All invoices submitted against this contract must include part or item numbers and part or item description, list price, and applicable discount.

Items not properly invoiced will not be paid. It is the vendor's responsibility to ensure delivery of invoice(s) to the proper City Dept/Div/Personnel. Invoices must meet the following conditions for payment:

6.01 Price on invoice must correspond to the pricing listed on purchase order and/or contract.

6.02 Contractor must submit price lists in accordance with bid requirements.

6.03 Original invoice must be submitted to the appropriate City of Detroit Account's Payable Section.

6.04 Copy of invoice must be submitted to the Accounts Payable personnel identified on the purchase order as being responsible for processing payment. If a department contact person is not listed on the purchase order the vendor shall request in writing, from the Office of Contracting and Procurement the name and phone number of the contact person responsible for processing payment.

7. PROTECTION OF WORK, PERSONS, AND PROPERTY

During performance and up to date of final acceptance, the contractor shall be under absolute obligation to protect the finished and unfinished work against any damage, loss or injury. The contractor shall take all reasonable precautions to protect the persons and property of the City from damage, loss or injury during performance under this contract.

8. CLEARANCES

The successful vendor will be required to obtain approved clearances from the Income Tax Division, Revenue Collections

Contract Purchase Agreement : 6000235

Date : 07/18/2016

Division and Human Rights Department prior to City Council approval of the contract. Clearance forms for these agencies have been attached to this RFQ. Please fill them out completely and return them to the respective agencies by mail, fax, or dropping them off to the individual offices. It is the Vendor's responsibility to obtain clearances. Approved clearances are not required to submit the bid, but will be required of the successful vendor prior to City Council approval.

9. NON-DISCRIMINATION CLAUSE

In Accordance with all Federal and State Legislation and Regulations governing Fair Employment. Including but not limited to, Title VII of the Civil Rights Act of 1964 the Michigan Civil Rights Act and the Michigan Handicappers Civil Rights Act, the bidder agrees that it will not discriminate against employees or applicants for employment with respect to hire, tenure, terms, conditions or privileges of employment because of religion, race, color, national origin, age, sex, height, weight, marital status or handicap that is unrelated to the ability of the individual to perform the duties of a particular assignment or position. The bidder recognizes the right of the United States and the State of Michigan to seek judicial enforcement of the foregoing covenants against the bidder or its subcontractors, or both, in order to provide for efficient cooperation and coordination in the handling of Contract compliance programs as provided in the Elliot-Larsen Civil Rights Act, as amended, and the Michigan Handicappers Civil Rights Act, as amended. The Detroit Human Rights Department, The Detroit Human Rights Commission, the Michigan Department of Civil Rights and the Michigan Civil Rights Commission by mutual agreement, have authorized the Detroit Human Rights Department in a Contract compliance program to monitor all Contractors doing business with the City and to review the employment practices of Contractors seeking to do business with the City prior to entering into a Contract so that the mandates of Section 209 of the Michigan Civil Rights Act are carried out. The bidder agrees to include this paragraph number 3 in any subcontract. Breach of this covenant may be regarded as a material breach of the Contract.

10. UNIT PRICES, NOTATIONS, AND WORKMANSHIP

Prices and notations must be typed or in ink. Prices shall be in dollars only unless specified otherwise in this Formal Bid Document. No erasures or "white-outs" are permitted. Mistakes may be crossed out and corrections entered and initialed in ink by the persons signing the bid document. Unit prices shall be stated based on units specified. The bidder may quote on all or a portion of a quantity as specified. Quote on each item separately and indicate brand name or make. All materials furnished must be new, of latest model and standard, first-grade quality, of best workmanship and design, unless expressly specified.

11. PRICES QUOTED/CASH DISCOUNTS

Prices quoted must be net of discounts. Cash discounts will be considered in the determination of low bidder, provided discounts are based on periods of 30 days or more after acceptance of goods or billing on bidder's invoice, whichever is later. Where net is equal to bid with cash discount deducted, award will be made to the net bid. The bidder shall extend and total the bids.

12. SALES TAX EXEMPTION

The City is exempt from sales tax on the articles which the City buys for its own use. Articles bought by the bidder and incorporated into other products are taxable to the bidder. Such tax should be included in the price and will not be paid as an extra by the City. Sales tax is excluded from incorporated products when the final product is sold to non-profit housing projects.

13. SPECIFICATIONS, CHANGE OF SPECIFICATION, AND ERRORS OR OMISSION

Specifications which refer to brand names are given for reference. Bidders may quote on equivalent articles, provided that brand name and catalog number(s) and any deviations are noted on the bid form and complete descriptive literature is furnished. Exceptions will state "Do Not Substitute." The decision of the City shall be final.

If any of the terms and conditions prevent you from bidding, or if you wish to request revisions of specifications, or a change in quantity which will result in lower unit cost to the City, or get an interpretation, your request will receive consideration if presented to the City as much in advance of bid submission deadline as possible. If any change is found desirable, the City will notify all bidders by mail and postpone bid submission date, if necessary. Bidders are not permitted to take advantage of any errors or omissions in specifications since full instructions will be given should they be discovered before bid submission date.

14. RECEIPT OF BIDS

Bids must be received by the Office of Contracting and Procurement through the BidSync System prior to the date and time specified on the face of this bid package. Late bids cannot be accepted. The responsibility of getting bids to the Office of Contracting and Procurement on time rests entirely with the bidder.

15. WITHDRAWAL

No bid shall be withdrawn for (90) ninety days from submission deadline unless otherwise stated in this bid form. Bidders may

Contract Purchase Agreement : 6000235

Date : 07/18/2016

reduce this period if stated on bid, but such bids may be rejected on the basis of the reduced time period.

16. AWARD

The City reserves the unqualified right to award by item(s) unless otherwise stipulated, to waive any irregularity in any bid or to reject any and all bids when, in the judgment of the City, the best interest of the City will be served.

The award of a Contract will not be made to any bidder who is in arrears in City taxes. Ordinance 15-00, forbids the award of any Contract to person(s) who are in arrears of City real estate, personal property and/or income taxes. To ensure compliance with the above ordinance, bidders may contact the Real and Personal Property Tax Division (313 224-3568) and/or City Income Tax Division (313 224-3332) to determine their tax status.

All awards will be made in accordance with the provisions of Section 21, Article III of the Detroit Municipal Code (Ordinance No. 15-00) which provides for purchasing and disposition of property consistent with the City Charter.

17. START OF WORK

No Contract shall become effective until the Contract has been approved by the required City Departments and signed by the City of Detroit Purchasing Director. Prior to the completion of this approval process, the Contractor will have no authority to begin work on this Contract. The Finance Director shall not authorize any payments to the Contractor prior to such approval. Nor shall the City incur any liability to reimburse the Contractor regarding any expenditure for the purchase of materials or the payment of services.

18. INSPECTION

All articles are subject to inspection and testing. In case any articles are defective in material and/or workmanship, or otherwise, fail to meet requirements of this bid, the City shall have the right to reject or retain and correct such articles. The bidder shall pay the City for expenses incurred in correcting defects. Rejected articles will be returned to bidders at their expense for handling, packing and transportation.

19. SUBCONTRACTING

None of the services covered by this Contract shall be subcontracted without the prior, written approval of the City and any grantor agency, if required.

20. ASSIGNMENT

A Contractor shall not assign any purchase order or Contract or any monies due therefrom without prior approval of the City. Contact the Purchases Agent for proper procedure.

21. DEFAULT

Default is defined as the failure of the bidder to fulfill the obligations of their Formal Bid. An event of default shall be construed as a material breach of this Contract.

22. DAMAGES FOR BREACH OF CONTRACT

The Contractor shall be liable to the City for any damages it sustains by virtue of the Contractor's breach, or any reasonable costs the City might incur enforcing or attempting to enforce this Contract, including reasonable attorney's fees. The City may withhold any payment(s) to the Contractor for the purpose of set-off until such time as the exact amount of damages due to the City from the Contractor is determined. It is expressly understood that the Contractor will remain liable for any damages the City sustains in excess of set-off.

If the Contract is so terminated for breach of Contract, the City may take over the services, and pursue the same to completion by Contract with another party or otherwise, and the Contractor shall be liable to the City for any and all costs occasioned to the City thereby.

The City may assess upon the Contractor, for failure to meet any provision or condition of the Formal Bid, damages up to the amount of 15% or the amount of the cost incurred for the breach.

Other remedies shall also be available to the City. The previous provisions outlined herein shall be in addition to any and all other legal or equitable remedies permissible.

23. TERMINATION

The Contractor agrees that the City shall have the right to terminate any award to the Bidder for cause, as determined by the Purchasing Director, without any liability whatsoever, upon the giving of ten (10) days' notice.

Contract Purchase Agreement : 6000235

Date : 07/18/2016

24. TERMINATION OF CONTRACT

The City reserves the absolute right to terminate this contract in whole or in part, for the convenience of the City at its sole discretion on thirty (30) days written notice to the Vendor.

25. AUDIT, INSPECTION OF RECORDS AND COST VERIFICATION

The City reserves the right to audit employees' payroll records to verify labor charges upon 72 hours' notice.

The Contractor shall permit the authorized representative of the City to inspect and audit all data and records of the Contractor relating to its performance under this Contract during the term of the Contract and for three (3) years after final payment. All records relating to this Agreement shall be retained by the Contractor during the term of the Contract and for three (3) years after final payment for the purpose of such audit and inspection.

26. COMPLIANCE WITH LAWS AND SECURITY REGULATIONS

The Contractor shall comply with and shall require its associates to comply with: (1) applicable federal, state and local laws, ordinances, code(s) regulations and policies, including, but not limited to, all security regulations in effect from time to time on the City's premises; (2) codes and regulations for materials belonging to the City or developed in relationship to this project externally; and (3) with the requirements of the grantor agencies when grant funds that are specifically related to this Contract are expended.

The Contractor shall hold the City harmless with respect to any damages arising from any violations of same by it or its associates. The Contractor shall commit no trespass on any public or private property in performing any of the Services encompassed by this Contract. The Contractor shall require that all subcontractors comply with all applicable laws and regulations.

27. INDEMNITY

The Contractor agrees to save harmless the City against and from any and all liabilities, obligations, damages, penalties, claims costs, charges, losses and expenses (including without limitation, fees and expenses for attorneys, expert witnesses and other consultants), which may be imposed upon or asserted against the City by reason of any negligent or tortuous acts or any failure by the Contractor to perform its contractual obligations during the term of this Contract. This provision shall apply to all matters whether insured or not, and shall include disputes between the Contractor, the City of Detroit and any negligent or tortuous errors or omissions attributable to the Contractor, its subcontractors or Agents.

28. CONFLICT OF INTEREST

The Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which could conflict in any manner or degree with the performance of the services under this Contract. The Contractor further covenants that in the performance of this Contract no person having any such interest shall be employed.

The Contractor further covenants that no officer, agent, or employee of the City and no other public official who exercise any functions or responsibilities in the review or approval of the undertaking or carrying out of this Contract has any personal or financial interest, direct or indirect, in this Contract or in the proceeds thereof via corporate entity, partnership, or otherwise.

The Contractor also hereby warrants that it will not and has not employed any person to solicit or secure this Contract upon any agreement or arrangement for payment of a commission, percentage, brokerage, contingent fee, other than bona fide employees working solely for the Contractor either directly or indirectly, and that if this Warranty is breached, the City may, at its option, terminate this Contract without penalty, liability or obligation, or may, at its election, deduct from any amounts owed to the Contractor hereunder, any amounts of any such commission, percentage brokerage, or contingent fee.

29. ADDRESSES

Contractor shall notify the City upon any change of address, telephone number, facsimile number and electronic mail address, where applicable, within five (5) business days of such change. The notice shall be delivered in writing Purchases Agent identified on the Purchase Order and shall include all of Contractor's changed information and the effective date of such change.

30. TAXPAYER IDENTIFICATION NUMBER

Contractor shall notify the Purchasing Director and the Income Tax Director of the City upon the change of Contractor's taxpayer identification number. Such notification shall be in writing; shall include at a minimum, the Contractor's taxpayer identification number in use by the City, Contractor's new taxpayer identification number and all contract and purchase order numbers under which the Contractor is currently providing goods and services to the City; and, shall be delivered to the City within five (5) business days of Contractor's receipt of confirmation of the registration of the new taxpayer identification number by the Internal Revenue Service. Failure of the Contractor to supply the information required, may be deemed an event of default at the sole discretion of the City.

Contract Purchase Agreement : 6000235

Date : 07/18/2016

31. SETOFF

In addition to Contractor's obligation to not become in arrears to the City for any obligation owed to the City, City shall have the right to recover from payment owed to Contractor by City, delinquent withholding, corporate and property tax liabilities owed to the City by Contractor. The City's right of recovery shall be a setoff against those payments owing to Contractor by virtue of this, or any current City Contract. The City will provide written notice to Contractor of any intention to invoke its right to setoff payments due to Contractor under this Contract against delinquent withholding, corporate and property tax liabilities owed. Such written notice shall be delivered to Contractor at the address provided in the Contract/Purchase Order.

DRAFT



7700 Second St.,
Suite 300
Detroit, MI 48202

Phone: 313-872-1300
Fax: 313-872-6040
www.summitcommercialllc.com

July 7, 2016

Via Email
NidaS@myacc.org

Nida Samona
Arab-American and Chaldean
363 W. Big Beaver Rd., Suite 300
Troy, MI 48084

**SUBJECT: PROPOSAL – LEASE
55 W. SEVEN MILE (ACC BUILDING), DETROIT, MI**

To Whom It May Concern:

Please review this proposal, which reflects the proposed business terms and conditions under which the City of Detroit Health Department would consider leasing space at 55 W Seven Mile Rd., Detroit, MI.

TENANT: City of Detroit Health Department
LANDLORD: Arab American and Chaldean Council (ACC), a Michigan Non-profit
PREMISES: 55 W. Seven Mile Rd. – Approximately 11,954sf (Note: This square footage is subject to verification. There shall be no Load factor added to square footage)
LEASE COMMENCEMENT: The earlier of August 1st or Upon Full City Approval
TERM OF LEASE: Thirty-Six (36) Months
FREE RENT: N/A
RENTAL RATE: \$14.00/sf full gross

	RENTAL RATE	MONTHLY	YEARLY
Months 1-36	\$14.00/sf	\$13,946.33	\$167,356

(All Utilities, Janitorial and building maintenance shall be included in the rental rate.)
Janitorial Cleaning schedule shall be provided before the signing of a lease.

ADDITIONAL RENT: There shall be no base year expenses and no additional rent. All operating expenses, janitorial and utilities shall be included in the base rent.
MAINTENANCE: Landlord shall be solely responsible for all building maintenance including, but not limited to, plumbing, elevator, roof, electrical wiring, windows, light bulbs, etc.
SECURITY DEPOSIT: Tenant shall pay a security deposit equal to the first month's rent. The First two month's of rent shall also be paid at lease execution. The Security Deposit and First two month's rent will total \$41,838.99
TENANT POSSESSION: Immediately upon execution and Full City Approval.
TENANT IMPROVEMENTS: Landlord shall: 1) Clean Carpet throughout 2) Setup and provide up to 13 Cubicles on the first floor according to the specifications of the Tenant. 3) Build-out additional "Gated" parking in the back to support a total of 100 cars.



7700 Second St.,
Suite 300
Detroit, MI 48202

Phone: 313-872-1300
Fax: 313-872-6040
www.summitcommercialllc.com

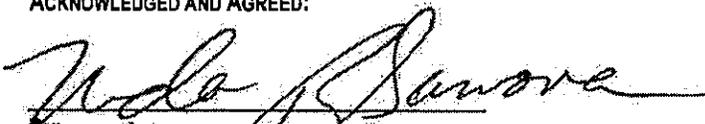
- Parking:** Free Parking for tenants and visitors
- Furniture:** Tenant shall be allowed to utilize any furniture now on the premises as part of the lease in addition to any cubes that will be setup on the first floor.
- Lease Renewal Options:** Tenant shall have two (2) three-year renewal options. Tenant shall provide Landlord written notice of Tenant's intent to renew at least ninety (90) days prior to the expiration date. Renewal rent shall not be increased by more than 8% of the current rental rate.
- Lease Form:** The City of Detroit's Lease Form shall be utilized for this transaction (See attached example)
- Additional Terms:** Landlord shall expand its parking with gated parking in the adjacent back of the building that shall accommodate no less than 60 parking spaces including current lot no later than December 31 2016. Landlord shall provide up to an additional 40 space for a total of to 100 parking spaces no later than December 31st2017. Landlord shall pay for alarm and camera security service internally and externally at a rate not to exceed \$377 /mth which will be reimbursed in full by the tenant in additional to the lease monthly amount. Landlord shall have access to the IT room, but shall give Tenant advance notice unless there is an emergency situation after business hours.
- Business Hours:** Tenant shall have 24/7 access to the building. Tenant will have business hours of 8am-5pm Monday-Friday and access to the public during these hours.
- Signage**
- Brokerage Commission:** Tenant shall have prominent signage on the existing building monument sign.
- Landlord shall be solely responsible for all Commissions paid to Summit Commercial LLC ("Broker"). Broker shall receive 4% of the Gross rental payments.

Please note that this Letter of Intent does not constitute a binding agreement between the parties and neither party shall be bound until such time as a formal lease is approved by the Detroit City Council, Detroit Mayor, and City of Detroit Legal Department.

Sincerely,

Bunia Parker
Summit Commercial (Broker)

ACKNOWLEDGED AND AGREED:


By: ACC 7-8-2016
Its: operators

NOV 26 2014
AUG 19 2015



REQUEST FOR INCOME TAX CLEARANCE

REQUESTING DEPARTMENT/DIVISION: Accounting
E-MAIL ADDRESS: john@ayacc.org

CONTACT NAME: John Daoud PHONE: 248-559-1990 FAX: 248-559-3187
Type of Clearance: New Renewal (Please submit 30 days prior to submitting bid or expiration date)

A. To: City of Detroit For: Individual or
Income Tax Division Company Name Arab American and Chaldean Council
Coleman A. Young Municipal Center Address 363 W. Big Beaver, Suite 300
2 Woodward Avenue, Ste. 512
Detroit, MI 48226

Phone: (313) 224-3328 or 224-3329 City Troy
Fax: (313) 224-4588 State MI Zip Code 48084
Telephone 248-559-1990 Fax # 248-559-3187
E-mail Address john@ayacc.org

B. Name of Chief Financial Officer/Authorized Contact Person Telephone # 248-559-1990
(include address if different from above) Fax # 248-559-5371
Rula Oudeh

Employer Identification or Social Security Number Spouse Social Security Number
38-2311840

Nature of Contract WIC Services BID CONTRACT AMOUNT (if known):
Labor: \$ _____ Materials: \$ _____
Contract # (if known) _____

C. ALL QUESTIONS MUST BE ANSWERED TO EXPEDITE APPROVAL PROCESS. ANY QUESTION NOT ANSWERED MAY RESULT IN A DENIAL OF INCOME TAX CLEARANCE.
Check One: Individual Corporation Partnership Estate & Trust

INDIVIDUALS ANSWER QUESTIONS 1,2,3,4.
1. Have you filed joint returns with spouse during the last seven (7) years? (If yes, include spouse SSN above) Yes No
2. Are you a student, and/or claimed as a dependent on someone else's tax return? Yes No
3. Were you employed during the last seven (7) years? Yes No
4. Were you a resident of Detroit during the last seven (7) years? Yes No

CORPORATIONS AND PARTNERSHIPS ANSWER QUESTIONS 5,6,7.
5. Is the company a new business in Detroit? If yes, attach Employer Registration (Form DSS-4). Yes No
6. Will the company have employees working in Detroit? Yes No
7. Will the company use sub-contractors or independent contractors in Detroit? Yes No

D. FOR INCOME TAX USE ONLY
Has the contractor complied with the provisions of the City Income Tax Ordinance?
 Yes No Signature: Lucretia Jennings Date: NOV 29 2014
 Yes No Signature: Lucretia Jennings Date: OCT 14 2015
 Yes No Signature: _____ Date: _____ Expires: OCT 14 2016

VISIT OUR WEBSITE FOR INFORMATION AND TAX FORMS AT: www.detroitmi.gov

NOTE: An approved Income Tax Certificate may be used in multiple city wide departments that require a bid. Please e-mail your completed request form (preferably in pdf format) to IncomeTaxClearance@detroitmi.gov.

CITY OF DETROIT

ACCOUNTS RECEIVABLE CLEARANCE APPLICATION
2 WOODWARD AVENUE, SUITE 105, COLEMAN A YOUNG MUNICIPAL CENTER
REVENUE COLLECTIONS UNIT (313) 224-4087 / FAX: 224-4238 / RevenueCollections@DetroitMi.gov

SECTION A: BUSINESS LICENSE BUDGET CITY COUNCIL DDOT DPW FINANCE FIRE HEALTH
HUMAN RIGHTS LAW MAYOR OMBUDSMAN PLANNING & DEVELOPMENT POLICE PURCHASING
RECREATION WATER & SEWAGE OTHER

ADDRESS OF DEPARTMENT 1600 W. Lafayette Suite 200
DATE SENT 6-29-16 CONTACT PERSON Veronica Benjamin
PHONE NUMBER 313-300-8016 FAX NUMBER EMAIL Benjaminv@detroitmi.gov
CONTRACT AMOUNT \$

SECTION B: CORPORATION LICENSE TYPE
CORPORATION NAME Arab American and Chaldean Council
ADDRESS 363 W. Big Beaver Rd, Suite 300 CITY/STATE/ZIP Troy, MI 48084 OWN LEASE
CITY PERSONAL PROPERTY NUMBER 010006927-36 FID / EIN NUMBER 38-2311840
OTHER CITY-OWNED PROPERTY PARCELS
CONTACT PERSON John Daoud PHONE NUMBER 248-559-1990 EMAIL ADDRESS

SECTION C: PARTNERSHIP LICENSE TYPE
BUSINESS NAME
BUSINESS ADDRESS CITY/STATE/ZIP OWN LEASE
CITY PERSONAL PROPERTY NUMBER FID / EIN NUMBER
A: PARTNER'S NAME PHONE NUMBER
HOME ADDRESS CITY/STATE/ZIP OWN LEASE
DRIVER'S LICENSE # OTHER CITY-OWNED PROPERTY PARCELS
B. PARTNER'S NAME PHONE NUMBER
HOME ADDRESS CITY/STATE/ZIP OWN LEASE
DRIVER'S LICENSE # OTHER CITY-OWNED PROPERTY PARCELS
CONTACT PERSON PHONE NUMBER EMAIL ADDRESS

SECTION D: SOLE PROPRIETORSHIP LICENSE TYPE
BUSINESS NAME
BUSINESS ADDRESS CITY/STATE/ZIP OWN LEASE
CITY PERSONAL PROPERTY NUMBER FID / EIN NUMBER
OWNER'S NAME DRIVER'S LICENSE # PHONE NUMBER
HOME ADDRESS CITY/STATE/ZIP OWN LEASE
OTHER CITY-OWNED PROPERTY PARCELS
EMAIL ADDRESS

SECTION E: PERSONAL SERVICES
NAME ADDRESS OWN LEASE
CITY/STATE/ZIP
PHONE NUMBER DRIVER LICENSE #
OTHER PROPERTY ADDRESSES OWNED IN WITHIN DETROIT
SOCIAL SECURITY NUMBER EMAIL ADDRESS

REVENUE COLLECTIONS
APPROVED
CONTRACT CLEARANCES

SIGNATURE: [Handwritten Signature]

DATE JUL 06 2016 CLEARANCE VALID UNTIL AUG 31 2016

DENIED WITH ATTACHMENTS

55 W. 7 MILE ROAD, DETROIT
\$1,600,000.00 - BUILDING
\$100,000.00 - CONTENTS

(EXHIBIT C - continued)

STATEMENT OF POLITICAL CONTRIBUTIONS AND EXPENDITURES

Except as set forth above, I certify that no contributions or expenditures were made to elective city officials within the previous four (4) years by the contractor, its affiliates, subsidiaries, principals, officers, owners, directors, agents, assigns, and, if any of the foregoing are individuals, their spouses.

I understand that the information provided in this disclosure will be relied upon by the City of Detroit in evaluating the proposed bid, solicitation, contract, or lease. I swear [or affirm] that the information provided is accurate. If I am signing on behalf of an entity, I swear [or affirm] that I have the authority to provide this disclosure on behalf of the entity.

Sign name: *[Signature]*

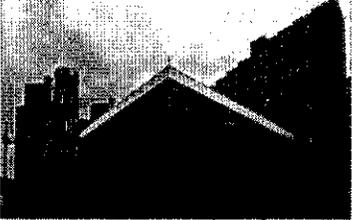
Print name: HAIFA FAKHOURI

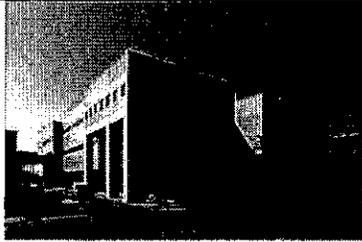
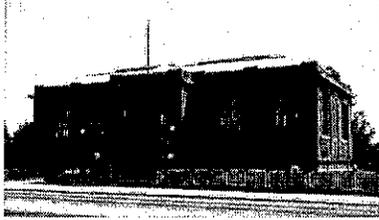
Sworn and subscribed to before me
on July 8, 2016 [by Haifa Fakhouri, the
President & CEO of the above named contractor/vendor, an authorized
representative or agent of the contractor/vendor]

Sign: *[Signature]*
Print: SYEDA FATMI
Notary Public, DANBURG County, Michigan,
Acting in Oakland County
My Commission Expires: 3-30-2022

SYEDA FATMI
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES 03-30-2022
ACTING IN THE COUNTY OF _____



	Building	Rental Rate	Square Footage	Tenant Improvement	Parking
	55 W. Seven Mile	\$14 (Full Gross - Includes Utilities)	11,954sf	Brand New Building (No additional Buildout Required). Landlord will build additional parking adjacent to building.	Free and Adjacent Parking. Landlord will build additional new gated parking.
	440 E Congress	\$17.00 + Electric	10,000 to 16,383sf	Landlord Pays for Buildout - Entire space needs to be built out.	Attached Parking Garage (\$175/mth)
	2727 Second Ave.	\$15.50- \$19.00 (Full Gross - Includes Utilities)	Multiple spaces that fit requirement	Landlord Pays for Buildout. Needs substantial buildout (Rental Range depends on Buildout.)	Adjacent surface Parking (\$50/mth)

	<p>2888 W Grand Blvd.</p>	<p>\$14.50 + Electric</p>	<p>5,000sf on 3rd Floor. 10,000sf available in basement</p>	<p>Landlord Pays for Buildout. Needs minimal buildout on 3rd floor. Substantial buildout in basement.</p>	<p>Large Free surface parking lot.</p>
	<p>8726 Woodward Ave.</p>	<p>\$16.50 (Full Gross - Includes Utilities)</p>	<p>2,514sf</p>	<p>Landlord pays for buildout. Need to build two additional offices.</p>	<p>Free adjacent parking lot.</p>
	<p>14533 Mack Ave.</p>	<p>\$13.50 + Electric</p>	<p>8,442sf</p>	<p>Landlord pays for Buildout. Needs substantial buildout because building was stripped.</p>	<p>Adjacent surface lot. We would need to acquire additional lots to provide more parking.</p>
	<p>Samaritan Center (5555 Conner)</p>	<p>\$14.32 (Full Gross - Includes Utilities)</p>	<p>10,000sf</p>	<p>Tenant would have to pay for buildout. This buildout</p>	<p>Free Surface Parking</p>

				is too cost prohibitive.	
	<p>2826 Bagley</p>	<p>\$13.00 + Utilities (Triple Net - Pay all utilities, and Proportionate Operating Expenses. Estimated at an additional \$6.09/sf)</p>	<p>5,150sf</p>	<p>Needs Complete Buildout. Tenant would pay for buildout.</p>	<p>Free adjacent surface parking lot.</p>