

LEASE NO. GS-06P-LIA41008

Succeeding/Superseding Lease
GSA FORM L202 (September 2013)

This Lease is made and entered into between

DECORAH PROPERTIES
whose principal place of business is

900 MONTGOMERY STREET
DECORAH, IA 52101-2343

and whose interest in the Property described herein is that of Fee Owner, and

The United States of America (Government), acting by and through the designated representative of the General Services Administration (GSA), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

317 WASHINGTON STREET
DECORAH, IA 52101-1832

and more fully described in Section 1 together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning on JULY 1, 2014 and continuing for a period of

10 Years, 1 Year Firm,

subject to termination and renewal rights as may be hereinafter set forth.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR: DECORAH PROPERTIES

FOR THE GOVERNMENT:

Scott B. Branning

Name: _____
Title: _____
Date: 6/05/2014

Shari Litz
Lease Contracting Officer
General Services Administration, PBS, Real Estate Acquisition Division
Date: 7/17/2014

WITNESSED FOR THE LESSOR BY: _____
Name: Ronald W. Frazier
Title: General Counsel
Date: 6/5/14

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SUCCEEDING) (SEP 2013)

Unless otherwise noted, the Government accepts the Premises and tenant improvements in their existing condition, except where specifications or standards are contained elsewhere in this Lease. These standards include security improvements, Fire Protection and Life Safety requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. Such acceptance by the Government of existing Premises shall not relieve Lessor of continuing obligations for cleaning, janitorial, maintenance, repair, etc. as set forth in the Lease paragraphs and attached General Clauses.

The Premises are described as follows:

A. Office and Related Space: 2,990 rentable square feet (RSF), yielding 2,600 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the ground floor of the Building.

B. Common Area Factor: The Common Area Factor (CAF) is established as 1.150000 percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

1.02 EXPRESS APPURTENANT RIGHTS (SEP 2013)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41 CFR, Part 102-74, Subpart C within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use the following:

A. Parking: 1 parking space, reserved for the exclusive use of the Government, of which 0 shall be structured/inside parking spaces, and 1 shall be surface/outside parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

1.03 RENT AND OTHER CONSIDERATIONS (SEP 2013)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM (YEAR 1)	NON FIRM TERM (YEARS 2-10)
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$51,577.50	\$51,577.50
OPERATING COSTS ²	\$22,783.80	\$22,783.80
TOTAL ANNUAL RENT	\$74,361.30	\$74,361.30

¹Shell rent calculation:
(Firm Term) \$17.25 per RSF multiplied by 2,990 RSF
(Non Firm Term) \$17.25 per RSF multiplied by 2,990 RSF
²Operating Costs rent calculation: \$7.62 per RSF multiplied by 2,990 RSF

B. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 2,600 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

C. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

D. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration (CCR), now the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered in SAM.

E. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in the paragraph entitled "The Premises."

2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses.

3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease..

1.04 ~~BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012) PARAGRAPH INTENTIONALLY DELETED~~

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, at any time effective after the Firm Term of this Lease, by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

1.06 ~~RENEWAL RIGHTS (SEP 2013) PARAGRAPH INTENTIONALLY DELETED~~

1.07 DOCUMENTS INCORPORATED IN THE LEASE (SEP 2013)

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
GSA FORM 3517B GENERAL CLAUSES	47	
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	10	
LEVEL II SECURITY REQUIREMENTS	8	

1.08 ~~TENANT IMPROVEMENT RENTAL ADJUSTMENT (SUCCEEDING) (SEP 2013) PARAGRAPH INTENTIONALLY DELETED~~

1.09 ~~BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012) PARAGRAPH INTENTIONALLY DELETED~~

1.10 ~~BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP 2013) PARAGRAPH INTENTIONALLY DELETED~~

1.11 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 50 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 2,990 RSF by the total Building space of 2,990 RSF.

1.12 REAL ESTATE TAX BASE (SEP 2013)

The Real Estate Tax Base, as defined in the Real Estate Tax Adjustment paragraph of the Lease is \$7,677.00. Tax adjustments shall not occur until the tax year following lease commencement has passed.

1.13 OPERATING COST BASE (SEP 2013)

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be \$7.62 per RSF (\$22,783.80/annum).

1.14 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013)

In accordance with the paragraph entitled "Adjustment for Vacant Premises" if the Government fails to occupy or vacates the entire or any portion of the Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by the amount per ABOA SF of Space vacated by the Government.

1.15 ~~HOURLY OVERTIME HVAC RATES (AUG 2011) PARAGRAPH INTENTIONALLY DELETED~~

1.16 24-HOUR HVAC REQUIREMENT (APR 2011)

The hourly overtime HVAC rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day.

1.17 ~~BUILDING IMPROVEMENTS (SEP 2012) PARAGRAPH INTENTIONALLY DELETED~~