

LEASE NO. GS-07B-17031

STREAMLINED LEASE
GSA FORM L201B (07/11)

This Lease is made and entered into between

Board of Supervisors of Louisiana State University and Agricultural and Mechanical College (LSU)

("the Lessor"), whose principal place of business is LSU, School of Veterinary Medicine, Skip Bertman Drive, Baton Rouge, LA 70803-8402 and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("the 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:

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

LSU

School of Veterinary Medicine

Skip Bertman Drive

Baton Rouge, LA 70803-8402

and more fully described in Section 1 and Exhibit B, together with rights to the use of parking and other areas as set forth herein.

LEASE TERM

To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

10 Years, 2 Years Firm, beginning February 29, 2012 and continuing through February 28, 2022,

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by the General Services Administration. The commencement date of this lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the space by the government.

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: Dr. John V. Lombardi

Title: President, Louisiana State University System

Date: 3-26-12

FOR THE GOVERNMENT:

Garhett Gordon
Lease Contracting Officer

Date: 8/9/12

WITNESSED BY:

Name: Kay Miller

Title: Executive Secretary

Date: 3-26-12

STREAMLINED LEASE

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TO DELETE AN ENTIRE CLAUSE—

TO DELETE A CLAUSE, PARAGRAPH, OR SUBPARAGRAPH—

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES

The Premises are described as follows:

Office and Related Space: 19,116 rentable square feet (RSF), yielding 19,116 ANSI/BOMA Office Area (ABOA) square feet of office and related space (based upon a Common Area Factor of 1.00%, located on the floor(s) Suite(s) of the Building, as depicted on the floor plan(s) attached hereto as Exhibit B and completely listed in Exhibit D.

1.02 EXPRESS APPURTENANT RIGHTS

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

Parking: 24 parking spaces as depicted on the plan attached hereto as Exhibit C of which 0 shall be structured inside spaces reserved for the exclusive use of the Government, 0 shall be inside parking spaces, and 24 shall be surface parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. Antennae, 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 CONSIDERATION

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

	Years 1 - 2		Years 3 - 4	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$381,671.29	\$19.97	\$393,911.19	\$20.61
Tenant Improvements Rental Rate	\$0.00	\$0.00	\$0.00	\$0.00
Operating Costs	\$230,323.87	\$12.05	\$230,323.87	\$12.05
Building Specific Security Costs	\$0.00	\$0.00	\$0.00	\$0.00
Full Service Rate	\$611,995.16	\$32.01	\$624,235.06	\$32.66

	Years 5-6		Years 7-8	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$406,395.89	\$21.26	\$419,130.29	\$21.93
Tenant Improvements Rental Rate	\$0.00	\$0.00	\$0.00	\$0.00
Operating Costs	\$230,323.87	\$12.05	\$230,323.87	\$12.05
Building Specific Security Costs	\$0.00	\$0.00	\$0.00	\$0.00
Full Service Rate	\$636,719.76	\$33.31	\$649,454.16	\$33.97

	Years 9-10	
	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$432,119.37	\$22.61
Tenant Improvements Rental Rate	\$0.00	\$0.00
Operating Costs	\$230,323.87	\$12.05
Building Specific Security Costs	\$0.00	\$0.00
Full Service Rate	\$662,443.24	\$34.65

B. Rent is subject to adjustment based upon a physical mutual measurement of the Space upon acceptance, not to exceed 100 ABOA sq. ft. based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

C. Rent is subject to adjustment based upon the final Tenant Improvement cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

D. 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.

E. Rent shall be paid to the 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.

F. The 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 "Paragraph 1.01, The Premises" created herein.
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
4. 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.

1.04 ~~BROKER-COMMISSION-AND-COMMISSION-CREDIT~~
THIS PARAGRAPH INTENTIONALLY DELETED

1.05 TERMINATION RIGHT

The Government or the Lessor may terminate this Lease, in whole or in part, at any time effective after the firm term of this Lease by providing not less than two (2) years prior written notice. 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~~
THIS PARAGRAPH INTENTIONALLY DELETED

1.07 DOCUMENTS INCORPORATED BY REFERENCE

The following documents are incorporated by reference, as though fully set forth herein:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
Building Improvements	4	A
Floor Plan(s)	3	B
Parking Plan(s)	1	C
Suite Information	5	D
GSA Form 3517B General Clauses		
GSA Form 3518, Representations and Certifications		

1.08 ~~TENANT-IMPROVEMENT-PRICING-BASED-ON-AGENCY-SPECIFIC-REQUIREMENTS-PACKAGE-AND-DESIGN-SCHEMATIC-WITH-POST-AWARD-DID-WORKSHOP~~
THIS PARAGRAPH INTENTIONALLY DELETED

1.09 ~~TENANT-IMPROVEMENT-PRICING-BASED-ON-TENANT-IMPROVEMENT-ALLOWANCE-(JUL-2011)~~
THIS PARAGRAPH INTENTIONALLY DELETED

1.10 ~~TENANT-IMPROVEMENT-PRICING-BASED-ON-DIDS-PRIOR-TO-AWARD~~
THIS PARAGRAPH INTENTIONALLY DELETED

1.11 ~~TENANT-IMPROVEMENT-FEE-SCHEDULE~~
THIS PARAGRAPH INTENTIONALLY DELETED

1.12 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is 0.0696%. The percentage of occupancy is derived by dividing the total Government space of 19,116 rentable square feet by the total building space of 274,539 rentable square feet.

The Real Estate Tax Base, as defined in the Real Estate Tax Adjustment clause of the Lease is \$XX.

1.13 OPERATING COST BASE

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$12.048748 per rentable sq. ft. (\$230,323.87 per annum)

1.14 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES

In accordance with the section 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 lease costs paid by the Government as part of the rent shall be reduced by the current annual rent of the space vacated by the Government.

1.15 OVERTIME HVAC RATES

THIS PARAGRAPH INTENTIONALLY DELETED

1.16 24-HOUR HVAC REQUIREMENT (APR 2011)

The Overtime Usage 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 sq. ft. of the area receiving the 24 hour HVAC.

1.17 ADDITIONAL BUILDING IMPROVEMENTS

In addition to construction of the Tenant Improvements as required in this Lease, the Lessor shall be required to complete the following additional building improvements (e.g., Fire/Life Safety, Seismic, and Energy Efficiency) prior to acceptance of the Space:

- A. _____
- B. _____
- C. _____