

REQUEST FOR QUALIFICATIONS TO SUBLEASE SPACE AT JIM WHELAN BOARDWALK HALL

Date: _____

SUBMITTED BY: _____

Street Address: _____

City, State, Zip: _____

Contact Person: _____

Title: _____

Phone: _____

Email: _____

TO: Global Spectrum, L.P., d/b/a OVG360
Jim McDonald, General Manager
Jim Whelan Boardwalk Hall
2301 Boardwalk
Atlantic City, NJ 08401

RE: Request for Qualifications for Prime Commercial Property – Boardwalk facing unit at historic Jim Whelan Boardwalk Hall (“JWBH”)

This Request for Qualifications (the “RFQ”) sets forth the proposed terms and conditions of a potential agreement between the Lessor and Lessee (the “Parties”) and shall govern the relationship between the Parties until replaced by a definitive, formal agreement addressing the same transaction and subject matter (the “Definitive Agreement”). The agreement considered in this RFQ and in the Definitive Agreement is subject in all respects to the following:

1. THE LESSOR. CASINO REINVESTMENT DEVELOPOMENT AUTHORITY (the “Authority” or “CRDA”) as (the “Lessor”).

Phone Number: 609-347-0500

Address: 15 S. Pennsylvania Avenue, Atlantic City, NJ

2. THE LESSEE. _____ (the potential “Lessee”).

Contact: _____ Phone Number: _____ Email Address: _____

3. ADDRESS OF PREMISES. Jim Whelan Boardwalk Hall, Southwest Corner Unit, 2301 Boardwalk, Atlantic City, NJ 08401 (the “Premises”).

4. RENTABLE SPACE. The total rentable space of the Premises consists of approximately 1044 square feet of prime space on the Boardwalk in Jim Whelan Boardwalk Hall.

5. SUBLEASE TERM. The term of the Sublease (the “Sublease Term”) shall be:

Fixed-Term. The Sublease Term shall run for five (5) years beginning on the date of execution of a definitive Sublease Agreement and continuing thereafter until the 5th anniversary of the date of commencement.

Option Term. There shall be one (1) renewal option of five (5) years ("Option Term"), which shall commence on the day immediately following the last day of the prior Term and shall terminate on the last day of the last calendar month in the Option Term.

Occupancy. Sublessee shall be allowed enter and occupy the Premises starting on _____TBD_____, 2025.

6. USE OF PREMISES. The Sublessee proposes to use the Premises for the following:

7. RFQ SUBMISSION

Due Date: Friday, June 27, 2025, by no later than 12:00 p.m.

Responses are to be submitted to:

Global Spectrum, L.P., d/b/a OVG360, General Manager
Jim Whelan Boardwalk Hall
2301 Boardwalk
Atlantic City, NJ 08401

Required Documents:

- A narrative detailing the intended use for the Subject Property.
- A brochure or other information regarding the respondent's business activities.
- Full ownership profile, including any corporate franchise information, if applicable.
- A 5-year pro forma cash flow projection including all relevant line items, similar to what a Respondent would submit to a potential equity investor or a lender for financing.
- List of current business location(s) and indication whether they will remain.

8. REVIEW AND ASSESSMENT

Responses to this RFQ will be assessed against CRDA's strategic objectives and priorities. The CRDA will use the responses to this RFQ to inform the process to achieve the objectives set forth in this RFQ. During the assessment process, a respondent may be requested to submit written responses to questions regarding its submission. The purpose of such communication with a respondent is to provide an opportunity for the respondent to clarify or elaborate on its proposal.

INTENTION OF THE PARTIES. This RFQ sets forth the intentions of the Parties to use reasonable efforts to negotiate, in good faith, a Definitive Agreement with respect to all matters herein. Any legal obligations with respect to any matters shall only arise if and when the Parties execute and deliver a Definitive Agreement.

To arrange to view and walk through the property, please contact: Clark Hughes, Capital Project Manager at 609-348-7026 by no later than Friday, June 20th, 2025.

[SIGNATURE REQUIRED ON NEXT PAGE]

-Name of Company: _____

Authorized Signature: _____

Print Name: _____

Title: _____

Date: _____

Due Date:

Please sign and return this Request for Qualification by Friday, June 27, 2025, no later than 12:00 pm to:

Global Spectrum, L.P., d/b/a OVG360, General Manager
Jim Whelan Boardwalk Hall
2301 Boardwalk
Atlantic City, NJ 08401