

U.S. GOVERNMENT LEASE FOR REAL PROPERTY
(Short Form)

1. LEASE NUMBER
GS-05B-18857

PART I - SOLICITATION/DESCRIPTION OF REQUIREMENTS (To be completed by Government)

A. REQUIREMENTS

2. The Government of the United States of America is seeking to lease approximately 5,090 rentable square feet of office space located in Romulus, MI for occupancy not later than September 1, 2011 for a term of ten years, six years firm. Rentable space must yield a minimum of 5,066 square feet of ANSI/BOMA Office Area (ABOA) for use by Tenant for personnel, furnishings, lab, and equipment.
3. INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS March 24, 2011.

B. STANDARD CONDITIONS AND REQUIREMENTS

4. The following standard conditions and requirements shall apply to any premises offered for lease to the UNITED STATES OF AMERICA (the GOVERNMENT):
- a. Space offered must be in a quality building of sound and substantial construction meeting the Government's requirements for the intended use.
 - b. The Lessor shall provide floor plans for the offered space and a valid Certificate of Occupancy for the intended use of the Government and shall meet, maintain, and operate the building in conformance with all applicable current (as of the date of this solicitation) codes and ordinances. If space is offered in a building to be constructed for lease to the Government, the building must be in compliance with the most recent edition of the building code, fire code, and ordinances adopted by the jurisdiction in which the building is located.
 - c. Offered space shall meet or be upgraded to meet the applicable egress requirements in National Fire Protection Association (NFPA) 101, *Life Safety Code* or an alternative approach or method for achieving a level of safety deemed equivalent and acceptable by the Government. Offered space located below-grade, including parking garage areas, and all areas referred to as "hazardous areas" (defined in NFPA 101) within the entire building (including non-Government areas), shall be protected by an automatic sprinkler system or an equivalent level of safety. Additional automatic fire sprinkler requirements will apply when offered space is located on or above the 6th floor. Unrestricted access to a minimum of two remote exits shall be provided on each floor of Government occupancy. Scissor stairs shall be counted as only one approved exit. Open-air exterior fire escapes will not be counted as an approved exit. Additional fire alarm system requirements will apply when offered space is located 2 or more stories in height above the lowest level of exit discharge.
 - d. The Building and the leased space shall be accessible to persons with disabilities in accordance with appendices C and D of 36 CFR Part 1191 (ABA Chapters 1 and 2 and Chapters 3 through 10 of the ADA-ABA Accessibility Guidelines).
 - e. The leased space shall be free of all asbestos containing materials, except undamaged asbestos flooring in the space or undamaged boiler or pipe insulation outside the space, in which case an asbestos management program conforming to Environmental Protection Agency guidance shall be implemented. The space shall be free of other hazardous materials and in compliance with applicable Federal, State, and local environmental laws and regulations.
 - f. Services, utilities, and maintenance will be provided daily, extending from 7:00 a.m. to 5:00 p.m. except Saturday, Sunday, and Federal holidays. The Government shall have access to the leased space at all times, including the use of electrical services, toilets, lights, elevators, and Government office machines without additional payment.
 - g. The Lessor shall complete any necessary alterations within sixty (60) days after receipt of approved layout drawings.
 - h. The Offeror must have an active registration in the Central Contractor Registration (CCR) System (via the Internet at <http://www.ccr.gov>) prior to lease award and throughout the life of the lease. To remain active, the Lessor must update or renew its registration annually. The Government will not process rent payments to Lessors without an active CCR Registration. The Government will recognize no change of ownership of the leased premises until the new owner registers in the CCR system.

5. SERVICES AND UTILITIES (To be provided by Lessor as part of rent)

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|---|--|--|---|--|
| <input checked="" type="checkbox"/> HEAT | <input checked="" type="checkbox"/> TRASH REMOVAL | <input checked="" type="checkbox"/> ELEVATOR SERVICE | <input checked="" type="checkbox"/> INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS | <input type="checkbox"/> OTHER (Specify below) |
| <input checked="" type="checkbox"/> ELECTRICITY | <input checked="" type="checkbox"/> CHILLED DRINKING WATER | <input checked="" type="checkbox"/> WINDOW WASHING | <input checked="" type="checkbox"/> PAINTING FREQUENCY | |
| <input checked="" type="checkbox"/> POWER (Special equipment) | <input checked="" type="checkbox"/> AIR CONDITIONING | Frequency <u>every year</u> | Space <u>every 5 years</u> | |
| <input checked="" type="checkbox"/> WATER (Hot & Cold) | <input checked="" type="checkbox"/> TOILET SUPPLIES | <input checked="" type="checkbox"/> CARPET CLEANING | Public Areas <u>every 3 years</u> | |
| <input checked="" type="checkbox"/> SNOW REMOVAL | <input checked="" type="checkbox"/> JANITORIAL SERV. & SUPP. | Frequency <u>every 2 years</u> | | |

6. OTHER REQUIREMENTS

- Landlord to provide and install new carpeting, move furniture, and equipment, at his sole cost and expense, all in strict accordance with GSA specifications and approved drawings. Landlord will also paint the demised premises. All carpet colors and paint colors shall be approved by the Government and the local agency, prior to installation.
- See also the REQUIREMENTS section of the Lease, attached hereto and made a part hereof.
- All construction of the lab and remodeling of the existing space shall be in accordance with the drawings dated October 19, 2010, and revised March 2, 2011. The construction of the lab and the remodeling shall be in phases, so as to not disturb ongoing agency work at this location. Lessor will coordinate all phased construction and relocation of personnel with the local agency and the GSA property manager.

7. NOTE: All offers are subject to the terms and conditions outlined above, and elsewhere in this solicitation, including the Government's General Clauses and Representations and Certifications.

8. BASIS OF AWARD

- THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER SQUARE FOOT, ACCORDING TO THE ANSI/BOMA Z65.1-1996 DEFINITION FOR BOMA USABLE OFFICE AREA, WHICH MEANS "THE AREA WHERE A TENANT NORMALLY HOUSES PERSONNEL AND/OR FURNITURE, FOR WHICH A MEASUREMENT IS TO BE COMPUTED."

PART II - OFFER (To be completed by Offeror/Owner and remain open until lease award)

A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT

1. NAME AND ADDRESS OF BUILDING (Include ZIP Code) METRO AIRPORT CENTER 11200 METRO AIRPORT CENTER DRIVE SUITE 130-140 ROMULUS, MI 48174-1418	2. LOCATION(S) IN BUILDING	
	a. FLOOR(S) 1	b. ROOM NUMBER(S) 130-140
	c. SQ. FT. RENTABLE 5,090 ABOA 5,066 Common Area Factor 1.0047	d. TYPE <input checked="" type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> OTHER (Specify) <input type="checkbox"/> WAREHOUSE

B. TERM

3. To have and to hold, for the term commencing on September 1, 2011 and continuing through August 31, 2021 inclusive. The Government may terminate this lease in whole or in part at any time on or after August 31, 2017 by giving at least 90 days 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.

C. RENTAL

4. Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. Rent for a period of less than a month shall be prorated.

5. AMOUNT OF ANNUAL RENT \$133,501.65	7. HVAC OVERTIME RATE PER HOUR \$ 0.00 per hour	8. ELECTRONIC FUNDS TRANSFER PAYMENT SHALL BE MADE TO (Name and Address) Account Name: [REDACTED] Bank Name: [REDACTED] Address: [REDACTED] Acct # [REDACTED] ABA # [REDACTED]
6. RATE PER MONTH \$11,125.14		

9a. NAME AND ADDRESS OF OWNER (Include ZIP code. If requested by the Government and the owner is a partnership or joint venture, list all General Partners, using a separate sheet, if necessary.)

See Attached

9b. TELEPHONE NUMBER OF OWNER [REDACTED]	10. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> OTHER (Specify)
11a. NAME OF OWNER OR AUTHORIZED AGENT (Type or Print) JEFFREY R. MENZ	11b. TITLE OF PERSON SIGNING MANAGING DIRECTOR-PORTFOLIO MANAGEMENT
11c. SIGNATURE OF OWNER OR AUTHORIZED AGENT See Attached	11d. DATE 3/23/2011

PART III - AWARD (To be completed by Government)

- This award consummates the lease which consists of the following attached documents: Special Requirements, 3518, Representations and Certifications form and 3517, General Clauses form.
- The construction documents dated October 19, 2010, and revised March 2, 2011 attached hereto and made a part hereof.
- Attachment 1, to the GSA form 3626, "Minimum Lease Security Standards".
- Form B Document Security form.
- The cost of the lab build out is \$123,987.00. The lab build out will be in strict accordance with the attached drawings dated October 19 and as revised March 3, 2011. Once the space has been inspected and accepted by the Government, and an Occupancy Permit is secured by the Lessor, the Government will use a reimbursable work authority (RWA), to reimburse the Lessor for said amount. A separate SLA, (Supplemental Lease Agreement) will be forwarded to the Lessor to detail payment invoicing and reimbursement procedures.

2. THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT UNTIL SIGNED BELOW BY AUTHORIZED CONTRACTING OFFICER.

3a. NAME OF CONTRACTING OFFICER (Type or Print)

William Clark Douglas

SIGNED BELOW BY

DATE

7/13/2011