

# US GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

August 9, 2011

LEASE NO.

LSD14592

THIS LEASE, made and entered into this date by and between T D MOE

Whose address is

and whose interest in the property hereinafter described is that of OWNER

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:  
A total of 2,820 rentable square feet (RSF) of office and related space, which yields 2,532 ANSI/BOMA Office Area square feet (USF) of space at 246 S. Chicago Street, Hot Springs, SD 57747-2322 together with fifteen (15) onsite reserved parking spaces to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on approximately August 09, 2011 and continuing through July 31, 2021. The Government has the right to terminate this lease in whole or in part on or after July 31, 2016 by giving at least ninety (90) days' written notice to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
3. The Government shall pay the Lessor annual rent of \$76,091.18 at the rate of \$6,332.82 per month in arrears for years 1 - 5 and \$58,233.00 at the rate of \$4,852.75 per month arrears for years 6 - 10.

<u>Years 1 - 5</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
Shell Rent	\$ 41,313.00	\$ 3,442.75
OPEX	\$ 16,920.00	\$ 1,410.00
TI	\$ 17,858.18	\$ 1,488.18
Firm Term Rent	\$ 76,091.18	\$ 6,340.93

  

<u>Years 6 - 10</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
Shell Rent	\$ 41,313.00	\$ 3,442.75
OPEX	\$ 16,920.00	\$ 1,410.00
Full Term Rent	\$ 58,233.00	\$ 4,852.75

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR  
T D MOE

BY

IN PRESENCE OF

UNITED STATES OF AMERICA

BY

Contracting Officer, General Services Administration  
(Official Title)

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:



4. The Lessor shall furnish to the Government, as part to the rental consideration, the following:
  - A. Those facilities, services, supplies, utilities, and maintenance in accordance with SFO OSD2018 dated 8/24/2010.
5. The following are attached and made a part hereof:
  - A. Solicitation for Offers OSD2018 dated 8/24/2010
  - B. GSA Form 3517 entitled GENERAL CLAUSES (Rev. [11/05])
  - C. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. [1/07])
6. In accordance with the SFO paragraph entitled *Percentage of Occupancy*, the percentage of Government occupancy is established as 55.00% (2,820/5,127).
7. In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$6.00/RSF (\$16,920.00/annum).
8. In accordance with the SFO paragraph entitled *Common Area Factor*, the common area factor is established as 1.11 (2820 RSF/2532 USF).
9. In accordance with SFO paragraph entitled *Tax Adjustment*, the real estate tax base is established at \$1.31 per rsf for an annual tax amount of \$3,707.00 which is incorporated into the shell rent.

LESSOR

BY

T. D. Mae  
(Initial)

UNITED STATES OF AMERICA

BY

DA  
(Initial)