

1.0 AGREEMENT

THIS LEASE, made and entered into this date by and between The City of Los Angeles - Department of Airports, organized and existing under the laws of the State of California,

Whose address is:

1 World Way
Los Angeles, CA 90045-5803

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:

1.1 AMOUNT AND TYPE OF SPACE

The Lessor hereby leases to the Government the following described premises:

- A. A total of **5,193** rentable square feet (RSF) of office and related space, which yields **5,040** ANSI/BOMA Office Area square feet (USF) of space, and 153 square feet of ground space for dog kennels, located at Los Angeles International Airport, 203 World Way, Los Angeles, CA 90045, for use by the [REDACTED]. Said space shall be used for such purposes as determined by the General Services Administration.
- B. The common area factor for the leased premises occupied by the Government is established as **one (1.0)**.
- C. Space offered must be in a quality building of sound and substantial construction meeting the Government's requirements for the intended use.
- D. The Space is taken "as is".

1.2 LEASE TERM

TO HAVE AND TO HOLD the said premises with their appurtenances for a term of 5 years firm commencing on **March 1, 2015** and continuing through **February 29, 2020**, subject to termination rights as may be hereinafter set forth.

1.3 TERMINATION RIGHTS

The Government and Lessor reserve the right to terminate this lease in whole or in part with at least ninety (90) calendar days written notice to the other. Notices shall be sent to:

FOR THE GOVERNMENT:

U.S. General Services Administration
Real Estate Acquisition Division, Los Angeles Branch
Attn: Linda Luong
300 N. Los Angeles Street, Suite 4100
Los Angeles, CA 90012

FOR THE LESSOR:

Los Angeles International Airport/Los Angeles World Airports
Attn: Commercial Development Group
One World Way
P.O. Box 92216
Los Angeles, CA 90009-2216

No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

1.4 AUTHORITY TO RELOCATE

The Lessor reserves the right to relocate the Government upon written notice to the Government within the airport for comparable space up to a ten percent (10%) increase or decrease in total ANSI/BOMA square footages, subject to the Government's approval, which shall not be unreasonably withheld.

INITIALS: [Signature] & [Signature]
LESSOR & GOV'T

		LESSOR	
SIGNATURE	[REDACTED]	NAME AND OFFICIAL TITLE OF SIGNER	
		Debbie Bowers Deputy Executive Director I	
ADDRESS	[REDACTED]		
	[REDACTED]	NAME AND OFFICIAL TITLE OF SIGNER	
		Sandra J. Miller, Secretary	
	[REDACTED]	UNITED STATES OF AMERICA	
	[REDACTED]	NAME OF SIGNER	
		Jason Reising	
	[REDACTED]	OFFICIAL TITLE OF SIGNER	
		Lease Contracting Officer	

THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT OF THE UNITED STATES OF AMERICA UNLESS SIGNED BELOW BY AUTHORIZED CONTRACTING OFFICER.

APPROVED AS TO FORM:
Michael N. Feuer, City Attorney

[REDACTED SIGNATURE]