

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

1. LEASE NUMBER
GS-05P- LOH19337

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

A. REQUIREMENTS

The Government of the United States of America is leasing 23 secured parking spaces at an enclosed structure for the Government located at 170 Marconi Boulevard, Columbus, OH 43215-2313. All parking spaces shall be striped and numbered, not assigned or reserved. The parking structure shall have key card access 24 hours a day, seven days a week with 24 hours access.

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 have said space inspected within local code 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.

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.

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)

HEAT	<input checked="" type="checkbox"/> TRASH REMOVAL	<input type="checkbox"/> ELEVATOR SERVICE	INITIAL & REPLACEMENT	<input checked="" type="checkbox"/> OTHER
<input checked="" type="checkbox"/> ELECTRICITY	<input type="checkbox"/> CHILLED DRINKING WATER	<input type="checkbox"/> WINDOW WASHING	<input checked="" type="checkbox"/> LAMPS, TUBES & BALLASTS	See special req.
<input type="checkbox"/> POWER (Special Equip.)	<input type="checkbox"/> AIR CONDITIONING	<input type="checkbox"/> Frequency	PAINTING FREQUENCY	
<input type="checkbox"/> WATER (Hot & Cold)	TOILET SUPPLIES	<input type="checkbox"/> CARPET CLEANING	Space	
<input checked="" type="checkbox"/> SNOW REMOVAL	<input checked="" type="checkbox"/> JANITORIAL SERV. & SUPP.	<input type="checkbox"/> Frequency	Public Area: As needed	

3. OTHER REQUIREMENTS

See attached additional requirements

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 AND WHICH MEETS THE REQUIREMENTS AND SPECIFICATIONS CONTAINED IN THIS SOLICITATION.
- 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) Marconi Garage 170 Marconi Boulevard Columbus, Ohio 43215-2315	6. LOCATION(S) IN BUILDING	
	a. FLOOR(S) 3	b. ROOM NUMBER(S) N/A
	c. RENTABLE SQ. FT. 23 STRUCTURED PARKING SPACES	d. TYPE GENERAL OFFICE <input checked="" type="checkbox"/> OTHER (Specify) Parking garage WAREHOUSE <input type="checkbox"/>

B. TERM

To have and to hold, for the term beginning on or about June 1, 2015 and continuing through May 31, 2022. The Government may terminate this Lease, in whole or in part, at any time by providing not less than 60 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.

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 \$34,500.00	9. MAKE CHECKS PAYABLE TO (Name and address) Marconi Garage 170 Marconi Boulevard Columbus, OH 43215-2315
8. RATE PER MONTH \$2,875.00 (\$125/space)	

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.)

Marconi Garage, 170 Marconi Boulevard, Columbus, OH 43215-2315

10b. TELEPHONE NUMBER OF OWNER 614 221-9696	11. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING <input type="checkbox"/> OWNER <input type="checkbox"/> AUTHORIZED AGENT <input checked="" type="checkbox"/> OTHER Manager
12. NAME OF OWNER OR AUTHORIZED AGENT Thomas R. Eckl	13. TITLE OF PERSON SIGNING Manager

14. [REDACTED]	DATE 6-2-15	15. OFFER REMAINS OPEN UNTIL 4:30 P.M. (Date)
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- AWARD (To be completed by Government)

Said lease is composed of the following:

- GSA Form 3626 - 2 pages
- Exhibit A GSA Form 3517B - 47 pages
- Exhibit B GSA Form 3518 - 10 pages

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) JEAN DAWSON LEASE CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION	17b. SIGNATURE OF CONTRACTING OFFICER [REDACTED]	17c. DATE 6/8/2015
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