

**LEASE NO. GS-05B-18961**

Simplified Lease  
GSA FORM L201A (June 2012)

This Lease is made and entered into between

Sub-Lessor's Full Legal Name (exactly as listed in Central Contractor Registration)

**MUTUAL AID BOX ALARM SYSTEM (MABAS-ILLINOIS)**

(Sub-Lessor), whose principal place of business address is **233 WEST HINTZ ROAD, WHEELING, ILLINOIS 60090-5701** and whose interest in the Property described herein is that of **LESSEE PURSUANT TO A LEASE BETWEEN THE CITY OF WHEELING, ILLINOIS AND MUTUAL AID BOX ALARM SYSTEM, (MABAS - ILLINOIS)**. SAID LEASE GRANTS TO MABAS-ILLINOIS THE RIGHT TO SUB-LEASE ANY PORTION OF THE PREMISES WITH THE WRITTEN CONSENT OF THE CITY OF WHEELING. A COPY OF SAID LEASE AND THE CITY OF WHEELING'S WRITTEN CONSENT TO SUB-LEASE TO THE GOVERNMENT ARE ATTACHED HERETO AND LABELED AS EXHIBITS 'B' AND 'C', 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:

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

**233 WEST HINTZ ROAD, WHEELING, ILLINOIS 60090-5701**

and more fully described in Section 1 and Exhibit A, 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 their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

**35 MONTHS, 24 MONTHS FIRM,**

subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, **estimated to be MARCH 1, 2013** along with any applicable termination and renewal rights, shall be more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

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 Sub-Lessor.

**FOR THE SUB-LESSOR:**

**FOR THE GOVERNMENT:**

[Redacted Signature]

[Redacted Signature]

Entity Name: Mutual Aid Box Alarm System

CHRISTINE BECKER  
Lease Contracting Officer  
General Services Administration, Public Buildings Service

Date: March 26, 2013

**WITNESSED FOR THE SUB-LESSOR BY:**

Name: BARB HASELTINE

Title: ACCOUNTS ADMINISTRATOR - MABAS

Date: 3-26-2013

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 (SIMPLIFIED) (AUG 2011)**

The Premises are as described under Exhibit A, Proposal to Lease Space, GSA Form 1364A.

**1.02 EXPRESS APPURTENANT RIGHTS (SIMPLIFIED) (JUN 2012)**

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 Sub-Lessor to ensure signage is consistent with Sub-Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use parking as described under Block 16 of Exhibit A, Simplified Lease Proposal GSA Form 1364A. In addition, the Sub-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 RENTAL CONSIDERATION FOR SIMPLIFIED LEASES (JUN 2012)**

In consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Sub-Lessor's other obligations set forth herein, the Government shall pay the Sub-Lessor annual rent to be computed using the rental rate(s) specified on Exhibit A, GSA Form 1364A and the actual ANSI BOMA Office Area (ABOA) delivered for occupancy and use by the Government, not to exceed the maximum ABOA solicited by the Government. Payment shall be made monthly in arrears. Rent for a lesser period shall be prorated. Rent shall be paid by Electronic Funds Transfer to an account to be designated by Sub-Lessor. Rent shall be inclusive of all costs incurred by the Sub-Lessor for the construction of Building shell and Tenant Improvements (TIs) specified in the Lease, including those described on Exhibit A, GSA Form 1364A and the Agency Specific Requirements (ASR) attached hereto, all taxes of any kind, and all operating costs. Unless a separate rate is specified on Exhibit A, GSA Form 1364A, rights to parking areas will be deemed included in the rent.

Rent shall not be adjusted for changes in taxes or operating costs.

**1.04 BROKER COMMISSION AND COMMISSION CREDIT (SIMPLIFIED) (JUN 2012) - INTENTIONALLY DELETED**

**1.05 TERMINATION RIGHTS (SIMPLIFIED) (JUN 2012)**

The Government may terminate this Lease, in whole or in part, after the Firm Term of this Lease by providing not less than 90 days' prior written notice to the Sub-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. The Government must provide termination notice no later than 120 days after the last day of the Firm Term.

**1.06 RENEWAL RIGHTS (SIMPLIFIED) (APR 2011)**

This Lease may be renewed at the option of the Government for a term of 10 YEARS at the rental rate(s) set forth on Form 1364A, provided notice is given to the Sub-Lessor at least 90 days before the end of the original Lease term; all other terms and conditions of this Lease, as same may have been amended, shall remain in full force and effect during any renewal term.

**1.07 DOCUMENTS INCORPORATED IN THE LEASE (SIMPLIFIED) (JUN 2012)**

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

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
Simplified Lease Proposal (GSA Form 1364A)	2	A
Lease Between City of Wheeling and LABAS-IL	30	B
Letter of Consent to Sub-Lease from City of Wheeling	1	C
Representations and Certifications (GSA Form 3516A)	7	
Floor Plan Delineating the Premises	1	D
Pre-Lease Building Security Plan	4	
LEASE COVER LETTER - ENERGY EFFICIENCY	2	E

**1.08 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (SIMPLIFIED) (SEPTEMBER 2011) - INTENTIONALLY DELETED**

**1.09 OPERATING COST BASE (AUGUST 2011) - INTENTIONALLY DELETED**

1.10 **ADDITIONAL BUILDING IMPROVEMENTS (JUN 2012) - INTENTIONALLY DELETED**

1.11 **HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (MAR 2012)**

If the Sub-Lessor is a qualified HUBZone small business concern (SBC) that did not waive the price evaluation preference then as required by 13 C.F.R. 126.700, the HUBZone SBC must spend at least 50% of the cost of the contract incurred for personnel on its own employees or employees of other qualified HUBZone SBC's and must meet the performance of the work requirements for subcontracting in 13 C.F.R. § 125.6(c). If the Sub-Lessor is a HUBZone joint venture, the aggregate of the qualified HUBZone SBC's to the joint venture, not each concern separately, must perform the applicable percentage of work required by this clause.

If the Sub-Lessor is a HUBZone small business concern (SBC) that did not waive the price evaluation preference, the Sub-Lessor shall provide a certification within 10 days after Lease award to the LCO (or representative designated by the LCO) that the Sub-Lessor was an eligible HUBZone SBC on the date of award. If it is determined within 20 days after award that a HUBZone SBC Offeror that has been awarded the Lease was not an eligible HUBZone SBC at the time of award, and the HUBZone SBC Sub-Lessor failed to provide the LCO with information regarding a change to its HUBZone eligibility prior to award, then the Lease shall be subject, at the LCO's discretion, to termination, and the Government will be relieved of all obligations to the Sub-Lessor in such an event and not be liable to the Sub-Lessor for any costs, claims, or damages of any nature whatsoever.