

US GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

December 7, 2011

LEASE NO.

GS-10B-07267

Bldg. #WA7598

THIS LEASE, made and entered into this date by and between SNOHOMISH HEALTH DISTRICT,

Whose address is 3020 Rucker Avenue, Suite 308
EVERETT, WA 98201-3900

and whose interest in the property hereinafter described is that of **LESSOR**,
hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

A total of 9,882 rentable square feet (RSF) of office and related space, which yields 9,882 ANSI/BOMA Office Area square feet (USF) of space at The Rucker Building, 3020 Rucker Avenue, Everett, WA 98201-3900, to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are 6 reserved secure parking spaces, valued at \$720.00 Each Per Year, for official vehicles.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on December 1, 2012 for 9,882 ABOA space and continuing through November 30, 2022, subject to termination rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent, in arrears, according to the schedule below:

	Annual Rent (Years 1-5)	Monthly Rent (Years 1-5)
Shell Rental Rate	\$149,416.00	\$12,451.333
Operating Cost Rate	\$41,162.00*	\$3430.1666
Tenant Improvement Rate	\$0.00	\$0.00
Real Estate Taxes	\$0.00	\$0.00
Full Service Rent	\$190,578.00	\$15,881.50

	Year 6	Year 7	Year 8	Year 9	Year 10
Shell Rental Rate	\$152,380.44	\$155,443.86	\$158,606.10	\$161,768.34	\$164,930.58
Operating Cost Rate	\$41,162.00*	\$41,162.00*	\$41,162.00*	\$41,162.00*	\$41,162.00*
Tenant Improvement Rate	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Full Service Rent	\$193,542.44	\$196,605.86	\$199,768.10	\$202,930.34	\$206,092.58

*Operating Cost Rate shown does not include annual CPI adjustments

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

SNOHOMISH HEALTH DISTRICT
3020 RUCKER AVENUE SUITE 308
EVERETT, WASHINGTON, 98201-3900

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

LESSOR
SNOHOMISH HEALTH DISTRICT

BY: 

Business Manager

(Title)

IN PRESENCE OF



3020 Rucker Ave. Everett, WA 98201

(Address)



Contracting Officer, General Services Administration

(Official Title)

4. The Government may terminate this lease at any time after the fifth full year 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.
5. This paragraph intentionally deleted.
6. The Lessor shall furnish to the Government, as part to the rental consideration, the following:
 - A. Those facilities, services, supplies, utilities, and maintenance in accordance with SFO NO. OWA2090 dated March 16, 2011.
7. The following are attached and made a part hereof:
 - A. Solicitation for Offers NO. OWA2090, (35 pages), and Special Requirements (10 pages), dated March 16, 2011.
 - B. GSA Form 3517 entitled GENERAL CLAUSES (Rev. [11/05])(2 pages)
 - C. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. [1/07])(7 pages)
8. This paragraph intentionally deleted.
9. The percentage of Government occupancy in building is established as 19.00% (9,882/52,000 RSF).
10. In accordance with the SFO paragraph 4.1 entitled *Operating Costs*, the escalation base is established as \$4.16535/RSF (\$41,162.00/annum).
11. The common area factor for this building is established as 1.0 (9,882 RSF/9,882 ABOA).
12. In accordance with the SFO paragraph 4.2 entitled *Adjustment for Vacant Premises*, the adjustment is established as \$0.00/USF for vacant space (rental reduction).
13. In accordance with the SFO Paragraph 4.4 entitled *Overtime Usage*, the rate for overtime usage is established as \$0.00 per hour for the entire building or any portion thereof.
14. This paragraph is intentionally deleted.
15. This paragraph is intentionally deleted.

The Lessor hereby waives restoration.

LESSOR

BY

D.P.

(Initial)

UNITED STATES OF AMERICA

BY

JH

(Initial)