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

1. LEASE NUMBER GS-06P-11018

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 4,650 rentable square feet of office space, together with eight (8) structured parking spaces and three (3) surface parking spaces for a total of eleven (11) reserved parking spaces, located in Jefferson City, Missouri, for occupancy not later than February 9, 2012, for a term of fifteen (15) years. Rentable space must yield 4,650 square feet of ANSI/BOMA Office Area (ABOA) square feet for use by Tenant for personnel, furnishings, and equipment.

3. INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS June 15, 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 6th 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 7:00 a.m. to 6:00 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 30 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)

HEAT ELECTRICITY POWER (Special Equip.) WATER (Hot & Cotó) SNOW REMOVAL	 ☐ TRASH REMOVAL ☐ CHILLED DRINKING WATER ☐ AIR CONDITIONING ☐ TOILET SUPPLIES ☐ JANITORIAL SERV. & SUPP. 	ELEVATOR SERVICE WINDOW WASHING Frequency 2 x Annually CARPET CLEANING Frequency Every 2 Years	INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS PAINTING FREQUENCY Space Two times. In Year 3 and Year 8 Public Areas Every Three Years	OTHER (Specify below) THIS SHALL BE A FULLY SERVICED LEASE				
6. OTHER REQUIRE	MENTS							
The lessor shall complete	the tasks described in Exhibit "C"	within 90 days of lease award an	nd complete the tasks in Exhibit "I)" as required.				
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								
	FER WITH THE LOWEST PRICE PER SQUA HERE A TENANT NORMALLY HOUSES PR							



SIGNIFICANTLY MORE IMPORTANT THAN PRICE

SIGNIFICANTLY LESS IMPORTANT THAN PRICE

(Listed in descending order, unless stated otherwise):

APPROXIMATELY EQUAL TO PRICE

A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT 1. INMEDIATE CONTROL OF MALES AND ADDRESS OF RUIDING (Machine) (Applicability) (Properties, LLC, and Issued or the first workeday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial relatal payment shall be due on the first workeday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial relatal payment shall be due on the first workeday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial relatal payment shall be due on the first workeday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial relatal payment shall be due on the first workeday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial relatal payment shall be due on the first workeday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial relatal payment shall be due on the first workeday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial relatal payment shall be due on the first workeday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial relatal payment shall be due on the first workeday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial relatal payment shall be due on the first workeday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial relatal payment shall be due on the first workeday of each month. When the date for commencement of the lease fall the three the first workeday of each month. When the date for commencement of the lease fall that the fall that the payment shall be due on the first workeday of each mo	PART	II - OFFER (To be comple	ted by Off	eror/Owner and remain o	pen until lease a	ward)		
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