

US GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

6/2/2011

LEASE NO.

GS-04B-61116

THIS LEASE, made and entered into this date by and between GE Commercial Finance Business Property

whose address 6464 185th AVE NE
is Redmond, WA 98052-5048

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 approximately 21,500 rentable Square Feet/ 18,667 ANSI/BOMA of office, related space and 70 parking spaces located in the [REDACTED] building at 1166 Athens Tech, Elberton, GA., which constitutes 100% occupancy of the building.

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 June 15, 2011 THROUGH June 14, 2021, subject to termination rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

TERM	ANNUAL RENT	RATE PRSF	RATE PUSF	MONTHLY RATE
06/15/11 through 06/14/16	\$312,825.00	\$14.55	\$16.76	\$26,068.75
06/15/16 through 06/14/21	\$305,085.00	\$14.19	\$16.34	\$25,423.75

4. The Government may terminate this lease, in whole or in part, at any time on or after June 14, 2016, by giving the Lessor at least 30 days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing.

5. Rental is subject to the Government's measurement of plans submitted by the Lessor or a mutual on-site measurement of the space and will be based on the rate, per ANSI BOMA usable square foot (PUSF) as noted in Paragraph 3 above, in accordance with Clause 27 (PAYMENT), GSA form 3517, General Clauses. The lease contract and the amount of rent will be adjusted accordingly, but not to exceed the maximum BOMA usable square footage of 18,667 requested in SFO Paragraph 1.2, (Amount and Type of Space). Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

GE Commercial Finance Business Property Corporation
16479 Dallas parkway
Addison, TX 75001-6825

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

- A. Those facilities, services, supplies, utilities, and maintenance in accordance with Solicitation for Offers (SFO) OGA2083.
- B. Tenant Improvement and Special Requirements in accordance with Solicitation for Offers OGA2083. All tenant improvements and special requirements to be completed within ~~45~~ days of the lease effective date identified under Paragraph 2.

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C. Deviations to the approved space layouts furnished by GSA to the Lessor subsequent to award will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.

D. Lessor shall provide ¹⁶⁵70 reserved surface parking spaces at no additional cost to the Government, ^{at nd} in accordance with SFO.

E. DUNS: 616490566

7. The premises described in Paragraph 1 of this Standard Form 2 shall contain 18,677 BOMA usable square feet (USF) of office and space, related

8. The following are attached and made a part hereof:

- A. Solicitation for Offers OGA2083.
- B. GSA Form 3518 entitled Representations and Certification (Rev.7/04).
- C. GSA Form 3517 entitled General Clauses (Rev.12/03).
- D. Floor plans, dated March 27, 2006.

9. In accordance with Paragraph 1.3c (Common Area Factor), the common area factor (CAF) is established as "0.15".

10. In accordance with SFO OGA2083 Paragraph 4.1(Tax Adjustment), the percentage of Government occupancy is established as 100%. (Based on Government occupancy of 21,500 rentable sq. ft. and total building area of 21,500 sq. ft.) Percentage of occupancy is subject to revision based on actual measurement of Government occupied space at time of final inspection, not to exceed the maximum BOMA usable square footage stated in the SFO, and in accordance with GSAF 3517, GENERAL CLAUSES.

11. In accordance with SFO OGA2083 Paragraph 4.2 (Operating Costs), the escalation base is established as \$3.46 per BOMA usable square foot (\$3.00 per rentable square foot).

12. In accordance with Paragraph 4.3 (Adjustment for Vacant Premises), the adjustment is established as \$ (rental reduction) per BOMA rentable square foot.

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

LESSOR:

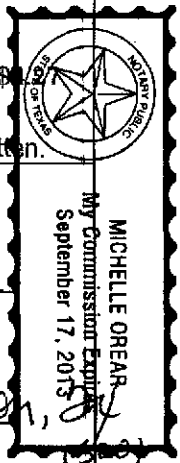
BY Anthony Repieralthe
Authorized Official, Title

[Signature]
(Signature)

IN THE PRESENCE OF:

Michelle O'Leary
(Signature)

16479 Dallas Pkwy Addison, TX
(Address)



UNITED STATES OF AMERICA

BY Maria Dent 6/2/11
(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official title)

13. In accordance with Paragraph 4.5, (Overtime Usage), the rate for overtime usage is established as \$14.25 per hour for the entire space. Areas requiring 24 hour HVAC (LAN, etc.) shall be \$1.90 per hour.

14. All handicapped accessibility deficiencies must be corrected prior to occupancy and at no extra cost to the Government, including but not limited to the following, as required by SFO

- A. Restrooms
- B. Exit Doors
- C. Parking Areas / Curb Cuts
- D. Door Entrances
- E. Width of Exit Corridors

15. Radon Certification must be furnished within 30 days after award. Any corrective action must be completed within 30 days after tests are completed. Re-testing is required and results forwarded to the Contracting Officer.

INITIALS:


Lessor

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