

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

1. LEASE NUMBER
GS-05B-18538

PART I - SOLICITATION/DESCRIPTION OF REQUIREMENTS (To be completed by Government)

A. REQUIREMENTS

The Government of the United States of America is seeking to lease approximately 10,472 rentable square feet of space and Five (5) surface parking spaces located at the Austin Straubel International Airport, Green Bay, Wisconsin for occupancy not later than April 1, 2011 for a term of Ten (10) Years/ Five (5) Years Firm. Rentable space must yield a minimum of 10,472 square feet of ANSI/BOMA Office Area (previously Usable) for use by Tenant for personnel, furnishings and equipment.

INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS FRIDAY, January 15TH, 2011.

B. STANDARD CONDITIONS AND REQUIREMENTS

The following standard conditions and requirements shall apply to any premises offered for lease to the UNITED STATES OF AMERICA (hereinafter called the GOVERNMENT):

Space offered must be in a quality building of sound and substantial construction, either a new, modern building or one that has undergone restoration or rehabilitation for the intended use.

The Lessor shall provide 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.

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.

The Building and the leased space (WITH THE EXCEPTION OF THE PRIVATE RESTROOMS WITHIN THE EXISTING TSA FSD'S OFFICE) shall be accessible to workers with disabilities in accordance with the Americans With Disabilities Act Accessibility Guidelines (36 CFR Part 1191, App. A) and the Uniform Federal Accessibility Standards (Federal Register vol. 49, No. 153, August 7, 1984, reissued as FED. STD. 795, dated April 1, 1988, and amended by Federal Property Management Regulations CFR 41, Subpart 101-19.6, Appendix A, 54 FR 12628, March 28, 1989). Where standards conflict, the more stringent shall apply.

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 according to applicable Federal, State, and local environmental regulations.

Services, utilities, and maintenance will be provided daily, extending from 7 a.m. to 5 p.m. except Saturdays, Sundays, 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.

2. SERVICES AND UTILITIES (To be provided by Lessor as part of rent)

<input checked="" type="checkbox"/> HEAT	<input checked="" type="checkbox"/> TRASH REMOVAL	<input checked="" type="checkbox"/> ELEVATOR SERVICE	<input checked="" type="checkbox"/> INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS	<input checked="" type="checkbox"/> OTHER (Specify below)
<input checked="" type="checkbox"/> ELECTRICITY	<input type="checkbox"/> CHILLED DRINKING WATER	<input checked="" type="checkbox"/> WINDOW WASHING Frequency 2X per Year	<input type="checkbox"/> PAINTING OF SPACE - N/A	Clean existing carpet every 2 years - Replace existing carpeting in the 6 TH year of the term - Strip and wax VCT tile 2X per Year - Lessor shall not be responsible for moving furniture or personal property
<input checked="" type="checkbox"/> POWER (Special Equip.)	<input checked="" type="checkbox"/> AIR CONDITIONING	For Accessible interior windows - exteriors will be washed once annually		
<input checked="" type="checkbox"/> WATER (Hot & Cold)	<input checked="" type="checkbox"/> TOILET SUPPLIES	<input checked="" type="checkbox"/> CARPET CLEANING Frequency Every 2	Public Areas N/A	
<input checked="" type="checkbox"/> SNOW REMOVAL	<input checked="" type="checkbox"/> JANITORIAL SERV. & SUPP.	years		

3. OTHER REQUIREMENTS

Offeror shall state any improvements or upgrades that shall be made to the premises.

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.

4. 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):
-

PART II - OFFER (To be completed by Offeror/Owner)

A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT

5. NAME AND ADDRESS OF BUILDING (Include ZIP Code) AUSTIN STRAUBEL INTERNATIONAL AIRPORT 2077 AIRPORT DRIVE GREEN BAY, WISCONSIN 54313-5596	6. LOCATION(S) IN BUILDING	
	a. FLOOR(S) Basement and floors 1 & 2	b. ROOM NUMBER(S) SEE ATTACHED
	c. RENTABLE SQ. FT. 10,472	d. TYPE <input checked="" type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> OTHER (Specify) <input type="checkbox"/> WAREHOUSE

B. TERM

To have and to hold, for the term commencing on April 1, 2011 and continuing through March 31, 2021 inclusive. The Government may terminate this lease at any time on or after March 31, 2016, by giving at least Ninety (90) days notice in writing to the Lessor. However, in the event that all commercial passenger airlines cease operations at this airport location, effectively eliminating the need for [REDACTED] presence, the Government shall have the right to cancel the lease with sixty (60) days written notice to Lessor at any time after the date of such cessation of service. 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

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.

7. AMOUNT OF ANNUAL RENT Years 1-5 \$329,664.72 Years 6-10 \$380,979.28	9. MAKE CHECKS PAYABLE TO (Name and address) Brown County Austin Straubel International Airport 2077 Airport Drive, Ste. 18 Green Bay, WI 54313
8. RATE PER MONTH Years 1-5 \$27,472.06 Years 6-10 \$31,748.27	

10a. 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.)

Austin Straubel International Airport, 2077 Airport Drive, Ste. 18, Green Bay, WI 54313-5596

10b. TELEPHONE NUMBER OF OWNER [REDACTED]	11. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> OTHER (Specify)
12. NAME OF OWNER OR AUTHORIZED AGENT Thomas W. Miller	13. TITLE OF PERSON SIGNING Airport Director
14. SIGNATURE OF OWNER OR AUTHORIZED AGENT [REDACTED] <i>for BC</i>	15. DATE 3/21/11
16. OFFER REMAINS OPEN UNTIL 4:30 P.M. Until Award (Date)	

PART III - AWARD (To be completed by Government)

Your offer is hereby accepted. This award consummates the lease which consists of the following documents: (a) this GSA Form 3626, (b) Representations and Certifications, (c) the Government's General Clauses, and (d) the following changes or additions made or agreed to by you:

- DIAGRAM(S) OF LEASED PREMISES
- LEASE RATE STRUCTURE - GSA FORM 1364
- PROPOSAL TO LEASE SPACE - FORM 1364
- SUPPLEMENTAL LEASE REQUIREMENTS
- GENERAL CLAUSES FORM 3517
- REPRESENTATIONS AND CERTIFICATIONS FORM 3518

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

17a. NAME OF CONTRACTING OFFICER (Type or Print) JOANNE LADWIG	17b. SIGNATURE OF CONTRACTING OFFICER	17c. DATE
--	---------------------------------------	-----------