

April 20, 2001

Ms. Donna King, Lead Realty Specialist
General Services Administration
819 Taylor St., Rm. 14B06
Fort Worth, TX 76102

Dear Ms. King:

We have completed our review of the DRAFT Occupancy Agreement (OA) for our leasing action in Arlington and have the following comments:

1. General Comments:
 - A) We need a statement in the OA that gives NRC the right to provide security protection devices to our assigned space.
 - B) We need a statement that allows NRC to mount an antenna on the roof. The area for the antenna will be less than 100 square feet.
2. Lease Term - The stated term of 60 months is too short. To obtain a favorable lease rate, we recommend a 120 month term.
3. Space requirement - The SF-81 submitted required a total of 51,833 square feet which included the 15% common space factor.
4. Cancellation Clause - Under "Additional Clauses," we want to use paragraph 1.a, which allows NRC to cancel with 120 day notice to GSA. This clause must be rewritten to be unconditional and explicit.

Please contact Bill Harris, of my staff, on (301) 415-8079 if you have any questions.

Sincerely,

/RA/

Thomas O. Martin, Director
Division of Facilities and Security
Office of Administration

Ms. Donna King, Lead Realty Specialist
General Services Administration
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Fort Worth, TX 76102

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