| STANDARD FORM 2 FEBRUARY 1965 EDITION GENERAL SERVICES ADMINISTRATION | US GOVERNMENT LEASE FOR REAL PROPERTY | |
|---|---|---|
| **DATE OF LEASE** 8/16/11 | **LEASE NO.** GS-10B-07211 | **BUILDING NO.** ID4398 |

THIS LEASE, made and entered into this date by and between AIRPORT DISTRIBUTION CENTER

Whose address is 250 S 5<sup>TH</sup> STREET 2<sup>ND</sup> FLOOR
                 BOISE, ID 83702-7713

and whose interest in the property hereinafter described is that of **OWNER**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1.    The Lessor hereby leases to the Government the following described premises:

A total of 22,500 rentable square feet (RSF) of warehouse and related space, which yields 22,500 ANSI/BOMA Office Area (ABOA) square feet of space at Airport Distribution Center, 1175 Boeing Street, Boise, ID 83705-5436 to be used for such purposes as determined by the General Services Administration.

2.    TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on August 1, 2011 and continuing through July 31, 2021, subject to termination rights as may be hereinafter set forth.

3.    The Government shall pay the Lessor annual rent according to the table below:

| Years | Annual Shell Rent | Annual Operating Cost | Total Annual Rent |
|---|---|---|---|
| 1-5 | $175,500.00* | $26,775.00 | $202,275.00 |
| 6-10 | $183,633.75* | $30,791.25** | $214,425.00 |

*Shell rent is inclusive of taxes and building shell costs per the SFO.
**Operating costs are subject to adjustment per Paragraph 11 of this document.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

                AIRPORT DISTRIBUTION CENTER
                250 S 5<sup>TH</sup> STREET, 2<sup>ND</sup> FLOOR
                BOISE, ID 83702-7713

4.    The Government may terminate this lease in whole or in part at any time on or after July 31, 2016 by giving at least 120 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

**LESSOR**
**AIRPORT DISTRIBUTION CENTER**

BY _Dan Minnaut_ (Signature)

IN PRESENCE OF _Anne Y Byrd_ (Signature)

Owner's Agent (Title)

250 S. 5<sup>th</sup> St. Boise 83702 (Address)

**UNITED STATES OF AMERICA**

BY _____ (Signature)

Contracting Officer, General Services Administration

5.    *Renewal* Options. THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED.

6.    The Lessor shall furnish to the Government, as part to the rental consideration, the following:
      A.  Those facilities, services, supplies, utilities, and maintenance in accordance with SFO 0ID2023 dated March 1, 2011 and as amended in Amendment #1 dated July 28, 2011.

7.    The following are attached and made a part hereof:
      A.  Solicitation for Offers 0ID2023 dated March 1, 2011 and all its attachments and Amendment #1 dated July 28, 2011.
      B.  GSA Form 3517 entitled GENERAL CLAUSES (Rev. [11/05])
      C.  GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. [1/07])

8.    *Tenant Improvement Rental Adjustment.* THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED

9.    *Tax Adjustment.* THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED.

10.   The percentage of Government occupancy is established as 100%.

11.   In accordance with the SFO paragraph entitled *Operating Costs*, the operating cost base is established as $26,775.00 per annum for Years 1-5, and $30,791.25 per annum for Years 6-10. Operating cost adjustments for Years 6-10 will begin in Year 7.

12.   In accordance with the SFO paragraph entitled *Common Area Factor*, the common area factor is established as 1.0 (22,500 RSF/22,500 ABOA Sq. Ft.).

13.   In accordance with the SFO paragraph entitled *Adjustment for Vacant Premises*, the adjustment is established as $0.00/ABOA Sq. Ft. for vacant space (rental reduction).

14.   *Overtime Usage.* THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED.

15.   *Security costs.* THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED.

The Lessor hereby waives restoration.

| LESSOR | UNITED STATES OF AMERICA |
|---|---|
| BY_____ ᗪⅿ _____ *(Initial)* | BY_____ ⅯⅤ _____ *(Initial)* |

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