STANDARD FORM 2 FEBRUARY 1965 EDITION GENERAL SERVICES ADMINISTRATION FPR (41CFR) 1D16.601	**U.S. GOVERNMENT** **LEASE FOR REAL PROPERTY**
DATE OF LEASE: DEC 06 2010	LEASE No. GS-09B-~~02730~~ 02703 LB

THIS LEASE, made and entered into this date between Ingold Family Investments, LLC, a California Limited Liability Company

whose address is: 202 South 1st Avenue
Suite 301C
Yuma, AZ 25364-2365

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:

   4,442 rentable square feet (r.s.f.), yielding approximately 4,442 ANSI/BOMA Office Area square feet and related space located on the 1st Floor at the Yuma Commerce Center, 7102 East 30th Street, Yuma, AZ 85365-6552, together with 4 onsite, secured, surface parking spaces as depicted on the attached site plan (Exhibit A) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

2. PARAGRAPH 2 IS INTENTIONALLY OMITTED.

3. PARAGRAPH 3 IS INTENTIONALLY OMITTED.

4. The Government may terminate this lease in whole or in part effective any time after the fifth year of this lease giving at least 90 days' prior 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.

5. PARAGRAPH 5 IS INTENTIONALLY OMITTED.

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6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
   A. The parking space(s) described in Paragraph 1 and parking spaces required by local code.
   B. All labor, materials, equipment, design, professional fees, permit fees, inspection fees, utilities, construction drawings (including, without limitation, plans and specifications), construction costs and services and all other similar costs and expenses associated with making the space, common areas, and related facilities ready for occupancy in accordance with the requirements of this lease and the Government's approved Design Intent Drawings. Rent is subject to adjustment in accordance with Paragraph 3.3, "Tenant Improvement Rental Adjustment" of the SFO. All cost associated with services, utilities, maintenance, repair, replacement, inspections, improvements and other requirements as required by the Solicitation For Offers No. 8AZ2105 and its attachments.
   C. Adequate space for telecommunications antennae and transmission devices in accordance with Paragraph entitled, "Telecommunications: Local Exchange Access," of the Solicitation for Offers.

7. The following are attached and made a part hereof:

   All terms, conditions, and obligations of the Lessor and the Government as set forth in the following:
   a) The Solicitation For Offers Number 8AZ2105 (pages 1-50) (all references to SFO shall also refer to any Special Requirements and Amendments);
   b) Special Requirements (pages 1-32);
   c) GSA Form 3517B (pages 1-33, General Clauses);
   d) GSA Form 3518 (pages 1-7, Representations and Certifications);
   e) Sheet no. 1-3 containing Paragraphs 9-25;
   f) Site Plan (Exhibit "A", page 1).

8. The following changes were made in this lease prior to its execution:

   Paragraphs 2, 3 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 25 have been added.

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

LESSOR: **Ingold Family Investments, LLC, a California Limited Liability Company**

BY _____ _____
(Signature) (Signature)

IN PRESENCE OF:

_____ [redacted]
(Signature) (Address)

UNITED STATES OF AMERICA: **GENERAL SERVICES ADMINISTRATION, Public Buildings Service:**

BY _____
CONTRACTING OFFICER, GSA