

GENERAL INFORMATION

South Carolina Public Service Authority (Santee Cooper), Property Management Division, Moncks Corner, South Carolina, will be accepting Proposals for Lease on a first come, first served basis. Proposals will be objectively evaluated based on weighted criteria for the property located at 1026 Black Oak Road, Bonneau SC 29431.

Proposal shall be submitted by mailing or delivering a sealed envelope marked **“Proposal for Lease, 1026 Black Oak Road”** to:

**Santee Cooper
Corporate Secretary
PO Box 2946101
Moncks Corner, SC 29461**

I. Proposals Should include:

- Year of Experience with similar business
- Proposed rental rate
- Marketing and Business Plan
- Conceptual Site Plan
- Examples and illustrations of proposed cabins and other infrastructure

II. Minimum Annual Rental Rate is \$8,550.00. Rental Rates below the minimum will not be accepted.

III. Santee Cooper reserves the right to accept or reject any or all proposals.

IV. The property is under federal jurisdiction because it is located within the Federal Energy Regulatory Commission (FERC) project boundary. The property is designated for commercial use only under the FERC land use article. No permanent residences allowed.

Leases will be subject to the following:

1. The lease will have a term of 40 year.
2. The lease rate will be set at 2.5% of the appraised value of the property.
3. Lease rates will be adjusted based on appraised value every ten years not to exceed 20% of the previous rate. The increase in the lease rate will be phased in at 5% per year until the new lease rate is reached.
4. If the level of Lake Marion is at an elevation of 72.5 feet or below for 10 consecutive days any time between March 1 and September 30, the lessee will receive a credit equal to one month's rent for the month(s) in which the 10-day period ends.

For additional information or assistance, please contact Santee Cooper's Property Management Division at (843) 761-4068 or visit www.santeecooperproperty.com