

LEASE NO. GS-06P-11030

Succeeding/Superseding Lease
GSA FORM L202 (October 2012)

This Lease is made and entered into between

Lessor's Name Ideal P H, LLC, a Texas limited liability company

(Lessor), whose principal place of business is 8305 Yaupon Dr, Austin, TX 78759-4459, and whose interest in the Property described herein is that of Fee Owner, and the United States of America (Government), acting by and through the designated representative of the General Services Administration (GSA), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

Rittenhouse, 2120 Rittenhouse Street, Des Moines, Iowa 50321-3156

and more fully described in Section 1, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning on November 1, 2012 through October 31, 2017, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:



Name: Lijin Chen

Title: LLC Manager

Date: 11/30/2012

FOR THE GOVERNMENT:



Lauren Dobson PATRICK G. WALCOTT

Lease Contracting Officer

General Services Administration, Public Buildings Service

Date: 12/12/12

WITNESSED FOR THE LESSOR BY:



Name: CHUNMING Zhang

Title: Office Mgr.

Date: 11/30/2012

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

SECTION 1	THE PREMISES, RENT, AND OTHER TERMS	4
1.01	THE PREMISES (SUCCEEDING) (JUN 2012)	4
1.02	EXPRESS APPURTENANT RIGHTS (JUN 2012)	4
1.03	RENT AND OTHER CONSIDERATIONS (SEP 2012)	4
1.04	BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012) PARAGRAPH INTENTIONALLY DELETED	5
1.05	TERMINATION RIGHTS (AUG 2011)	5
1.06	RENEWAL RIGHTS (AUG 2011) PARAGRAPH INTENTIONALLY DELETED	5
1.07	DOCUMENTS INCORPORATED IN THE LEASE (JUN 2012)	5
1.08	TENANT IMPROVEMENT RENTAL ADJUSTMENT (SUCCEEDING) (SEPT 2011) PARAGRAPH INTENTIONALLY DELETED	5
1.09	BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012) PARAGRAPH INTENTIONALLY DELETED	5
1.10	BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP 2012) PARAGRAPH INTENTIONALLY DELETED	5
1.11	PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)	5
1.12	ESTABLISHMENT OF TAX BASE (JUN 2012) PARAGRAPH INTENTIONALLY DELETED	5
1.13	OPERATING COST BASE (AUG 2011)	5
1.14	RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (JUN 2012)	5
1.15	HOURLY OVERTIME HVAC RATES (AUG 2011)	5
1.16	24-HOUR HVAC REQUIREMENT (APR 2011)	5
1.17	BUILDING IMPROVEMENTS (SEP 2012) PARAGRAPH INTENTIONALLY DELETED	5
SECTION 2	GENERAL TERMS, CONDITIONS AND STANDARDS	6
2.01	DEFINITIONS AND GENERAL TERMS (JUN 2012)	6
2.02	AUTHORIZED REPRESENTATIVES (JUN 2012)	6
2.03	ALTERATIONS REQUESTED BY THE GOVERNMENT (JUN 2012)	7
2.04	WAIVER OF RESTORATION (APR 2011)	7
2.05	PAYMENT OF BROKER (JULY 2011) PARAGRAPH INTENTIONALLY DELETED	7
2.06	CHANGE OF OWNERSHIP (JUN 2012)	7
2.07	REAL ESTATE TAX ADJUSTMENT (JUN 2012)	7
2.08	ADJUSTMENT FOR VACANT PREMISES (APR 2011)	9
2.09	OPERATING COSTS ADJUSTMENT (JUN 2012)	9
SECTION 3	CONSTRUCTION STANDARDS AND SHELL COMPONENTS	10
3.01	WORK PERFORMANCE (JUN 2012)	10
3.02	RECYCLED CONTENT PRODUCTS (COMPREHENSIVE PROCUREMENT GUIDELINES) (JUN 2012)	10
3.03	ENVIRONMENTALLY PREFERABLE BUILDING PRODUCTS AND MATERIALS (DEC 2007)	10
3.04	EXISTING FIT-OUT, SALVAGED, OR REUSED BUILDING MATERIAL (JUN 2012)	10
3.05	CONSTRUCTION WASTE MANAGEMENT (SUCCEEDING) (JUN 2012)	10
3.06	BUILDING SHELL REQUIREMENTS (JUN 2012)	11
3.07	RESPONSIBILITY OF THE LESSOR AND LESSOR'S ARCHITECT/ENGINEER (SUCCEEDING) (APR 2011)	11
3.08	QUALITY AND APPEARANCE OF BUILDING (SUCCEEDING) (SEPT 2011)	11
3.09	VESTIBULES (SUCCEEDING) (APR 2011)	11
3.10	MEANS OF EGRESS (JUN 2012)	11
3.11	AUTOMATIC FIRE SPRINKLER SYSTEM (JUN 2012)	12
3.12	FIRE ALARM SYSTEM (JUN 2012)	12
3.13	ENERGY INDEPENDENCE AND SECURITY ACT (DEC 2011)	12
3.14	ELEVATORS (JUN 2012) PARAGRAPH INTENTIONALLY DELETED	12
3.15	FLAGPOLE (AUG 2011)	12
3.16	DEMOLITION (JUN 2012)	12
3.17	ACCESSIBILITY (FEB 2007)	13
3.18	CEILINGS (JUN 2012)	13
3.19	EXTERIOR AND COMMON AREA DOORS AND HARDWARE (JUN 2012)	13
3.20	DOORS: IDENTIFICATION (APR 2011)	13
3.21	WINDOWS (SUCCEEDING) (SEPT 2011)	13
3.22	PARTITIONS: GENERAL (APR 2011)	13
3.23	PARTITIONS: PERMANENT (JUN 2012)	13
3.24	INSULATION: THERMAL, ACOUSTIC, AND HVAC (APR 2011)	14
3.25	WALL FINISHES - SHELL (SUCCEEDING) (JUN 2012)	14
3.26	PAINTING - SHELL (JUN 2012)	14
3.27	FLOORS AND FLOOR LOAD (AUG 2011)	14
3.28	FLOOR COVERING AND PERIMETERS - SHELL (SUCCEEDING) (JUN 2012)	14
3.29	MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (APR 2011)	14
3.30	BUILDING SYSTEMS (APR 2011)	14
3.31	ELECTRICAL (JUN 2012)	14
3.32	ADDITIONAL ELECTRICAL CONTROLS (JUN 2012) PARAGRAPH INTENTIONALLY DELETED	15
3.33	DRINKING FOUNTAINS (APR 2011)	15
3.34	RESTROOMS (JUN 2012)	15
3.35	PLUMBING FIXTURES: WATER CONSERVATION (DEC 2011)	15
3.36	JANITOR CLOSETS (SUCCEEDING) (JUN 2012)	16
3.37	HEATING VENTILATION AND AIR CONDITIONING - SHELL (JUN 2012)	16
3.38	TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (SUCCEEDING) (SEPT 2011)	16

3.39	TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (JUN 2012)	16
3.40	LIGHTING: INTERIOR AND PARKING - SHELL (JUN 2012)	16
3.41	ACOUSTICAL REQUIREMENTS (JUN 2012)	17
3.42	INDOOR AIR QUALITY DURING CONSTRUCTION (JUN 2012)	17
3.43	SYSTEMS COMMISSIONING (APR 2011)	18

SECTION 4 DESIGN, CONSTRUCTION, AND POST AWARD ACTIVITIES..... 19

4.01	SCHEDULE FOR COMPLETION OF SPACE (SUCCEEDING) (JUN 2012) PARAGRAPH INTENTIONALLY DELETED	19
4.02	BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) PRICE PROPOSAL (SEP 2012) PARAGRAPH INTENTIONALLY DELETED	19
4.03	ACCEPTANCE OF SPACE (SUCCEEDING) (JUN 2012) PARAGRAPH INTENTIONALLY DELETED	19
4.04	AS-BUILT DRAWINGS (JUN 2012) PARAGRAPH INTENTIONALLY DELETED	19
4.05	SEISMIC RETROFIT (SEP 2012) PARAGRAPH INTENTIONALLY DELETED	19

SECTION 5 TENANT IMPROVEMENT COMPONENTS..... 20

5.01	TENANT IMPROVEMENT REQUIREMENTS (JUN 2012)	20
5.02	FINISH SELECTIONS (SUCCEEDING) (SEPT 2011)	20
5.03	DOORS: INTERIOR (SUCCEEDING) (JUN 2012)	20
5.04	DOORS: HARDWARE (SUCCEEDING) (JUN 2012)	20
5.05	PARTITIONS: SUBDIVIDING (SUCCEEDING) (JUN 2012)	20
5.06	WALL FINISHES (JUN 2012)	20
5.07	PAINTING - TI (JUN 2012) PARAGRAPH INTENTIONALLY DELETED	20
5.08	FLOOR COVERINGS AND PERIMETERS (JUN 2012) PARAGRAPH INTENTIONALLY DELETED	20
5.09	HEATING AND AIR CONDITIONING (SUCCEEDING) (SEPT 2011)	20
5.10	ELECTRICAL: DISTRIBUTION (SUCCEEDING) (JUN 2012)	21
5.11	LIGHTING: INTERIOR AND PARKING - TI (SUCCEEDING) (JUN 2012)	21

SECTION 6 UTILITIES, SERVICES, AND OBLIGATIONS DURING THE LEASE TERM..... 22

6.01	PROVISION OF SERVICES, ACCESS, AND NORMAL HOURS (JUN 2012)	22
6.02	UTILITIES (APR 2011)	22
6.03	UTILITIES SEPARATE FROM RENTAL/BUILDING OPERATING PLAN (AUG 2011) PARAGRAPH INTENTIONALLY DELETED	22
6.04	UTILITY CONSUMPTION REPORTING (JUN 2012)	22
6.05	HEATING AND AIR CONDITIONING (AUG 2011)	22
6.06	OVERTIME HVAC USAGE (JUN 2012)	22
6.07	JANITORIAL SERVICES (JUN 2012)	22
6.08	SELECTION OF CLEANING PRODUCTS (APR 2011)	23
6.09	SELECTION OF PAPER PRODUCTS (JUN 2012)	23
6.10	SNOW REMOVAL (APR 2011)	23
6.11	MAINTENANCE AND TESTING OF SYSTEMS (JUN 2012)	24
6.12	MAINTENANCE OF PROVIDED FINISHES (JUN 2012)	24
6.13	ASBESTOS ABATEMENT (APR 2011)	24
6.14	ONSITE LESSOR MANAGEMENT (APR 2011)	24
6.15	IDENTITY VERIFICATION OF PERSONNEL (SEP 2012)	24
6.16	SCHEDULE OF PERIODIC SERVICES (JUN 2012)	25
6.17	LANDSCAPING (SUCCEEDING) (JUN 2012)	25
6.18	LANDSCAPE MAINTENANCE (APR 2011)	25
6.19	RECYCLING (JUN 2012)	25
6.20	RANDOLPH SHEPPARD COMPLIANCE (JUN 2012) PARAGRAPH INTENTIONALLY DELETED	26
6.21	SAFEGUARDING AND DISSEMINATION OF SENSITIVE BUT UNCLASSIFIED (SBU) BUILDING INFORMATION (JUN 2012)	26
6.22	INDOOR AIR QUALITY (JUN 2012)	27
6.23	RADON IN AIR (SUCCEEDING) (JUN 2012)	27
6.24	RADON IN WATER (JUN 2012) PARAGRAPH INTENTIONALLY DELETED	28
6.25	HAZARDOUS MATERIALS (OCT 1996)	28
6.26	MOLD (AUG 2008)	28
6.27	OCCUPANT EMERGENCY PLANS (APR 2011)	29
6.28	FLAG DISPLAY (APR 2011) PARAGRAPH INTENTIONALLY DELETED	29

SECTION 7 ADDITIONAL TERMS AND CONDITIONS..... 29

7.01	SECURITY STANDARDS (JUN 2012) PARAGRAPH INTENTIONALLY DELETED	Error! Bookmark not defined.
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SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SUCCEEDING) (JUN 2012)

Unless otherwise noted, the Government accepts the Premises and tenant improvements in their existing condition, except where specifications or standards are contained elsewhere in this Lease. These standards include security improvements, Fire Protection and Life Safety requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. Such acceptance by the Government of existing Premises shall not relieve Lessor of continuing obligations for cleaning, janitorial, maintenance, repair, etc. as set forth in the Lease paragraphs and attached General Clauses.

The Premises are described as follows:

A. Office and Related Space: 7,266 rentable square feet (RSF), yielding 7,266 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the ground floor of the Building.

B. Common Area Factor: The Common Area Factor (CAF) is established as 1.00 percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

1.02 EXPRESS APPURTENANT RIGHTS (JUN 2012)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41 CFR, Part 102-74, Subpart C within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use the following:

A. Parking: 25 parking spaces for the exclusive use of the Government, of which 0 shall be structured/inside parking spaces, and 25 shall be surface/outside parking spaces. In addition, Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. Antennas, Satellite Dishes, and Related Transmission Devices: Space located on the roof of the Building sufficient in size for the installation and placement of the telecommunications equipment as such may be described herein, together with the right to access the roof and use of, all Building areas (e.g., chases, plenums) necessary for the use, operation and maintenance of such equipment at all times during the term of this Lease.

1.03 RENT AND OTHER CONSIDERATIONS (SEP 2012)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM NOV 1, 2012 – OCT 31, 2014	NON FIRM TERM NOV 1, 2014 - OCT 31, 2017
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$124,684.56	\$139,216.56
OPERATING COSTS ²	\$ 54,495.00	\$ 54,495.00
PARKING ³	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$179,179.56	\$193,711.56

¹Shell rent (Firm Term) calculation: \$17.16 per RSF multiplied by 7,266 RSF

²Operating Costs rent calculation: \$7.50 per RSF multiplied by 7,266 RSF

³Parking is provided at no cost

B. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

C. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration (CCR). If the payee is different from the Lessor, both payee and Lessor must be registered in CCR.

D. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in the paragraph entitled "The Premises."

2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;

3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

E. Parking shall be provided at a rate of \$0.00 per parking space per month (Structure), and \$0.00 per parking space per month (Surface).

1.04 ~~BROKER-COMMISSION-AND-COMMISSION-CREDIT (JUN-2012) PARAGRAPH INTENTIONALLY DELETED~~

1.05 ~~TERMINATION RIGHTS (AUG 2011)~~

The Government may terminate this Lease, in whole or in part, at any time effective after October 31, 2014 by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

1.06 ~~RENEWAL RIGHTS (AUG-2014) PARAGRAPH INTENTIONALLY DELETED~~

1.07 ~~DOCUMENTS INCORPORATED IN THE LEASE (JUN 2012)~~

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES
GSA FORM 3517B GENERAL CLAUSES	46
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	10

1.08 ~~TENANT-IMPROVEMENT RENTAL ADJUSTMENT (SUCCEEDING) (SEPT-2014) PARAGRAPH INTENTIONALLY DELETED~~

1.09 ~~BUILDING-SPECIFIC AMORTIZED CAPITAL (SEP-2012) PARAGRAPH INTENTIONALLY DELETED~~

1.10 ~~BUILDING-SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP-2012) PARAGRAPH INTENTIONALLY DELETED~~

1.11 ~~PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)~~

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 33.1963 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 7,266 RSF by the total Building space of 21,888 RSF.

1.12 ~~ESTABLISHMENT OF TAX BASE (JUN-2012) PARAGRAPH INTENTIONALLY DELETED~~

1.13 ~~OPERATING COST BASE (AUG 2011)~~

The parties agree that for the purpose of applying the paragraph titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$54,495.00/annum.

1.14 ~~RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (JUN 2012)~~

In accordance with the paragraph entitled "Adjustment for Vacant Premises" if the Government fails to occupy or vacates the entire or any portion of the leased Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by \$2.38 per ABOA SF of Space vacated by the Government.

1.15 ~~HOURLY OVERTIME HVAC RATES (AUG 2011)~~

The following rates shall apply in the application of the paragraph titled "Overtime HVAC Usage:"

- \$0.00 per hour per zone
- Number of zones: 0
- \$0.00 per hour for the entire Space.

1.16 ~~24-HOUR HVAC REQUIREMENT (APR 2011)~~

The hourly overtime HVAC rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the Premises, such services shall be provided by the Lessor at an annual rate of \$0.00 per ABOA SF. of the area receiving the 24-hour HVAC. Notwithstanding the foregoing, Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the Building at no additional charge.

1.17 ~~BUILDING IMPROVEMENTS (SEP-2012) PARAGRAPH INTENTIONALLY DELETED~~