

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE: April 30, 2010

LEASE No. GS-09B-02333

THIS LEASE, made and entered into this date between Monterey Bay Aquarium Support Services, A California Nonprofit Public Benefit Corporation

whose address is: 99 Pacific Street, Suite 575A, Monterey, California 93940

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:
2,598 rentable square feet (r.s.f.), yielding approximately 2,451 ANSI/BOMA Office Area square feet and related space located on the Second (2nd) Floor (Suite 100F) at 99 Pacific Street, Monterey, California, 93940, together with nine (9) 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. The Government shall pay the Lessor annual rent of \$83,213.94 at the rate of \$6,934.50 per month in arrears, consisting of:

	Annual Rent
Shell	\$58,967.73
Operating Cost	\$24,246.21
Total Annual Rent	\$83,213.94

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

Monterey Bay Aquarium Support Services
99 Pacific Street, Suite 575A
Monterey, California 93940

4. The Government may terminate this lease in whole or in part effective any time after the 3rd year of this lease by giving at least ninety (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.

6. The Lessor shall furnish to the Government as part of the rental consideration, the following:

- A. The nine (9) surface parking spaces as 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. LCA02333 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.
- D. The use of the small storage area [REDACTED] is currently using of approximately 123 square feet in the same building is included in this lease and in the square footage.

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 LCA02333 (pages 1-46) (all references to SFO shall also refer to any Special Requirements and Amendments);
- b) GSA Form 3517 (pages 1-33);
- c) GSA Form 3518 (pages 1-7);
- d) Sheet no. 1-2 containing Paragraphs 9-20;
- e) Site Plan (Exhibit "A").

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

Paragraphs 2 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 20 have been added.

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

LESSOR: Monterey Bay Aquarium Support Services, A California Nonprofit Public Benefit Corporation

BY [Signature] 4-7-10 (Signature) (Signature)

IN PRESENCE OF:

[Signature] 4/7/10 (Signature) [REDACTED] (Address)

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

BY Carl Brown
CONTRACTING OFFICER, GSA

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