

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

1. LEASE NUMBER
G5-1DB-07219
BLDG NUMBER
WA7764

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 3,125 rentable square feet of office space located in Poulsbo, Washington for occupancy not later than September 01, 2014 for a term of ten (10) years, five (5) years firm. Rentable space must yield a minimum of 3,125 to a maximum of 3,125 square feet of ANSI/BOMA Office Area (ABOA) for use by Tenant for personnel, furnishing, and equipment. In addition to the office space, 2,000 square feet of ware yard is required.

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 7:30 a.m. to 4:00 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 90 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 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>5 Years</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>5 Years</u> | |
| <input checked="" type="checkbox"/> SNOW REMOVAL | <input checked="" type="checkbox"/> JANITORIAL SERV. & SUPP. | Frequency <u>5 Years</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.
- Minimum Lease Security Standards
- Agency Special Requirements

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):

SAC
A.C.
JA

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) 10275-B CENTRAL VALLEY ROAD NW POULSBO, WA 98370-8195	2. LOCATION(S) IN BUILDING	
	a. FLOOR(S) FIRST FLOOR	b. ROOM NUMBER(S) n/a
	c. SQ. FT. RENTABLE <u>3,125</u> ABOA <u>3,125</u> Common Area Factor <u>1.00</u>	d. TYPE <input checked="" type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> OTHER (Specify) <input checked="" type="checkbox"/> WAREHOUSE

B. TERM

3. To have and to hold, for the term estimated to commence on or around September 01, 2010 and continuing through August 31, 2020 inclusive. Actual Occupancy Date shall be established by a Supplemental Lease Agreement. The Government may terminate this lease in whole or in part at any time on or after the fifth (5) year of the lease term 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 \$61,218.75 for Years 1-5 \$52,468.75 for Years 6-10 Operating Costs and Taxes subject to CPI and actual cost adjustments	7. HVAC OVERTIME RATE PER HOUR \$0.00	8. ELECTRONIC FUNDS TRANSFER PAYMENT SHALL BE MADE TO (Name and Address) [REDACTED] [REDACTED] [REDACTED]
6. RATE PER MONTH \$5,101.56 for Year 1. Monthly rent after Year 1 will vary based on CPI and tax adjustments.		

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.)
STEPHEN AND ANN COUPE, [REDACTED]

9b. TELEPHONE NUMBER OF OWNER
[REDACTED]

10. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING
 OWNER AUTHORIZED AGENT OTHER (Specify)

11a. NAME OF OWNER OR AUTHORIZED AGENT (Type or Print)
[REDACTED]

11b. TITLE OF PERSON SIGNING
OWNER, AS INDIVIDUAL

11d. DATE
12/16/10

AWARD (To be completed by Government)

1. This award consummates the lease which consists of the following attached documents: (a) this GSA Form 3626, (b) Attachment No. 1, (c) [REDACTED] Special Requirements, (d) Form 3517, General Clauses, (e) Form 3518 Representations and Certifications, (f) Floor Plan of proposed First Floor Space, (g) Form 12000 Pre-Lease Fire Protection and Life Safety Plan, (h) Form SF3881, ACH Form.

The following changes or additions made or agreed to by you:

Commission and Commission Credit: The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the Aggregate Lease Value for the firm term of this lease, or five (5) years. The total amount of the commission due to Jones Lang LaSalle is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction, as enumerated in the executed Jones Lang LaSalle Commission Agreement. In accordance with the Jones Lang LaSalle Commission Agreement, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the Broker Commission Agreement. The Commission Credit shall be applied to the shell rental rate only, and shall be fully recaptured as detailed in the following schedule:

Total Monthly Rent:	Monthly Shell Rent:	Commission Owed	Commission Remaining:	Adjusted Monthly Rent:
\$5,101.56	\$3,124.00	[REDACTED]	[REDACTED]	[REDACTED]
\$5,101.56	\$3,124.00	[REDACTED]	[REDACTED]	[REDACTED]
\$5,101.56	\$3,124.00	[REDACTED]	[REDACTED]	[REDACTED]

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

3a. NAME OF CONTRACTING OFFICER (Type or Print)
[REDACTED]
CONTRACTING OFFICER

3c. DATE
12/17/10