

STANDARD FORM 2 FEBRUARY 1965 EDITION GENERAL SERVICES ADMINISTRATION FPR (41CFR) 1D16.601	U.S. GOVERNMENT LEASE FOR REAL PROPERTY																																				
DATE OF LEASE: <u>9/30/2011</u>	LEASE No. GS-09B-02802																																				
<p>THIS LEASE, made and entered into this date between The City of Los Angeles - Department of Airports, a Municipal Corporation</p> <p>whose address is: Los Angeles International Airport #1 World Way Los Angeles, California 90045-5803</p> <p>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:</p>																																					
<p>WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:</p> <p>1. The Lessor hereby leases to the Government the following described premises:</p> <p>Block A: Building Area</p> <p>42,568 rentable square feet (r.s.f.), yielding approximately 40,883 ANSI/BOMA Office Area square feet and related space located at 7159 World Way West, Los Angeles, CA 90045-5824, together with 52 onsite surface parking spaces, as depicted on the attached Parking Plan (Exhibit B) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.</p> <p>Block B: Maintenance Land</p> <p>164,905 rentable square feet (r.s.f.), yielding approximately 3.79 acres of land located at 7159 World Way West, Los Angeles, CA 90045-5824, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.</p> <p>Block C: Concrete Paving</p> <p>77,500 rentable square feet (r.s.f.), yielding approximately 1.78 acres of land located at 7159 World Way West, Los Angeles, CA 90045-5824, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.</p> <p>Block D: Auto Paving</p> <p>36,000 rentable square feet (r.s.f.), yielding approximately 0.83 acres of land located at 7159 World Way West, Los Angeles, CA 90045-5824, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.</p> <p>2. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on October 1, 2011, through September 30, 2016, subject to termination and renewal rights as may be hereinafter set forth.</p> <p>3. The Government shall pay the Lessor annual rent as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th></th> <th>Y1</th> <th>Y2</th> <th>Y3</th> <th>Y4</th> <th>Y5</th> </tr> </thead> <tbody> <tr> <td>Block A</td> <td>\$478,890.00</td> <td>\$493,256.70</td> <td>\$508,054.40</td> <td>\$528,376.58</td> <td>\$549,511.64</td> </tr> <tr> <td>Block B</td> <td>\$461,734.00</td> <td>\$511,205.50</td> <td>\$526,541.67</td> <td>\$542,337.91</td> <td>\$564,031.43</td> </tr> <tr> <td>Block C</td> <td>\$56,575.00</td> <td>\$58,272.25</td> <td>\$60,020.42</td> <td>\$62,421.24</td> <td>\$64,918.09</td> </tr> <tr> <td>Block D</td> <td>\$13,320.00</td> <td>\$13,719.60</td> <td>\$14,131.19</td> <td>\$14,698.44</td> <td>\$15,284.30</td> </tr> <tr> <td>Total</td> <td>\$1,010,519.00</td> <td>\$1,076,454.05</td> <td>\$1,108,747.68</td> <td>\$1,147,832.17</td> <td>\$1,193,745.45</td> </tr> </tbody> </table>			Y1	Y2	Y3	Y4	Y5	Block A	\$478,890.00	\$493,256.70	\$508,054.40	\$528,376.58	\$549,511.64	Block B	\$461,734.00	\$511,205.50	\$526,541.67	\$542,337.91	\$564,031.43	Block C	\$56,575.00	\$58,272.25	\$60,020.42	\$62,421.24	\$64,918.09	Block D	\$13,320.00	\$13,719.60	\$14,131.19	\$14,698.44	\$15,284.30	Total	\$1,010,519.00	\$1,076,454.05	\$1,108,747.68	\$1,147,832.17	\$1,193,745.45
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Rent for a lesser period shall be prorated. Rent checks shall be payable to:

Los Angeles International Airport
#1 World Way
Los Angeles, California 90045-5803

4. Either party may terminate this lease in whole or in part by giving at least one hundred eighty (180) calendar days notice in writing to the Lessor or Lessee 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. 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. (a) The Lessor shall provide at its own cost:

Utility infrastructure (natural gas and electricity) up to meter or main panel; main electrical switchgear (building service only, no sub-panels or other distribution panels); sewer lines up to leasehold demarcation line.

(b) The Government shall provide and pay for the following:

Utilities; Maintenance; Custodial services; trash removal from leased premises; fire extinguishers, electrical equipment and devices; possessory interest or taxes levied on leased premises on Lessee's improvements, equipment or other property. It is understood that the rental rate does not include these items if within the leased premises. The Government is accepting the leased premises and finishes in an "as-is" condition and tenant improvements to the space are not necessary.

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) Sheet no. 1 containing Paragraphs 9-17;
- b) Supplemental Lease Requirements (pages 1-5);
- c) GSA Form 3517 (pages 1-2);
- d) GSA Form 3518 (pages 1-7);
- e) First generation Blue-Line Plan (Exhibit A);
- f) Parking Plan (Exhibit B);

~~g) Site Plan (Exhibit C);~~

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

Paragraph 5 of this STANDARD FORM 2 was deleted in its entirety. Paragraphs 9 through 17 have been added.

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

LESSOR: The City of Los Angeles - Department of Airports, a Municipal Corporation

BY

(Signature)

(Signature)

IN PRESENCE OF:

(Signature)

(Address)

#1 World Way, Los Angeles, CA 90045

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

BY

CHRISTINA DOLAN, CONTRACTING OFFICER, GSA

STANDARD FORM 2
FEBRUARY 1975 EDITION

APPROVED AS TO FORM:

EXCEPTION TO SF2 APPROVED

Carmen A. Trutanich, City Attorney

Date: 9/27/11

By:

Deputy/Assistant City Attorney

Carmen A. Trutanich, City Attorney

Date:

By: