

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE 3/27/12 (To Be Inserted on the Date of Government Execution)

LEASE NO. GS-07B-17065

THIS LEASE, made and entered into this date by and between Lake Charles Harbor and Terminal District

whose address is 150 Marine Drive  
Lake Charles, La 70601

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 consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

A total of 22,204 rentable square feet (RSF) of office and related space, which yields 21,143 ANS/BOMA Office Area square feet (ABOA) of space located at 150 Marine Drive (see Exhibit C - Legal Description) to be used for such purposes as determined by the General Services Administration. Included in the rent, at no additional cost to the Government, are 80 surface parking spaces of which 4 of those parking spaces will be covered.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning upon completion and acceptance of the work required by this lease and continuing for a period of fifteen (15) years, with a firm term of ten (10) years, subject to termination as may be hereinafter set forth. The actual lease term dates will be established by a subsequent Supplemental Lease Agreement.
3. For years 1 through 10, the Government shall pay the Lessor total annual rent of \$663,588.86 (\$29.88/RSF - \$31.37/ABOA) at the rate of \$55,299.07 per month in arrears. The total annual rent consists of annual Shell rent of \$408,331.56 (\$18.39/RSF - \$19.31/ABOA); annual Operating Costs of \$132,335.84 (\$5.96/RSF - \$6.26/ABOA) plus annual CPI adjustments as stated in the Solicitation For Offer; annual amortized Building Security Amortized Capital of \$19,366.89 (\$.87/RSF - \$.91/ABOA) and annual amortized Tenant Improvement allowance of \$103,554.57 (\$4.66/RSF - \$4.89/ABOA).

For years 11-15, the Government shall pay the Lessor total annual rent of \$ 540,667.40 (\$24.35/RSF - \$25.57/ABOA) at the rate of \$45,055.62 per month paid in arrears. The total annual rent consists of annual Shell rent of \$408,331.56 (\$18.39/RSF - \$19.31/ABOA); and annual Operating Costs of \$132,335.84 (\$5.96/RSF - \$6.26/ABOA) plus annual CPI adjustments as stated in the Solicitation For Offer. There are no annual Tenant Improvement Costs or BSAC costs during this time frame.

Rent for a lesser period shall be prorated. Rent shall be made payable to:

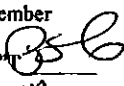

Lake Charles Harbor and Terminal District  
150 Marine Drive  
Lake Charles, La 70601

4. The Government may terminate this lease in whole or in part effective at any time after the tenth (10<sup>th</sup>) year of this lease by giving at least ninety (90) days' prior notice, in writing, to the Lessor. No rental shall accrue after the effective date of the termination. Said notice shall be computed commencing with the day after the date of the mailing.
5. This lease may be renewed at the option of the Government for the following rentals:

~~Provided notice be given in writing to the Lessor at least \_\_\_\_\_ days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.~~

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

A. Those facilities, services, supplies, utilities, and maintenance in accordance with SFO 0LA2013 dated December 16, 2010.

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B. Build out in accordance with standards set forth in SFO 0LA2013 dated December 16 2010, as amended, and the Government's Design Intent Drawings. Government space plans shall be developed subsequent to award within 62 working days (Exhibit H -- 50 + 5 + 7 = 62). All tenant alterations and improvements shall be completed by the date identified under Paragraph 9 of this SF-2.

C. The Lessor hereby waives restoration of the leased premises.

D. Deviations to the approved design intent drawings will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.

E. Adequate space for telecommunications antennae and transmission devices in accordance with Paragraph entitled, "Telecommunications: Local Exchange Access," of the SFO.

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

Solicitation for Offers (SFO) 0LA2013 dated December 16, 2010  
GSA Form 3517 entitled GENERAL CLAUSES (Rev. [11/05])  
GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. [1/07])  
Exhibit A: Special Requirements for Solicitation for Offers 0LA2013 dated December 16, 2010  
Exhibit B: Pre-Lease Security Plan  
Exhibit C: Legal description  
Exhibit D: Davis Bacon Wages  
Exhibit E: Small Business Plan  
Exhibit F: Site Plan  
Exhibit G: Clarifications to the SFO  
Exhibit H: Construction Schedule

8. The following changes were made in this lease prior to its execution:

Paragraph 5 is omitted and has been struck through. Paragraphs nine (9) through nineteen (19) are added.

9. **Budget and Price Proposal/CONSTRUCTION SCHEDULE:** Pursuant to Paragraph 5.9 of the Solicitation of Offer "Construction Schedule and Acceptance of Tenant Improvements", the Lessor shall have 374 (per the attached Exhibit H -- 45 + 7 + 35 + 45 + 240 + 2) working days from the receipt of the Government Approved Design Intent Drawings to complete the build-out of the entire leased premise and have the space available for inspection and acceptance by the Government. All items specified in Lease Agreement and as delineated on the Government Approved Design Intent Drawings shall be provided by the Lessor.

10. **Percentage of Occupancy:** ~~The lease is subject to Real Estate Tax reimbursement as provided for in the Paragraph Tax Adjustment of the SFO. For tax adjustments, the percentage of occupancy is established at 100%. The base year tax statement will be submitted within 60 calendar days after Lessor's payment of taxes to establish the base tax year. If the statement is for multiple parcels or buildings, the value of each property shall be defined.~~ For the purposes of this lease the leased premise is exempt from all real estate property taxes.

11. **Operating Cost:** In accordance with the SFO paragraph entitled "Operating Costs," the escalation base is established as \$5.96/RSF or \$132,335.84 (22,204 x \$5.96).

12. **Common Area Factor:** In accordance with the SFO paragraph entitled "Common Area Factor," the common area factor is established As 1.05 (22,204 RSF/21,143 ABOA).

13. **Adjustment for Vacant Premise:** In accordance with the SFO paragraph entitled "Adjustment for Vacant Premises," the adjustment shall be a reduction of \$7.66/ABOA Office Area for vacant space.

14. **Overtime HVAC Usage:** In accordance with the SFO Paragraph entitled Overtime Usage, the rate for Overtime Heating and Cooling is established at \$25.00 per hour for the entire Government leased premise. The Lessor shall not charge the Government for Overtime Heating and Cooling if the building is open and the Heating and Cooling is operating for all other tenants beyond the Normal Hours stipulated in this agreement. The Overtime Heating and Cooling Usage rate shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day as specified by the lease agreement.

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15. **Central Contractor Registration (CCR):** Per the Debt Collection Improvement Act, effective July 27, 1996, Electronic Funds Transfer (EFT) shall be required on all existing and new lease/contracts that became effective no later than January 1, 1998.

In accordance with the SFO paragraph entitled "Central Contractor Registration," the Lessor shall register by the time of the full execution of this Lease Agreement.

16. **Commission Credit:** The Lessor and the Broker have agreed to a cooperating lease commission. The total amount of the commission is [redacted]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [redacted] percent [redacted] of the commission that it is entitled to receive in connection with this lease transaction (Commission Credit).

The Commission Credit to the Government [redacted] [redacted] [redacted]. The Lessor agrees to pay the commission less the Commission Credit to the broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

17. **Unauthorized Tenant Improvements:** All questions pertaining to this Lease shall be referred, in writing, to the Contracting Officer of the General Services Administration (GSA) or his/her designee. The Government's occupant of the leased premise is not authorized to administer this lease or make commitments to the Lessor that are not followed-up with a written agreement to the Lease. GSA assumes no responsibility for any cost incurred by the Lessor except as provided by the terms of this Lease or any other cost authorized, in writing, by the GSA Contracting Officer. The Lessor will not be reimbursed for any services not provided for in this Lease, including but not limited to; repairs, changes in scope of work, alterations, and overtime services without the written authorization of a Contracting Officer. If Lessor delivers space with Tenant Improvements not authorized, in writing, by the GSA Contracting Officer, then the Lessor shall not be entitled to compensation or payment if the Tenant Improvements remain in place after the Government's acceptance of the space.

18. **Tenant Improvement Allowance:** In accordance with the SFO paragraph entitled Tenant Improvement Rental Adjustment, Tenant Improvements allowance in the total amount of \$743,231.44 (21,143 ANSI/BOMA Office Area x \$4.87) shall be amortized through the rent for the first ten (10) years at the rate of 7.00%. The total annual allowance of Tenant Improvements for the amortization period shall be \$103,554.57. Additionally, the Government may pay by lump-sum or amortize the Building Specific Amortized Capital (BSAC) allowance amount of \$139,000 over the first ten (10) years, monthly, at an interest rate of 7.00%. The total annual cost of Tenant Improvements for the amortization period shall be \$19,366.89. Annual Tenant Improvement and BSAC amortized payments will begin upon completion and acceptance of all tenant improvements and BSAC to the leased premise.

19. **Special Conditions:** For the purposes of this lease there are three (3) additional items to address.

- (1) The linear feet of the perimeter fence is estimated at 990.
- (2) A lump-sum payment shall be made on the [redacted] and [redacted]. It is estimated that the [redacted] cost shall not exceed [redacted]. It is also estimated that the [redacted] costs shall not exceed [redacted]. Both costs shall be verified by an [redacted] for fair and reasonableness. If the costs are found to be high, the Lessor and the Government shall negotiate the actual costs.
- (3) The [redacted] requirement is waived.

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

LES	[redacted]	
BY	[redacted]	<u>EXECUTIVE DIRECTOR</u> Title
IN P	[redacted]	<u>150 MARINE STREET</u> (Address)
	<u>MICHAEL K. DEES</u>	<u>LAKE CHARLES, LA 70601</u> City State Zip
	[redacted]	CONTRACTING OFFICER
	<u>Pearl Summers-Garza</u>	<u>Contracting Officer</u> (Official Title)

STANDARD FORM 2