

LEASE NO. GS-04P-LAL00118

Global Lease
GSA FORM L100 (03/2016)

This Lease is made and entered into between

FCA PROPERTIES, INC

(Lessor), whose principal place of business is 225 West Park Loop, Suite A, Huntsville, AL 35806-3302, 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

6724 Odyssey Drive Huntsville, AL 35806-3302

and more fully described in Section 1 and Exhibit A, 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 upon acceptance of the Premises as required by this Lease and continuing for a period of

10 Years, 5 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, is March 1st, 2018.

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:


[Redacted Signature]

Name: FRANK C. L. WILLARD
Title: PRESIDENT / GM
Entity Name: FCA PROPERTIES, INC.
Date: 2/26/18

FOR THE GOVERNMENT:


[Redacted Signature]

Name: Jewell M. Payne
Title: Lease Contracting Officer
General Services Administration, Public Buildings Service
Date: April 12, 2018

WITNESSED FOR THE LESSOR BY:


[Redacted Signature]

Name: Melissa Hankford
Title: Business Manager
Date: 02/26/18

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

1.01 THE PREMISES (SEP 2015)

The Premises are described as follows:

A. **Office and Related Space:** 92,080 rentable square feet (RSF), yielding 79,585 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located within the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

B. **Common Area Factor:** The Common Area Factor (CAF) is established as 1.157 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.

C. INTENTIONALLY DELETED

1.02 EXPRESS APPURTENANT RIGHTS (SEP 2013)

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:** 0 parking spaces are reserved for the exclusive use of the Government. 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. **Antennas, Satellite Dishes, and Related Transmission Devices:** (1) Space located on the roof of the Building sufficient in size for the installation and placement of telecommunications equipment, (2) the right to access the roof of the Building, and (3) use of all Building areas (e.g., chases, plenums, etc.) necessary for the use, operation, and maintenance of such telecommunications equipment at all times during the term of this Lease.

1.03 RENT AND OTHER CONSIDERATION (SEP 2015)

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

	YEARS 1-5	YEARS 6-10
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$1,387,645.60 (\$15.07 PRSF)	\$1,184,148.80 (\$12.86 PRSF)
TENANT IMPROVEMENTS RENT ²	\$0.00 (\$0.00 PRSF)	\$0.00 (\$0.00 PRSF)
OPERATING COSTS ³	\$1,360,942.40 (\$14.78 PRSF)	\$1,383,704.80 (\$14.81 PRSF)
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$0.00 (\$0.00 PRSF)*	\$0.00 (\$0.00 PRSF)
PARKING ⁵	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$2,748,588.00 (\$29.85 PRSF)	\$2,547,953.60 (\$27.67 PRSF)

¹Shell rent calculation:
 (Yrs 1-5) \$15.07 per RSF multiplied by 92,080 RSF, totaling \$1,387,645.60 annually.
 (Yrs 6-10) \$12.86 per RSF multiplied by 92,080 RSF, totaling \$1,184,148.80 annually.
²There are no Tenant Improvements associated with this lease.
³Operating Costs rent calculation:
 (Yrs 1-5) \$14.78 per RSF multiplied by 92,080RSF, totaling \$1,360,942.40 annually.
 (Yrs 6-10) \$14.81 per RSF multiplied by 92,080, totaling \$1,383,704.80 annually.
⁴There is no Building Specific Amortized Capital (BSAC) associated with this lease.
⁵There are no Parking costs associated with this lease

B. In instances where the Lessor amortizes either the TI or BSAC for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term.

C. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 79,585 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

LESSOR:  GOVERNMENT: 

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

E. INTENTIONALLY DELETED

F. 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.

G. 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 by the Lessor in the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered and active in SAM.

H. 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.

I. Parking shall be provided at a rate of \$0.00 per parking space per month (structured/inside), and \$0.00 per parking space per month (surface/outside).

1.04 ~~BROKER-COMMISSION-AND-COMMISSION-CREDIT-(SEP-2015)~~ INTENTIONALLY DELETED

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in parts, at any time effective after the Firm Term of this Lease, by providing not less than 60 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-(SEP-2013)~~ INTENTIONALLY DELETED

1.07 DOCUMENTS INCORPORATED IN THE LEASE (SEP 2015)

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

DOCUMENT NAME	EXHIBIT	NO. OF PAGES
FLOOR PLAN(S)	A	
GSA FORM 12000	B	
GSA FORM 1217	C	
SECURITY REQUIREMENTS III	D	
GSA FORM 3517B GENERAL CLAUSES	E	
GSA FORM 3518-SAM, ADDENDUM TO SYSTEM FOR AWARD MANAGEMENT (SAM) REPRESENTATIONS AND CERTIFICATIONS (ACQUISITIONS OF LEASEHOLD INTERESTS IN REAL PROPERTY)	F	
GSA Form 3516, Solicitation Provisions	G	
SEISMIC FORM	H	

1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT (SEP 2015)

A. The Tenant Improvement Allowance (TIA) for purposes of this Lease is \$0.00 per ABOA SF. The TIA is the amount that the Lessor shall make available for the Government to be used for TIs. This amount is amortized in the rent over the Firm Term of this Lease at an annual interest rate of 0 percent.

B. The Government, at its sole discretion, shall make all decisions as to the use of the TIA. The Government may use all or part of the TIA. The Government may return to the Lessor any unused portion of the TIA in exchange for a decrease in rent according to the agreed-upon amortization rate over the Firm Term.

C. The Government may elect to make lump sum payments for any or all work covered by the TIA. That part of the TIA amortized in the rent shall be reduced accordingly. At any time after occupancy and during the Firm Term of the Lease, the Government, at its sole discretion, may elect to pay lump sum for any part or all of the remaining unpaid amortized balance of the TIA. If the Government elects to make a lump sum payment for the TIA after occupancy, the payment of the TIA by the Government will result in a decrease in the rent according to the amortization rate over the Firm Term of the Lease.

D. If it is anticipated that the Government will spend more than the allowance identified above, the Government may elect to:

1. Reduce the TI requirements;
2. Pay lump sum for the overage upon substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph;
3. Negotiate an increase in the rent.

1.09 ~~TENANT-IMPROVEMENT-FEE-SCHEDULE-(JUN-2012) INTENTIONALLY DELETED~~

1.10 BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012)

For purposes of this Lease, the Building Specific Amortized Capital (BSAC) is \$0.00 per ABOA SF.

1.11 ~~BUILDING-SPECIFIC-AMORTIZED-CAPITAL-RENTAL-ADJUSTMENT-(SEP-2013) INTENTIONALLY DELETED~~

1.12 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 100 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 92,080 RSF by the total Building space of 92,080 RSF.

1.13 ~~REAL-ESTATE-TAX-BASE-(SEP-2013) INTENTIONALLY DELETED~~

1.14 OPERATING COST BASE (SEP 2013)

The parties agree, that the Lessor's base rate for operating costs shall be \$14.78 per RSF for years 1-5 (\$1,380,942.40/annum) and \$14.81 pRSF for years 6-10 (\$1,383,704.80 annum). This is inclusive of janitorial service. Any utilities exceeding \$12.54 pRSF (\$1,154,683.20 annually) will be reimbursed to the lessor on an annual basis.

1.15 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013)

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 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 \$5.52 per ABOA SF of Space vacated by the Government.

1.16 ~~HOURLY-OVERTIME-HVAC-RATES-(AUG-2014) INTENTIONALLY DELETED~~

1.17 24-HOUR HVAC REQUIREMENT (SEP 2014)

The parties agree that the building requires utilities to run on a 24 hour/ 7 day a week basis. The Space shall receive cooling at all times (24 hrs a day, 365 days a year) for purposes of cooling the designated server room. The BTU output of this room is established as 28,682 BTU. The temperature of this room shall be maintained at 68-78 degrees F, with humidity control not to exceed 60% relative humidity, regardless of outside temperature or seasonal changes.

1.18 ~~BUILDING-IMPROVEMENTS-(MAR-2016) INTENTIONALLY DELETED~~

1.19 HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (MAR 2012)

If the Lessor is a qualified HUBZone small business concern (SBC) that did not waive the price evaluation preference then as required by 13 C.F.R. 126.700, the HUBZone SBC must spend at least 50% of the cost of the contract incurred for personnel on its own employees or employees of other qualified HUBZone SBC's and must meet the performance of the work requirements for subcontracting in 13 C.F.R. § 125.6(c). If the Lessor is a

HUBZone joint venture, the aggregate of the qualified HUBZone SBC's to the joint venture, not each concern separately, must perform the applicable percentage of work required by this clause.