2. The Government of the United States of America is seeking to lease approximately 2,086 rentable square feet of office space located in Bismarck, ND for occupancy not later than August 16, 2010 (date) for a term of 10 years, 5 years firm. Rentable space must yield a 2,086 square feet of ANSI/BOMA Office Area (ABOA) for use by Tenant for personnel, furnishing, and equipment. Parking spaces for 5 vehicles must also be provided.

3. INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS August 1, 2010.

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

- **HEAT**
- **ELECTRICITY**
- **POWER (Special Equip.)**
- **WATER (Hot & Cold)**
- **SNOW REMOVAL**
- **TRASH REMOVAL**
- **CHILLED DRINKING WATER**
- **AIR CONDITIONING**
- **TOILET SUPPLIES**
- **JANITORIAL SERV. & SUPP.**
- **ELEVATOR SERVICE**
- **WINDOW WASHING**
- **INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS**
- **PAINTING FREQUENCY**
- **OTHER (Specify below)**

6. OTHER REQUIREMENTS
   - NOT APPLICABLE

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 Z65.1996 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."**
   - **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 stated otherwise)
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)
   City Center Plaza
   418 E. Broadway Ave.
   Bismarck, ND 58501-4086

2. LOCATIONS IN BUILDING
   a. FLOOR(S) 2nd
   b. ROOM NUMBER(S) 245
   c. SQ. FT. 2,086
   d. TYPE RENTABLE

   [ ] GENERAL OFFICE
   [ ] OTHER (Specify)

   [ ] WAREHOUSE

   3rd 345
   4th 456

B. TERM

3. To have and to hold, for the term commencing on August 16, 2010 and continuing through August 15, 2020 inclusive. The Government may terminate this lease in whole or in part at any time on or after August 15, 2015, 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 $22,944.00

6. RATE PER MONTH $1,912.00

7. HVAC OVERTIME RATE PER HOUR 0

8. ELECTRONIC FUNDS TRANSFER PAYMENT SHALL BE MADE TO (Name and address)
Pinnacle Development
1505 Interchange Ave
Bismarck, ND 58501-2080

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)
Pinnacle Development 1505 Interchange Ave, Bismarck, ND 58501-2080

9b. TELEPHONE NUMBER OF OWNER AUTO

10. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING
   [ ] OWNER
   [ ] AUTHORIZED AGENT
   [ ] OTHER (Specify)

   [ ] OTHER

11a. NAME OF OWNER OR AUTHORIZED AGENT (Type or Print)
William Shalhoob

11b. TITLE OF PERSON SIGNING
Partner

11c. SIGNATURE OF OWNER OR AUTHORIZED AGENT

11d. DATE 8-25-10

PART III - AWARD (To be completed by Government)

1. Your offer is hereby accepted. This award consummates the lease which consists of the following attached 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:

   Attachment 1 to GSA Form 3626
   Attachment 2 to GSA Form 3626
   GSA Form 1217: Lessor’s Annual Cost Statement
   GSA Form
   Fire and Life Safety Checklist

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

   2a. NAME OF CONTRACTING OFFICER (Type or Print)
   Adam Jones

   2b. SIGNATURE OF OFFICER

   2c. DATE 8/26/10

GENERAL SERVICES ADMINISTRATION
Page 2 of 2

GSA Form 3626 (Rev. 4/2005)
Prescribed by APO 2B00.12A