

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

1. LEASE NUMBER
GS-05P-LOH19151

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 132.00 rentable square feet of office and related space and two (2) parking spaces located in Hudson, Ohio for occupancy not later than October 1, 2015 for a term of 10 years, 3 years firm. Rentable space must yield a minimum of 130 square feet to a maximum of 150 square feet of ANSI/BOMA Office Area (ABOA) for use by Tenant for personnel, furnishing, and equipment.

3. INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS May 15th, 2015.

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 6 a.m. to 7 p.m. 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 sixty (60) days after receipt of approved layout drawings.
- h. The Offeror must have an active registration in the System for Award Management (SAM) System (via the Internet at <http://www.sam.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 SAM Registration. The Government will recognize no change of ownership of the leased premises until the new owner registers in the SAM 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 type="checkbox"/> WINDOW WASHING | <input type="checkbox"/> PAINTING FREQUENCY _____ | |
| <input checked="" type="checkbox"/> POWER (Special Equip.) | <input checked="" type="checkbox"/> AIR CONDITIONING | Frequency _____ | <input type="checkbox"/> CARPET CLEANING | Space _____ |
| <input checked="" type="checkbox"/> WATER (Hot & Cold) | <input checked="" type="checkbox"/> TOILET SUPPLIES | <input type="checkbox"/> CARPET CLEANING | | |
| <input checked="" type="checkbox"/> SNOW REMOVAL | <input checked="" type="checkbox"/> JANITORIAL SERV. & SUPP. | | | |

6. OTHER REQUIREMENTS

Offerors should also include the following with their offers: Offeror allows the use of parking for two unstructured parking spaces.

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)

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) Milford Corporate Center 77 Milford Drive Hudson, OH 44236-2781	2. LOCATION(S) IN BUILDING	
	a. FLOOR(S) 1 st Floor	b. ROOM NUMBER(S) 204
	c. SQ. FT. RENTABLE / USABLE 132 rsf / usf	d. TYPE <input checked="" type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> OTHER (Specify) <input type="checkbox"/> WAREHOUSE

B. TERM

3. To have and to hold, for the term commencing on October 1, 2015 and continuing through September 30, 2025 inclusive. The Government may terminate this lease, in whole or in part, after three (3) years by giving sixty (60) days written notice 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 and no rental shall accrue after the effective date of termination.

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 See attached rent schedule	7. HVAC OVERTIME RATE PER HOUR n/a	8. ELECTRONIC FUNDS TRANSFER PAYMENT SHALL BE MADE TO (Name and Address) Milford Corporate Center Ltd 3957 Mayfield Road Cleveland Heights, OH 44121-2225
6. RATE PER MONTH See attached rent schedule		

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.)
Milford Corporate Center Ltd / 3957 Mayfield Road / Cleveland Heights OH / 44121-2225

OF OWNER	10. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> OTHER (Specify)
----------	--

11a. NAME OF OWNER OR AUTHORIZED AGENT (Type or Print)	11b. TITLE OF PERSON SIGNING	11d. DATE 7-30-15
--	------------------------------	--------------------------

PART III - AWARD (To be completed by Government)

1. Your offer is hereby accepted. This award consummates the lease which consists of the following attached documents: (a) this GSA Form 3626 - 3 pages, (b) Rent Schedule Worksheet - 1 page, (c) Form 3518A - Representations and Certifications - 7 pages, (d) Form 3517A - Government's General Clauses - 2 pages, (e) Security Requirements FSL I - 4 pages

CHANGE OF OWNERSHIP (APR 2015)

- A. If during the term of the Lease, title to the Property is transferred, the Lease is assigned, or the Lessor changes its legal name, the Lessor and its successor shall comply with the requirements of FAR Subpart 42.12. If title is transferred, the Lessor shall notify the Government within five days of the transfer of title.
- B. The Government and the Lessor may execute a Change of Name Agreement if the Lessor is changing only its legal name, and the Government's and the Lessor's respective rights and obligations remain unaffected. A sample form is found at FAR 42.1205.
- C. If title to the Property is transferred, or the Lease is assigned, the Government, the original Lessor (Transferor), and the new owner or assignee (Transferee) shall execute a Novation Agreement providing for the transfer of Transferor's rights and obligations under the Lease to the Transferee. When executed on behalf of the Government, a Novation Agreement will be made part of the Lease via Lease Amendment.
- D. In addition to all documents required by FAR 42.1204, the LCO may request additional information (e.g., copy of the deed, bill of sale, certificate of merger, contract, court decree, articles of incorporation, operation agreement, partnership certificate of good standing, etc.) from the Transferor or Transferee to verify the parties' representations regarding the transfer, and to determine whether the transfer of the Lease is in the Government's interest.
- E. If the LCO determines that recognizing the Transferee as the Lessor is not in the Government's interest, the Transferor shall remain fully liable to the Government for the Transferee's performance of obligations under the Lease, notwithstanding the transfer. Under no condition shall the Government be obligated to release the Transferor of obligations prior to (a) the rent commencement date; and (b) any amounts due and owing to the Government under the Lease have been paid in full or completely set off against the rental payments due under the Lease.
- F. As a condition for being recognized as the Lessor and entitlement to receiving rent, the Transferee must register in the System for Award Management (SAM) (See FAR 52.232-33), and complete and sign GSA Form 3518-SAM, Addendum to System for Award Management (SAM) Representations and Certifications (Acquisitions of Leasehold Interests in Real Property).
- G. If title to the Property is transferred, or the Lease is assigned, rent shall continue to accrue, subject to the Government's rights as provided for in this Lease. However, the Government's obligation to pay rent to the Transferee shall be suspended until the Government has received all information reasonably required by the LCO under sub-paragraph D, the Government has determined that recognizing the Transferee as the Lessor is in the Government's interest (which determination will be prompt and not unreasonably withheld), and the Transferee has met all conditions specified in sub-paragraph F. So long as any delays in effecting the recognition of Transferee as Lessor are not the responsibility of the Government, no interest shall accrue on suspended rent.

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)

Christopher Bonfiglio

DATE

08-17-2015

GS-05P-LOH19151: Rent Schedule

		<u>Shell Per Month</u>		<u>Shell Annual</u>		<u>Shell \$ / SF</u>
Firm Term	Year 1	\$ 185.00	\$	2,220.00	\$	16.82
	Year 2	\$ 185.00	\$	2,220.00	\$	16.82
	Year 3	\$ 190.55	\$	2,286.60	\$	17.32
Soft Term	Year 4	\$ 190.55	\$	2,286.60	\$	17.32
	Year 5	\$ 196.27	\$	2,355.20	\$	17.84
	Year 6	\$ 196.27	\$	2,355.20	\$	17.84
	Year 7	\$ 202.15	\$	2,425.85	\$	18.38
	Year 8	\$ 202.15	\$	2,425.85	\$	18.38
	Year 9	\$ 208.22	\$	2,498.63	\$	18.93
	Year 10	\$ 208.22	\$	2,498.63	\$	18.93

		<u>Operating Rent Per Month</u>		<u>Annual Operating Rent</u>		<u>Operating \$ / SF</u>
Firm Term	Year 1	\$ 45.00	\$	540.00	\$	4.09
	Year 2	\$ 45.00	\$	540.00	\$	4.09
	Year 3	\$ 45.00	\$	540.00	\$	4.09
Soft Term	Year 4	\$ 55.00	\$	660.00	\$	5.00
	Year 5	\$ 55.00	\$	660.00	\$	5.00
	Year 6	\$ 55.00	\$	660.00	\$	5.00
	Year 7	\$ 60.00	\$	720.00	\$	5.45
	Year 8	\$ 60.00	\$	720.00	\$	5.45
	Year 9	\$ 60.00	\$	720.00	\$	5.45
	Year 10	\$ 60.00	\$	720.00	\$	5.45

		<u>Total Monthly Cost</u>		<u>Total Annual Cost</u>		<u>Total Price / SF</u>
Firm Term	Year 1	\$ 230.00	\$	2,760.00	\$	20.91
	Year 2	\$ 230.00	\$	2,760.00	\$	20.91
	Year 3	\$ 235.55	\$	2,826.60	\$	21.41
Soft Term	Year 4	\$ 245.55	\$	2,946.60	\$	22.32
	Year 5	\$ 251.27	\$	3,015.20	\$	22.84
	Year 6	\$ 251.27	\$	3,015.20	\$	22.84
	Year 7	\$ 262.15	\$	3,145.85	\$	23.83
	Year 8	\$ 262.15	\$	3,145.85	\$	23.83
	Year 9	\$ 268.22	\$	3,218.63	\$	24.38
	Year 10	\$ 268.22	\$	3,218.63	\$	24.38

Lessor

: 7-30-15

Government

: 08-17-2015