

LEASE NO. LVT04867

Simplified Lease  
GSA FORM L201A (January 2012)

INSTRUCTIONS TO OFFERORS: Fill in this form with the required information where appropriate, initial each page, sign on this page (type in name and title), and have a witness to your signature sign also. Upon selection for award, GSA will countersign the lease document.

This Lease is made and entered into between **Etna Road Associates** ("the Lessor"), whose principal place of business is **27 Green Street, Newbury, MA 01951**, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America, ("the 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:

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at **112 Etna Road in Lebanon, NH**, more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein.

LEASE TERM

To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

**Term: 18 Months, 12 months Firm,**

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA. The commencement date of this Lease along with any applicable termination and renewal rights, shall more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the space by the Government.

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

Etna Road A



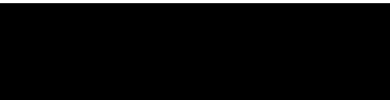
Name: NICHOLAS R. OREM  
Title: MANAGING PARTNER  
Date: 5/24/12

FOR



GEORGE E. WELCH  
Lease Contracting Officer  
Date: 6.14.12

WIT



Name: Patricia Ward  
Title: Witness  
Date: 6/11/12

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**SECTION 1 THE PREMISES, RENT, AND OTHER TERMS**

**1.01 THE PREMISES (SIMPLIFIED) (AUG 2011)**

The Premises are as described under Exhibit A, Proposal to Lease Space, GSA Form 1364A.

**1.02 EXPRESS APPURTENANT RIGHTS (SIMPLIFIED) (SEPT 2011)**

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

A. **Parking:** Parking shall be provided as described under Block 16 of Exhibit A, Proposal to Lease Space, GSA Form 1364A. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

**1.03 RENTAL CONSIDERATION (SIMPLIFIED) (SEPT 2011)**

In consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Lessor's other obligations set forth herein, the Government shall pay the Lessor annual rent to be computed using the rental rate(s) specified on Exhibit A, GSA Form 1364A and the actual ANSI BOMA Office Area (ABOA) delivered for occupancy and use by the Government, not to exceed the maximum ABOA solicited by the Government. Payment shall be made monthly in arrears. Rent for a lesser period shall be prorated. Rent shall be paid by Electronic Funds Transfer to an account to be designated by Lessor. Rent shall be inclusive of all taxes of any kind, and all operating costs. Unless a separate rate is specified on Exhibit A, GSA Form 1364A, rights to parking areas will be deemed included in the rent. Tenant Improvements (TIs) shall be reimbursed to Lessor by Government on a percentage of completion basis.

Rent shall not be adjusted for changes in operating costs.

**1.04 BROKER COMMISSION AND COMMISSION CREDIT (SIMPLIFIED) (APR 2011)**

A. CBRE or its subcontractors John Burweger and Federal Real Estate Services, Inc. (the Broker) is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission to the Broker is [redacted] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only a portion of the Commission will be payable to CBRE or its subcontractors John Burweger and Federal Real Estate Services, Inc. with the remaining portion, which is the "Commission Credit", to be credited to the initial rental payments due and owing under this Lease. Beginning with the first month's rent due, the reduction shall be taken in equal monthly amounts over the fewest number of months until the credit has been fully recaptured. The exact amount of the Commission Credit and the schedule for adjusted Monthly Rent payments will be determined following Lease Award and documented in a Lease Amendment.

**1.05 TERMINATION RIGHTS (SIMPLIFIED) (SEPT 2011)**

The Government may terminate this Lease, in whole or in parts, effective after the firm term of this Lease by providing not less than 60 calendar 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 (SIMPLIFIED) (APR 2011) INTENTIONALLY DELETED**

**1.07 DOCUMENTS INCLUDED WITH LEASE (SIMPLIFIED) (DEC 2011)**

The following documents are included as part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
Proposal to Lease Space (GSA Form 1364A)	2	A
Agency Specific Requirements (SOW), Dated 1/27/2012	4	B
Security Requirements	2	C
Security Unit Price List	1	D
Representations and Certifications (GSA Form 3518A)	4	E
Preliminary Agency Design Drawing	6	F

**1.08 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (SIMPLIFIED) (SEPT 2011) INTENTIONALLY DELETED**

**1.09 OPERATING COST BASE (SIMPLIFIED) (AUG 2011) INTENTIONALLY DELETED**

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**1.10 ADDITIONAL BUILDING IMPROVEMENTS (AUG 2011)**

In addition to construction of the Tenant Improvements as required in this Lease, the Lessor shall be required to complete the following additional building improvements (e.g., Fire Protection and Life Safety, Seismic, and Energy Efficiency) prior to acceptance of the Space:

- a. Install front entrance ramp connecting ADA/ABAAS parking to front entrance to building that meets ADA/ABAAS requirements.

LESSOR: *AW* GOVERNMENT: *js*