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**LEASE NO. GS-10P-LWA07414**  
**Bldg No. WA8046**

Simplified Lease  
GSA FORM L201A (March 2013)

This Lease is made and entered into between

Harsch Investment Properties, LLC

(Lessor), whose principal place of business address is 1121 SW Salmon Street, STE 500, Portland, OR 97205-2022, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(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:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

**5007 Pacific Hwy E, Ste 2, Fife, WA 98424**

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

**LEASE TERM**

To Have and To Hold the said Premises with their appurtenances for the term

January 1, 2015 - December 31, 2019,

subject to termination and renewal rights as are hereinafter set forth.

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 LESSOR:**

[Redacted Signature]

Name: [Signature]  
Title: Regional Vice President  
Entity Name: Harsch Investment Properties  
Date: 10/10/2014

**FOR THE GOVERNMENT:**

[Redacted Signature]

**LINDSEY D. SNOW**  
**CONTRACTING OFFICER**

Lindsey D. Snow  
Lease Contracting Officer  
General Services Administration, Public Buildings Service  
Date: OCT 22 2014

**WITNESSED FOR THE LESSOR BY:**

[Redacted Signature]

Title: Property Administrator  
Date: 10/10/14

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

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

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

The Premises are described as follows:

A. Office and Related Space: 2,078 rentable square feet (RSF), yielding 2,070 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and warehouse related Space located on the first floor in Suite 2 of Building 5007, as depicted on the floor plan(s) attached hereto as Exhibit D.

**1.02 EXPRESS APPURTENANT RIGHTS (SIMPLIFIED) (JUN 2012)**

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41, CFR, Part 102-74, Subpart C, within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use parking as described under Block 16 of Exhibit A, Simplified Lease Proposal, 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 FOR SIMPLIFIED LEASES (JUN 2012)**

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 amount of ABOA square footage stated in the Lease. 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 costs incurred by the Lessor for the construction of Building shell and Tenant Improvements (TIs) specified in the Lease, including those described on Exhibit A, GSA Form 1364A and the Agency Specific Requirements (ASR) attached hereto, all taxes of any kind, and all operating costs. Rights to parking areas are included in the rent.

	January 1, 2015 – December 31, 2019
<b>Office and Warehouse Area</b>	<b>Annual Rent</b>
Building Full Service Rent (Incl. Real Estate Taxes and Operating Expenses)	\$31,740.00
<b>Total</b>	<b>\$31,740.00</b>

Rent shall not be adjusted for changes in taxes or operating costs.

**1.04 INTENTIONALLY DELETED**

**1.05 TERMINATION RIGHTS**

The Government may terminate this Lease, in whole or in parts, at any time effective after December 31, 2019 of this Lease, by providing not less than **180 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)**

This Lease may be renewed at the option of the Government for [REDACTED] at the rental rate(s) set forth on Form 1364A, provided notice is given to the Lessor at least **120 days** before the end of the original Lease term; all other terms and conditions of this Lease, as same may have been amended, shall remain in full force and effect during any renewal term.

	[REDACTED]
<b>Office and Warehouse Area</b>	<b>Annual Rent</b>
Building Full Service Rent (Incl. Real Estate Taxes and Operating Expenses)	[REDACTED]
<b>Total</b>	<b>[REDACTED]</b>

**1.07 DOCUMENTS INCORPORATED IN THE LEASE (SIMPLIFIED) (SEP 2012)**

The following documents are as attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
Simplified Lease Proposal (GSA Form 1364A)	2	A
Security Level II Requirements	4	B
Representations and Certifications (GSA Form 3518A)	7	C
Floor Plan Delineating the Premises	2	D

**1.08 INTENTIONALLY DELETED**

**1.09 INTENTIONALLY DELETED**

**1.10 ADDITIONAL BUILDING IMPROVEMENTS (SEP 2012)**

The Lessor shall complete the following additional Building improvements prior to January 31, 2015:

- A. Restroom toilet paper dispenser must be 7" inches ahead of the tip of the front edge of the toilet.
- B. Pipes under sink must be insulated.
- C. Sink knobs must be replaced with a single lever type
- D. Exit signs need to be installed for a secondary way out of the building through the garage.
- E. [REDACTED] needs to be installed at the exit door in the garage
- F. New carpet throughout office area
- G. Painting of entire space.

**1.11 INTENTIONALLY DELETED**