

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

1. LEASE NUMBER

CS-04B-11-KY60319

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 16 structured parking spaces from LFUCG Courthouse Garage located 150 Barr St Lexington, Kentucky, for occupancy not later than February 1, 2015 for a term of one (1) year and (6) months. The Government may terminate this lease at any time by giving at least 30 days notice in writing to the Lessor.

INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS December 29, 2014.

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 Occupancy Permit for the intended use of the Government and shall maintain and operate the building in conformance with all applicable current (as of the date of this solicitation) codes and ordinances. Below-grade space to be occupied by the Government and all areas in a building referred to as "hazardous areas" in National Fire Protection Association Standard 101, or any successor standard thereto, must be protected by an automatic sprinkler system or an equivalent level of safety. A minimum of two separate stairways shall be provided for each floor of Government occupancy. Scissor stairs will be counted as one stairway. If offered space is 3 or more stories above grade, additional egress and fire alarm requirements may apply.

The Building and the leased space shall be accessible to the handicapped in accordance with the Americans With Disabilities Act Accessibility Guidelines (36 CFR Part 36, App. A) and the Uniform Federal Accessibility Standards (41 CFR 101-19.6, App. A). 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 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, all without additional payment.

The Lessor shall complete any necessary alterations within n/a days after receipt of approved layout drawings.

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.

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

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|---|---|--|---|-----------------|
| <input type="checkbox"/> HEAT | <input checked="" type="checkbox"/> TRASH REMOVAL | <input checked="" type="checkbox"/> ELEVATOR SERVICE | <input checked="" type="checkbox"/> INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS | OTHER |
| <input checked="" type="checkbox"/> ELECTRICITY | <input type="checkbox"/> CHILLED DRINKING WATER | <input type="checkbox"/> WINDOW WASHING | | (Specify below) |
| <input type="checkbox"/> POWER (Special Equip.) | <input type="checkbox"/> AIR CONDITIONING | Frequency _____ | <input checked="" type="checkbox"/> PAINTING FREQUENCY | |
| <input type="checkbox"/> WATER (Hot & Cold) | <input type="checkbox"/> TOILET SUPPLIES | <input type="checkbox"/> CARPET CLEANING | Spaces <u>n/a</u> | |
| | <input type="checkbox"/> JANITORIAL SERV. & SUPP. | Frequency _____ | Public Areas <u>as needed</u> | |

3. OTHER REQUIREMENTS

EXTERIOR LIGHTING

Exterior parking areas, vehicle driveways, pedestrian walkways, and building perimeter shall have a minimum of 1 foot-candles. Exterior lighting and indoor parking shall be sufficient to accommodate _____ (i.e., _____). Indoor parking shall have a minimum of 10 foot-candles.

PARKING STRIPING AND SIGNAGE

All parking leased by the Government shall be designated as reserved. The Lessor shall provide access cards and marking at no additional cost. Re-paint all markings or striping as needed during lease term.

The following are required:

Attachment A - Definitions; Attachment B - Janitorial; Attachment C - Parking Plan; D - and proof of SAM registration (www.SAM.gov); E - Completion of GSA Form 3517 and GSA Form 3518.

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 PARKING SPACE.
- 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) Courthouse Parking Garage 150 Barr Street Lexington, KY 40507-1357	6. LOCATION(S) IN BUILDING	
	a. FLOOR(S)/ROOM NUMBER(S) Level P-5 Space # N/A	b. RENTABLE SQUARE FEET: <u>n/a</u> BOMAUSABLE S.F.: <u>n/a</u>
	c. COMMON AREA FACTOR: n/a	d. TYPE <input type="checkbox"/> GENERAL OFFICE <input checked="" type="checkbox"/> OTHER (Specify) <input type="checkbox"/> WAREHOUSE 16 structured parking spaces

B. TERM

To have and to hold, for the term commencing on February 1, 2015 and continuing through August 31, 2016 inclusive. The Government may terminate this lease, in whole or in part, at any time by giving at least 30 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

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 \$18,816.00	9. MAKE CHECKS PAYABLE TO (Name and address) Lexington Parkng Authority 101 East Vine Street 1st Floor Lexington, KY 40507
8. Lease RATE PER MONTH \$1,568.00 RATE PER space \$98.00/month	

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.) Lexington - Fayette Urban County Government
120 East Main St.
Lexington, KY 40507

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 Lexington Parkng Authority (Gary A. Means)		13. TITLE OF PERSON SIGNING Executive Director
14. [REDACTED]	15. DATE <u>1/05/15</u>	16. OFFER REMAINS OPEN UNTIL 4:30 P.M. <u>March 1, 2015</u> (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: GSA Form 3626, GSA Form 3517A (General Clauses), GSA Form 3518A (Representation and Certification), Attachment A, Definitions, Attachment B, Janitorial, , Attachment C. Parking plan.,

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) <u>Felicia R Walker</u>	17b. SIGNATURE OF CONTRACTING OFFICER [REDACTED]	17c. DATE <u>3/4/15</u>
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