The Government of the United States of America is seeking to lease approximately 2,904 rentable square feet of office space and 3 surface parking spaces located in Missoula, MT for occupancy not later than April 1, 2010 for a term of 3 years, with a 1 year firm term. Rentable space must yield a minimum of 2,479 square feet of ANSI/BOMA Office Area (previously Usable) for use by Tenant for personnel, furnishing, and equipment.

B. STANDARD CONDITIONS AND REQUIREMENTS

The following standard conditions and requirements shall apply to any premises offered for lease to the UNITED STATES OF AMERICA (hereinafter called the GOVERNMENT).

Space offered must be in a quality building of sound and substantial construction, either a new, modern building or one that has undergone restoration or rehabilitation for the intended use.

The Lessee shall provide 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 or rehabilitation for the intended use, 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. Stairwells 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.


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 according to applicable Federal, State, and local environmental regulations.

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 Lessee shall have access to the leased space at all times, including the use of common electrical services, toilets, lights, elevators, and Government office machines without additional payment.

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.

4. BASIS OF AWARD

X THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER SQUARE FOOT, ACCORDING TO THE ANSI/BOMA 05.1-1996 DEFINITION FOR SOME USABLE OFFICE AREA, WHICH MEANS "THE AREA WHERE A TENANT NORMALLY HOUSES PERSONNEL AND/OR FURNITURE, FOR WHICH A MEASUREMENT IS TO BE COMPUTED.,", OFFER MOST ADVANTAGEOUS TO THE GOVERNMENT, WITH THE FOLLOWING EVALUATION FACTORS BEING

□ SIGNIFICANTLY MORE IMPORTANT THAN PRICE
□ APPROXIMATELY EQUAL TO PRICE
□ SIGNIFICANTLY LESS IMPORTANT THAN PRICE
□ (Listed in descending order, unless othwerly noted)

GSA Form 3220 (Rev. 5/2005)
PART II - OFFER

(A to be completed by Offeror/Owner)

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

5. NAME AND ADDRESS OF BUILDING (include ZIP Code)
   NP Building
   100 W Railroad
   Missoula, MT 59802-4298

B. LOCATION IN BUILDING
   a. FLOOR(S)
   1

   c. RENTABLE SQ. FT.
   2,004

   e. TYPE
   ☑ GENERAL OFFICE
   ☐ OTHER (Specify)
   Warehouse

C. TERM

To have and to hold, for the term commencing on April 1, 2010 and continuing through March 31, 2013 inclusive. The Government may terminate this lease at any time on or after April 1, 2011, by giving at least 60 days notice in writing to the Lessee. 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

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.

7. AMOUNT OF ANNUAL RENT
   $90,024.00

8. INCREASE MORTION
   $7,502.00

9a. NAME AND ADDRESS OF OWNER (include ZIP code)

Montana Rail Link, Inc.
101 International Way
Missoula, MT 59808-1549

9b. NAME AND ADDRESS OF OWEN (if specified by Government and the owner is a partnership or joint venture, list all General Partners, using a separate sheet, if necessary)

Montana Rail Link, Inc.
101 International Way
Missoula, MT 59808-1549

10. TELEPHONE NUMBER OF OWNER

11. TYPE OF INTEREST IN PROPERTY (or PERSON SIGNING OWNER)

   ☑ OWNER
   ☐ AUTHORIZED AGENT
   ☐ OTHER (Specify)

   Director, Asset Management Washington Business Service

12. NAME OF OWNER OR AUTHORIZED AGENT

   Johnna Elseman

13. TITLE OF PERSON SIGNING

   Director, Asset Management Washington Business Service

14. DATE

   5/10/10

16. OFFER REMAINS OPEN UNTIL 4:30 P.M.

   (To be completed by Offeror/Owner)

Your offer is hereby accepted. This award consummates the lease which consists of the following documents: (a) this GSA Form 3626, (b) Representations and Certifications, (c) the Government’s General Clauses, and (d) the following changes or additions made or agreed to by you:

Attachments to be included with Offer:

Attachment 1 to GSA Form 3626 Minimum Lease Security Standards
Attachment 2 to GSA Form 3626 Minimum GSA Requirements
Form 1364 - Proposal to Lease Space
Form 1217 - Lease's Annual Cost Statement
Form 3510 Special Terms Provisions
Form 3518A Representations and Certifications
Form 3517A General Clauses
Pre-Lease Building Security Plan
Form 12000 Pre-Lease Fire Protection and Life Safety Evaluation
Seismic Certificate

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

17a. NAME OF CONTRACTING OFFICER (Type or Print)

Brenda McWhirt

17b. DATE

5/10/10