

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

DATE OF LEASE

10/3/11

LEASE NO.

GS-05B-18697

THIS LEASE, made and entered into this date by and between Norman G. Jensen Inc.

whose address is 3050 Metro Drive #300
Bloomington, MN 55425

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:

Canadian National Railway Station
2083 Shelrude PL
Ranier, MN 56668-0227

Rental space consisting of 2,220 usable square feet (2,220 rentable).

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on November 1, 2011 through October 31, 2016, subject to termination and renewal rights as may be hereinafter set forth. The lease will then be in effect for five (5) years, one (1) year firm.

3. The Government shall pay the Lessor annual rent of:

Year 1: Total annual rent of \$32,434.20, at the rate of \$2,702.85 per month in arrears based on a rate of \$14.61 per rentable/usable square foot.

Year 2: Total annual rent of \$32,967.00, at the rate of \$2,747.25 per month in arrears based on a rate of \$14.85 per rentable/usable square foot.

Year 3: Total annual rent of \$33,499.80, at the rate of \$2,791.65 per month in arrears based on a rate of \$15.09 per rentable/usable square foot.

Year 4: Total annual rent of \$34,054.80, at the rate of \$2,837.90 per month in arrears based on a rate of \$15.34 per rentable/usable square foot.

Year 5: Total annual rent of \$34,632.00, at the rate of \$2,886.00 per month in arrears based on a rate of \$15.60 per rentable/usable square foot.

The operating and rental portion of the rent is subject to annual escalations as outlined in Paragraph's 9 and 19 below and referred to in 4.2 and 4.3 of the SFO. Rent for a lesser period shall be prorated. Rent shall be made payable to:

Norman G. Jensen Inc.
3050 Metro Drive #300
Bloomington, MN 55425

4. The Government may terminate this lease at any time on or after November 1, 2012, by giving at least 120 calendar 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.

Init.: Lessor: SN / Govt: [Signature]

5. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
- (A) All service, utilities and maintenance (including janitorial) of the building and grounds as provided in the lease and attachments hereto.
 - (B) The Lessor shall satisfy all responsibilities and obligations as defined in the Solicitation for Offers No. 0MN2106.
6. The following are attached and made a part hereof:
- (A) Paragraphs 8 through 21 of this lease on pages 3 through 4;
 - (B) Solicitation for Offers (SFO) No. 0MN2106, 49 pages;
 - (C) Amendment 1 to SFO (2) pages
 - (D) GSA Form 1217 (2 pages)
 - (E) GSA Form 3517B (2 pages)
 - (F) GSA form 3518 (7 pages)
 - (G) Attachment 1 to GSA Form 1364 (1 page)
 - (H) GSA Form 12000 (4 pages)

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

LESSOR: **Norman G. Jensen Inc.**

BY Steve Midthun
Steve Midthun



NORMAN G JENSEN INC.
3050 Metro Dr #300
BLOOMINGTON, MN 55425
(Address)

U **SERVICES ADMINISTRATION**

B Lease Contracting Officer
(Official title)

Init.: Lessor: JM / Govt.: [Signature]