

**U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY**

DATE OF LEASE

5/18/2011

LEASE NO.

GS-05B-18687

THIS LEASE, made and entered into this date by and between

whose address is **The Stroh Companies, Inc.,  
300 River Place  
Suite 5000  
Detroit, MI 48207-4291**

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:  
***Stroh River Place, 300 River Place Suite 2500, 2<sup>nd</sup> floor, East Side- North Atrium, Detroit, MI 48207-4291  
Office space consisting of 4,812 usable square feet (5,534 rentable).***
2. TO HAVE AND TO HOLD the said premises with their appurtenances for a ten (10) year term beginning the date the leasehold improvements constructed by the Lessor are substantially completed and accepted by the Government, subject to termination and renewal rights, if any, as may be hereinafter set forth. The date of Substantial completion is no later than February 1, 2012.
3. The Government shall pay the Lessor annual rent of  
  
Years 1-5: \$136,800.48, at the rate of \$11,400.04 per month in arrears based on a rate of \$24.72 per rentable square. (Usable per square foot rate of \$28.4290 on Usable square feet of 4812.0046)  
  
Years 6-10: \$94,852.76, at the rate of \$7,904.40 per month in arrears based on a rate of \$19.71 USF, \$17.14 RSF. ( One time step rent in year 6 of \$1.50 per square foot reflected above)

The operating expense portion of rent is subject to annual escalations as outlined in Paragraph 13 below and referred to in 4.3 Operating Costs of the SFO. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

**The Stroh Companies, Inc.,  
300 River Place,  
Suite 5000  
Detroit, MI 48207-4291**

4. The Government may terminate this lease at any time on or after the **FIFTH YEAR** or February 1, 2017 of the lease by giving at least 90 days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

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

All cleaning services, maintenance, space improvements, and special requirements as specified in the attached Solicitation For Offers (SFO) GS-05B-17988 and other documents attached to this lease as described in paragraph 7 below.

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

- (A) SFO GS-05B-18687 consisting of 50 pages
- (B) [REDACTED] Part 8. Administrative Operating Procedures for Security
- (C) GSA Form 3626 2 pages
- (D) GSA Form 1217; 2 page
- (E) GSA Form 1364; 2 pages
- (F) Attachment to 1364; 2 pages
- (G) GSA Form 3518; 7 pages
- (H) General Clauses, Simplified Leases, 3517A, 2 pages
- (I) Attachment 1 to GSA Form 3626; Minimum Lease Security Standards
- (J) General Clauses 3517; 2 pages
- (K) GSA Form 3516; 1 page; and 3516A; 6 pages
- (L) Document Security; Notice to Prospective Bidders/Offerors; 3 pages
- (M) Certificate of Seismic Compliance Existing Building; 4 pages
- (N) GSA Form 12000 Fire Protection and Life Safety; 5 pages
- (O) Energy Star Partnership; 2 pages

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

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

LESSOR: **The Stroh Companies, Inc.,**

BY \_\_\_\_\_

(Signature)

(Signature)

IN PRESENCE OF \_\_\_\_\_

300 River Place, Detroit, MI 48207  
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY \_\_\_\_\_

Tina Ch

Contracting Officer

(Official title)

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U.S. GOVERNMENT LEASE FOR REAL PROPERTY  
(Short Form)

1. LEASE NUMBER  
**GS-05B-18687**

PART I - SOLICITATION/DESCRIPTION OF REQUIREMENTS (To be completed by Government)

A. REQUIREMENTS

2. The Government of the United States of America is seeking to lease approximately 5534 rentable square feet of Office space located in Detroit MI for occupancy not later than January 1, 2012 (date) for a term of ten (10) years, five (5) years firm. Rentable space must yield a minimum of 4816 to a maximum of 5538 square feet of ANSI/BOMA Office Area (ABOA) for use by Tenant for personnel, furnishing, and equipment.
3. INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS March 30, 2011.

B. STANDARD CONDITIONS AND REQUIREMENTS

4. The following standard conditions and requirements shall apply to any premises offered for lease to the UNITED STATES OF AMERICA (the GOVERNMENT):
- a. Space offered must be in a quality building of sound and substantial construction meeting the Government's requirements for the intended use.
  - b. The Lessor shall provide floor plans for the offered space and a valid Certificate of Occupancy for the intended use of the Government and shall meet, maintain, and operate the building in conformance with all applicable current (as of the date of this solicitation) codes and ordinances. If space is offered in a building to be constructed for lease to the Government, the building must be in compliance with the most recent edition of the building code, fire code, and ordinances adopted by the jurisdiction in which the building is located.
  - c. Offered space shall meet or be upgraded to meet the applicable egress requirements in National Fire Protection Association (NFPA) 101, *Life Safety Code* or an alternative approach or method for achieving a level of safety deemed equivalent and acceptable by the Government. Offered space located below-grade, including parking garage areas, and all areas referred to as "hazardous areas" (defined in NFPA 101) within the entire building (including non-Government areas), shall be protected by an automatic sprinkler system or an equivalent level of safety. Additional automatic fire sprinkler requirements will apply when offered space is located on or above the 6<sup>th</sup> floor. Unrestricted access to a minimum of two remote exits shall be provided on each floor of Government occupancy. Scissor stairs shall be counted as only one approved exit. Open-air exterior fire escapes will not be counted as an approved exit. Additional fire alarm system requirements will apply when offered space is located 2 or more stories in height above the lowest level of exit discharge.
  - d. The Building and the leased space shall be accessible to persons with disabilities in accordance with appendices C and D of 36 CFR Part 1191 (ABA Chapters 1 and 2 and Chapters 3 through 10 of the ADA-ABA Accessibility Guidelines).
  - e. The leased space shall be free of all asbestos containing materials, except undamaged asbestos flooring in the space or undamaged boiler or pipe insulation outside the space, in which case an asbestos management program conforming to Environmental Protection Agency guidance shall be implemented. The space shall be free of other hazardous materials and in compliance with applicable Federal, State, and local environmental laws and regulations.
  - f. Services, utilities, and maintenance will be provided daily, extending from 6 AM a.m. to 6 PM p.m. except Saturday, Sunday, and Federal holidays. The Government shall have access to the leased space at all times, including the use of electrical services, toilets, lights, elevators, and Government office machines without additional payment.
  - g. The Lessor shall complete any necessary alterations within 120 days after receipt of approved layout drawings.
  - h. The Offeror must have an active registration in the Central Contractor Registration (CCR) System (via the Internet at <http://www.ccr.gov>) prior to lease award and throughout the life of the lease. To remain active, the Lessor must update or renew its registration annually. The Government will not process rent payments to Lessors without an active CCR Registration. The Government will recognize no change of ownership of the leased premises until the new owner registers in the CCR system.

5. SERVICES AND UTILITIES (To be provided by Lessor as part of rent)

- |  |  |  |   |  |
|--|--|--|---|--|
| <input checked="" type="checkbox"/> HEAT                   | <input checked="" type="checkbox"/> TRASH REMOVAL            | <input checked="" type="checkbox"/> ELEVATOR SERVICE | <input checked="" type="checkbox"/> INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS | <input type="checkbox"/> OTHER (Specify below) |
| <input checked="" type="checkbox"/> ELECTRICITY            | <input checked="" type="checkbox"/> CHILLED DRINKING WATER   | <input checked="" type="checkbox"/> WINDOW WASHING   | <input checked="" type="checkbox"/> PAINTING FREQUENCY                            |  |
| <input checked="" type="checkbox"/> POWER (Special Equip.) | <input checked="" type="checkbox"/> AIR CONDITIONING         | Frequency <u>As Needed</u>                           | Space <u>5 years</u>  |  |
| <input checked="" type="checkbox"/> WATER (Hot & Cold)     | <input checked="" type="checkbox"/> TOILET SUPPLIES          | <input checked="" type="checkbox"/> CARPET CLEANING  | Public Areas <u>as needed</u>   |  |
| <input checked="" type="checkbox"/> SNOW REMOVAL           | <input checked="" type="checkbox"/> JANITORIAL SERV. & SUPP. | Frequency <u>Every two (2) years or as needed</u>    |   |  |

6. OTHER REQUIREMENTS

Offerors should also include the following with their offers:

The estimated cost to prepare the space for occupancy by the Government and the Offeror's proposed amortization rate for tenant alterations.

**Lessor Shall provide Tenant Improvement funds of \$45.03 or \$216,684.36 for construction of Tenant Improvements. Lessor shall provide an interest rate for amortization of Tenant Improvements over 60 months.**

7. NOTE: All offers are subject to the terms and conditions outlined above, and elsewhere in this solicitation, including the Government's General Clauses and Representations and Certifications.

8. BASIS OF AWARD

- THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER SQUARE FOOT, ACCORDING TO THE ANSI/BOMA Z65.1-1996 DEFINITION FOR BOMA USABLE OFFICE AREA, WHICH MEANS "THE AREA WHERE A TENANT NORMALLY HOUSES PERSONNEL AND/OR FURNITURE, FOR WHICH A MEASUREMENT IS TO BE COMPUTED."
- OFFER MOST ADVANTAGEOUS TO THE GOVERNMENT, WITH THE FOLLOWING EVALUATION FACTORS BEING
  - SIGNIFICANTLY MORE IMPORTANT THAN PRICE
  - APPROXIMATELY EQUAL TO PRICE
  - SIGNIFICANTLY LESS IMPORTANT THAN PRICE
  - (Listed in descending order, unless stated otherwise):

**PART II - OFFER (To be completed by Offeror/Owner and remain open until lease award)**

**A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT**

1. NAME AND ADDRESS OF BUILDING (Include ZIP Code) Stroh River Place 300 River Place Detroit, MI 48207-4291	2. LOCATION(S) IN BUILDING	
	a. FLOOR(S) Suite 2500, 2 <sup>nd</sup> floor, East Side-N. Atrium	b. ROOM NUMBER(S) Suite 2500
c. SQ. FT. RENTABLE <u>\$534</u> ABOA <u>4812.0046</u> Common Area Factor <u>1.1501</u>	d. TYPE <input checked="" type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> OTHER (Specify) <input type="checkbox"/> WAREHOUSE	

**B. TERM**

3. To have and to hold, for the term commencing on January 1, 2012 and continuing through December 31, 2022 inclusive. The Government may terminate this lease in whole or in part at any time on or after December 31, 2017, by giving at least 90 days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

**C. RENTAL**

4. Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. Rent for a period of less than a month shall be prorated.

5. AMOUNT OF ANNUAL RENT Years 1-5 \$136,800.48 Years 6-10 \$94,852.76 RATE PER MONTH	7. HVAC OVERTIME RATE PER HOUR \$55.00 Hour/AC Only	8. ELECTRONIC FUNDS TRANSFER PAYMENT SHALL BE MADE TO (Name and Address)/See form SF3881 [Redacted] Attention: [Redacted]
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9a. NAME AND ADDRESS OF OWNER (Include ZIP code. If requested by the Government and the owner is a partnership or joint venture, list all General Partners, using a separate sheet, if necessary.)

The Stroh Companies, Inc., 300 River Place, Suite 5000, Detroit, MI 48207-4291

9b. TELEPHONE NUMBER OF OWNER 313-446-2436	10. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> OTHER (Specify)
11a. NAME OF OWNER OR AUTHORIZED AGENT (Type or Print) Mark K. Tuttle	11b. TITLE OF PERSON SIGNING Vice President, Finance and Assistant Secretary
11c. SIGNATURE OF OWNER OR AUTHORIZED AGENT [Redacted]	11d. DATE 4/28/11

**PART III - AWARD (To be completed by Government)**

1. Your offer is hereby accepted. This award consummates the lease which consists of the following attached documents: (a) this GSA Form 3626, (b) Representations and Certifications, (c) the Government's General Clauses, and (d) the following changes or additions made or agreed to by you:

2. THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT OF THE UNITED STATES OF AMERICA UNLESS SIGNED BELOW BY

[Redacted Signature]

3b. SIGNATURE OF CONTRACTING OFFICER Tina Church	3c. DATE 5/18/11
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