

**GENERAL CONDITIONS OF OCCUPANCY
FOR UNL PROPERTY LOCATED AT 900 NORTH 21st STREET
(FORMER TEXTRON/CUSHMAN BUILDING)**

Space may be available in the former Textron/Cushman building at 900 North 21st Street for University of Nebraska - Lincoln occupants and uses. Under the terms of an agreement between Textron/Cushman and UNL, future uses of the property are limited to "commercial or industrial" purposes, including but not limited to, office, administrative, research and development, maintenance, or storage uses, but not including residential, dormitory, classroom, outdoor recreational or athletic, day care or farming uses.

For permitted uses, other conditions may apply to occupancy in the building. These conditions include:

- Occupation of the building is with full knowledge that most of the first floor of the building falls within the 100-year flood plain of Antelope Creek, and is therefore subject to periodic flooding. No flood insurance coverage will be provided by UNL for building occupants or their property.
- The payment of rent will be required to cover a proportional share of the cost of building operation and maintenance.
- The cost of any remodeling or renovation required to accommodate occupant needs or to meet applicable building codes triggered by the occupant must be provided by the occupant. Any required remodeling or renovation must be performed in accordance with procedures established by UNL Facilities Management and Planning.
- Occupation of the building is subject to notice to vacate for reasons beyond the control of the University (damage from flood, fire, environmental considerations, etc.), to demolish the building, to construct a new building, or to sell the site or use it for another purpose. As much advance notice as possible will be provided in the event it is necessary to vacate all or portions of the building. In the event of notice to vacate there is no obligation on the part of the University to provide replacement space or moving costs.
- Approval to occupy space at 900 North 21st Street does not confer other approvals that may be required, such as approval of a Project Initiation Request (PIR) by the Academic Planning Committee or approval of a Program Statement by the Board of Regents. Facilities Management and Planning will determine additional approvals required when they are consulted to identify needed space modifications, preliminary renovation budget, and reimbursement for O&M costs.

Proposals to occupy space will be prepared by proposed occupants, submitted to the Director of Institutional Research and Planning, and evaluated by Facilities Management and Planning, Environmental Health and Safety, the University General Counsel, and Campus Planning. Final approval will be granted by the Chancellor and may be subject to additional conditions.