

**U.S. GOVERNMENT LEASE FOR REAL PROPERTY
(Short Form)**

1. LEASE NUMBER
GS-04B-61810

PART I - SOLICITATION/DESCRIPTION OF REQUIREMENTS (To be completed by Government)

A. REQUIREMENTS

The Government of the United States of America is seeking to lease approximately 13,000 rentable square feet of space located in Panama City, Florida, for occupancy not later than April 1, 2011, for a term of 5 years with a 3 year firm term. Rentable space must yield a minimum of 8,163 ANSI/BOMA Office Area square feet and 4,837 ANSI/BOMA Warehouse Area square feet.

B. STANDARD CONDITIONS AND REQUIREMENTS

The following standard conditions and requirements shall apply to any premises offered for lease to the UNITED STATES OF AMERICA (hereinafter called the GOVERNMENT):

Space offered must be in a quality building of sound and substantial construction, either a new, modern building or one that has undergone restoration or rehabilitation for the intended use.

The Lessor shall provide a valid Certificate of Occupancy for the intended use of the Government upon request and shall meet, maintain, and operate the building in conformance with all applicable current (as of the date of this solicitation) codes and ordinances. If space is offered in a building to be constructed for lease to the Government, the building must be in compliance with the most recent edition of the building code, fire code, and ordinances adopted by the jurisdiction in which the building is located.

Offered space shall meet or be upgraded to meet the applicable egress requirements in National Fire Protection Association (NFPA) 101, *Life Safety Code* or an alternative approach or method for achieving a level of safety deemed equivalent and acceptable by the Government. Offered space located below-grade, including parking garage areas, and all areas referred to as "hazardous areas" (defined in NFPA 101) within the entire building (including non-Government areas), shall be protected by an automatic sprinkler system or an equivalent level of safety. Additional automatic fire sprinkler requirements will apply when offered space is located on or above the 6th floor. Unrestricted access to a minimum of two remote exits shall be provided on each floor of Government occupancy. Scissor stairs shall be counted as only one approved exit. Open-air exterior fire escapes will not be counted as an approved exit. Additional fire alarm system requirements will apply when offered space is located 2 or more stories in height above the lowest level of exit discharge.

The Building and the leased space shall be accessible to workers with disabilities in accordance with the Americans With Disabilities Act Accessibility Guidelines (36 CFR Part 1191, App. A) and the Uniform Federal Accessibility Standards (Federal Register vol. 49, No. 153, August 7, 1984, reissued as FED. STD. 795, dated April 1, 1988, and amended by Federal Property Management Regulations CFR 41, Subpart 101-19.6, Appendix A, 54 FR 12628, March 28, 1989). Where standards conflict, the more stringent shall apply.

The leased space shall be free of all asbestos containing materials, except undamaged asbestos flooring in the space or undamaged boiler or pipe insulation outside the space, in which case an asbestos management program conforming to Environmental Protection Agency guidance shall be implemented. The space shall be free of other hazardous materials according to applicable Federal, State, and local environmental regulations.

Services, utilities, and maintenance will be provided daily, extending from 7:30 a.m. to 5:30 p.m. except Saturday, Sunday, and Federal holidays. The Government shall have access to the leased space at all times, including the use of electrical services, toilets, lights, and Government office machines without additional payment.

2. SERVICES AND UTILITIES (To be provided by Lessor as part of rent)

<input checked="" type="checkbox"/> HEAT	<input checked="" type="checkbox"/> TRASH REMOVAL	<input checked="" type="checkbox"/> ELEVATOR SERVICE <i>csc</i>	<input checked="" type="checkbox"/> INITIAL & REPLACEMENT LAMPS, TUBES, BALLASTS	<input checked="" type="checkbox"/> TOILET SUPPLIES
<input checked="" type="checkbox"/> ELECTRICITY	<input checked="" type="checkbox"/> CHILLED DRINKING WATER	<input checked="" type="checkbox"/> WINDOW WASHING <i>OR</i>	<input checked="" type="checkbox"/> JANITORIAL SERV. & SUPP.	<input checked="" type="checkbox"/> WATER (Hot & Cold)
<input checked="" type="checkbox"/> ABOVE STANDARD UTILITIES SEE DEFINITION ON ATTACHMENT D	<input checked="" type="checkbox"/> AIR CONDITIONING	Frequency <u>Annually</u>		

3. OTHER REQUIREMENTS

- Offerors should also include the following with their offers:
- Attachments A-J
- 3517A, General Clauses
- 3518A, Representations and Certifications
- Online CCR registration
- CAD drawing of offered space, GSA Form 12000 or 12001, and GSA Pre-Lease Security Form

NOTE: All offers are subject to the terms and conditions outlined above, and elsewhere in this solicitation, including the Government's General Clauses and Representations and Certifications.

4. BASIS OF AWARD

- ☒ THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER SQUARE FOOT, ACCORDING TO THE ANSI/BOMA Z65.1-1996 DEFINITION FOR BOMA USABLE OFFICE AREA, WHICH MEANS "THE AREA WHERE A TENANT NORMALLY HOUSES PERSONNEL AND/OR FURNITURE, FOR WHICH A MEASUREMENT IS TO BE COMPUTED."
- ☐ OFFER MOST ADVANTAGEOUS TO THE GOVERNMENT, WITH THE FOLLOWING EVALUATION FACTORS BEING
- ☐ SIGNIFICANTLY MORE IMPORTANT THAN PRICE
 - ☐ APPROXIMATELY EQUAL TO PRICE
 - ☐ SIGNIFICANTLY LESS IMPORTANT THAN PRICE
 - ☐ (Listed in descending order, unless stated otherwise):

PART II - OFFER (To be completed by Offeror/Owner)

GENERAL SERVICES ADMINISTRATION

Initials: *csc*

Lessor

OR

Government

A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT

5. NAME AND ADDRESS OF BUILDING (Include ZIP Code)

1601 Balboa Avenue
Panama City, Florida
32405-4132

6. LOCATION(S) IN BUILDING

a. FLOOR(S)/SUITE

NA

b. ROOM NUMBER(S)

NA

c. SQUARE FOOTAGE

SEE :

ATTACHEMENT J

d. TYPE



GENERAL OFFICE



OTHER (Specify)



WAREHOUSE

5,500sq ft of

asphalt wareyard

& 10 reserved

parking spaces

B. TERM

To have and to hold, for the term commencing on April 1, 2011 and continuing through March 31, 2016 inclusive. The Government may terminate this lease, in whole or in part, at any time on or after April 1, 2014, by giving at least 60 days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

C. RENTAL

Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. Rent for a period of less than a month shall be prorated.

7. ANNUAL RENT

SEE ATTACHMENT J

9. MAKE PAYMENT TO (Name and address)

PFP Holdings Inc.

8. MONTHLY RENT

SEE ATTACHMENT J

1002 W. 23rd Street, Suite 400

Panama City, Florida 32405-3648

10a. NAME AND ADDRESS OF OWNER (Include ZIP code. If requested by the Government and the owner is a partnership or joint venture, list all General Partners, using a separate sheet, if necessary.)

PFP Holdings Inc., 1002 W. 23rd Street, Suite 400, Panama City, Florida 32405-3648

OWNER

11. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING



OWNER



AUTHORIZED AGENT



OTHER (Specify)

12. NAME OF OWNER OR AUTHORIZED AGENT

ROYAL AMERICAN MANAGEMENT, INC.

13. TITLE OF PERSON SIGNING

VICE PRESIDENT

14. SIGNATURE OF OWNER OR AUTHORIZED AGENT

15. DATE

03-11-11

PART III - AWARD (To be completed by Government)

Your offer is hereby accepted. This award consummates the lease which consists of the following documents: (a) this GSA Form 3626, (b) Representations and Certifications, (c) the Government's General Clauses, and (d) the following changes or additions made or agreed to by you:

Attachment A - Definitions
Attachment B - Tenant Improvements
Attachment C - Janitorial
Attachment D - Operating Costs
Attachment E - Tax Adjustment

Attachment F - Standard Performance Specifications
Attachment G - Building Shell Requirements
Attachment H - Minimum Lease Security Standards
Attachment I - Floor Plan
Attachment J - Rental Rate schedule

The annual base cost of services is hereby established at \$3.99per USF(\$3.99per RSF). This lease is NOT subject to operating cost escalations.

For tax adjustment purposes, the Government's percentage of occupancy is 100%.

NO TENANT IMPROVEMENT ALLOWANCE

The hourly overtime rate for HVAC is \$4.00prsf.

There is no adjustment for vacant premises.

The office is to be painted at no cost to the government as part of the rental consideration. Painted will be coordinate with on-site personnel to be completed within 180 days of lease award.

THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT OF THE UNITED STATES OF AMERICA UNLESS SIGNED BELOW BY AUTHORIZED CONTRACTING OFFICER.

17a. NAME OF CONTRACTING OFFICER (Type or Print)

Kenneth Idle
Contracting Officer

17b. SIGNATURE OF CONTRACTING OFFICER



17c. DATE

3/17/2011