

**LEASE NO. GS-08P-14545**

Streamlined Lease  
GSA FORM L201B (04/11)

This Lease is made and entered into between

Lessor's Name JEANS FORK CATTLE CO C/O ALDONNA BLAIN

("the Lessor"), whose principal place of business is JEANS FORK CATTLE COMPANY, 111 JACK STREET, BILLINGS, MONTANA, 59101-9729 and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("the 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:

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

350 SOUTH BILLINGS BOULEVARD, BILLINGS, MONTANA 59101-4764

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 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

7 YEARS/5 YEARS FIRM Effective September 1, 2011

Subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by the General Services Administration. The commencement date of this lease, along with any applicable termination and renewal rights, shall 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 Lessor.

[Redacted Signature]

Name: President  
Title: 9/7/11  
Date: 9/7/11

FOR THE GOVERNMENT:  
[Redacted Signature]

Lease Contracting Officer  
Date: 12/19/11

[Redacted Signature]

Title: office manager  
Date: 9/7/11

**SECTION 1 THE PREMISES, RENT, AND OTHER TERMS**

**1.01 THE PREMISES**

The Premises are described as follows:

Warehouse and Related Space: 7,500 rentable square feet (RSF), yielding 7,500 ANSI/BOMA Office Area (ABOA) square feet of office and related space (based upon a Common Area Factor of 1.0%, located on the 1st floor(s) of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

**1.02 EXPRESS APPURTENANT RIGHTS**

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

A. Parking: 4 parking spaces as depicted on the plan attached hereto as Exhibit A of which and 4 shall be surface /covered 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.

~~B. Antennae, Satellite Dishes and Related Transmission Devices: Space located on the roof of the Building sufficient in size for the installation and placement of the telecommunications equipment as such may be described herein, together with the right to access the roof and use of all building areas (e.g., chases, plenums) necessary for the use, operation and maintenance of such equipment at all times during the term of this Lease.~~

**1.03 RENT AND OTHER CONSIDERATION**

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

	Years 1 - 5		Years 6 - 7	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$ 37,815.58	\$ _____	\$ 41,940.58	\$ _____
Tenant Improvements Rental Rate	\$ NA	\$ _____	\$ NA	\$ _____
Operating Costs	\$ 15,000.00	\$ _____	\$ 15,000.00	\$ _____
Real Estate Taxes	\$ 3,434.42	\$ _____	\$ 3,434.42	\$ _____
Full Service Rate	\$ 56,250	\$ _____	\$ 60,375.00	\$ _____

B. Rent is subject to adjustment based upon a physical mutual measurement of the Space upon acceptance, not to exceed 7,500 ABOA sq. ft. based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

C. Rent is subject to adjustment based upon the final Tenant Improvement cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

D. 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.

E. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clause. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration.

F. The 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 "Paragraph 1.01, The Premises" created herein.
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
4. 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.

~~5. All services, utilities (with the exclusion of \_\_\_\_\_ maintenance required for the proper operation of the Property, the Building, and the Leased 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. The Government shall be responsible for paying the cost of \_\_\_\_\_ directly to the utility provider. The Lessor shall ensure that such utilities are separately metered. The Lessor shall provide and~~

Install as part of shell rent, separate meters for utilities. Sub-meters are not acceptable. The Lessor shall furnish in writing to the Contracting Officer, prior to occupancy by the Government, a record of the meter numbers and verification that the meters measure Government usage only. Pro-rata is not permissible. In addition, an automatic control system shall be provided to assure compliance with heating and air conditioning requirements.

G. Parking shall be provided at a rate of \$XX per parking space per month (Structure), and \$XX per parking space per month (Surface).

**1.04 BROKER COMMISSION AND COMMISSION CREDIT:**

[NEC2 Broker Name] ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is \$XX and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only \$XX of the Commission will be payable to [NEC2 Broker Name] with the remaining \$XX which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest period practicable.

Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month X Rental Payment \$XX minus prorated Commission Credit of \$XX equals \$XX adjusted Xth Month's Rent.

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**1.05 TERMINATION RIGHT**

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**

This Lease may be renewed at the option of the Government for a term of X YEARS at the following rental rate(s):

Option Term, Years XX-XX		
Annual Rent	Annual Rate / RSE	
\$XX	\$XX	
Operating cost basis shall continue from Year XX of existing lease term. Option term is subject to continuing annual adjustments.		

Shell Rental Rate

Operating Cost

provided notice is given to the Lessor at least XX 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 force and effect during any renewal term.

**1.07 DOCUMENTS INCORPORATED BY REFERENCE**

The following documents are incorporated by reference, as though fully set forth herein:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
Floor Plan(s)	1	A
Parking Plan(s)	1	A
Agency Specific Requirements		
Additional Security Requirements	N/A	
GSA Form 3517B General Clauses	21	
GSA Form 3518, Representations and Certifications	4	
Small Business Subcontracting Plan	N/A	
Security Unit Price List	N/A	

**1.08 TENANT IMPROVEMENT PRICING: TI BASED ON DESIGN SCHEMATIC/DID WORKSHOP**

Lessor has agreed to a TI pricing of \$XX per sq. ft. based on the design schematic as included in Exhibit \_\_\_\_\_. This amount has been amortized in the rent over the firm term of this Lease at an interest rate of XX percent per year. Price adjustments to the final DDC will be made in accordance with the unit costs in Exhibit \_\_\_\_\_ as attached hereto. Final rent calculations will be reconciled and the lease will be amended after acceptance of the space.

The Government shall have the right to make lump sum payments for any or all Tenant Improvements work. That part of the Tenant Improvements amortized in the rent shall be reduced accordingly. At any time after occupancy and during the firm term of the Lease, the Government, at its sole

discretion, may choose to pay lump sum for any part or all of the remaining unpaid amortized balance of the Tenant Improvement Allowance. If the Government elects to make a lump sum payment for the Tenant Improvements after occupancy, the payment of the Tenant Improvements by the Government will result in a decrease in the rent according to the amortization rate over the firm term of the Lease.

**TENANT IMPROVEMENT Pricing: TI Allowance (OPTION 2)**

The Tenant Improvement Allowance for purposes of this Lease is \$ \_\_\_\_\_ per ABOA sq. ft. The Tenant Improvement Allowance is the amount that the Lessor shall make available for the Government to be used for the Tenant Improvements. This amount has been amortized in the rent over the firm term of this Lease at an interest rate of \_\_\_\_\_ percent per year.

A. The Government, at its sole discretion, shall make all decisions as to the use of the TI Allowance. The Government may use all or part of the Tenant Improvement Allowance. The Government may return to the Lessor any unused portion of the Tenant Improvement Allowance in exchange for a decrease in rent according to the agreed-upon amortization rate over the firm term.

B. The Government shall have the right to make lump sum payments for any or all work covered by the Tenant Improvement Allowance. That part of the Tenant Improvement Allowance amortized in the rent shall be reduced accordingly. At any time after occupancy and during the firm term of the Lease, the Government, at its sole discretion, may choose to pay lump sum for any part or all of the remaining unpaid amortized balance of the Tenant Improvement Allowance. If the Government elects to make a lump sum payment for the Tenant Improvement Allowance after occupancy, the payment of the Tenant Improvement Allowance by the Government will result in a decrease in the rent according to the amortization rate over the firm term of the Lease.

C. If it is anticipated that the Government will spend more than the allowance identified above, the Government shall have the right to either

1. Reduce the Tenant Improvement requirements.
2. Pay lump sum for the overage upon mutual agreement of the tenant improvement costs..
3. Increase the rent according to the negotiated amortization rate over the firm term of the Lease.

**1.10 TENANT IMPROVEMENT PRICING: DID'S PRIOR TO AWARD**

~~The Lessor will provide all Lease requirements as identified on the DIDs. The Government, at its sole discretion, shall make all decisions as to the usage and payment for said Tenant Improvements. All Tenant Improvements required by the Government for occupancy must be performed by the Lessor as part of the rental consideration.~~

**1.09 TENANT IMPROVEMENT FEE SCHEDULE**

For pricing Tenant Improvement Costs as defined herein, the following rates shall apply for the initial build-out of the Space, and alterations of the Space subsequent to Acceptance

	INITIAL BUILD-OUT	POST-ACCEPTANCE ALTERATIONS
Architect/Engineer Fees (per ABOA sq. ft. or % of Construction Costs)	\$ _____ or _____ %	\$ _____ or _____ %
Lessor's Project Management Fee (% of Construction Costs)	_____ %	_____ %

**1.10 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE**

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is 50%. The percentage of occupancy is derived by dividing the total Government space of 7,500 rentable square feet by the total building space of 15,000 rentable square feet.

The Real Estate Tax Base, as defined in the Real Estate Tax Adjustment clause of the Lease is \$3,434.42.

**1.11 OPERATING COST BASE**

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$15,000.00 annually.

**1.12 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES**

In accordance with the section entitled "Adjustment for Vacant Premises" if the Government fails to occupy or vacates the entire or any portion of the Leased 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 \$XX per ABOA sq. ft. of space vacated by the Government.

**1.13 OVERTIME HVAC RATES**

The following rates shall apply in the application of the clause titled "Overtime HVAC Usage:"

\$XX per hour per zone

No. of zones: XX

\$XX per hour for the entire space.

1.14 24-HOUR HVAC REQUIREMENT (APR 2011)

~~The Overtime Usage rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24 hour HVAC is required by the Government for any designated rooms or areas of the Premises, such services shall be provided by the Lessor at a rate of \$XX per ABOA sq. ft. of the area receiving the additional overtime HVAC.~~

1.15 ADDITIONAL BUILDING IMPROVEMENTS

In addition to construction of the Tenant Improvements as required in this Lease, the Lessor shall be required to complete the following additional building improvements (e.g., Fire/Life Safety, Seismic, and Energy Efficiency) prior to acceptance of the Space:

- A. Level and pave the entire parking lot
- B. Repaint shop floor with anti-slip additive
- C. Ensure that lighting in the shop area meets SFO requirements
- D. New paint throughout the space
- E. Replace existing carpet