

LEASE NO. GS-09B-03097

INSTRUCTIONS TO OFFERORS: Fill in this form with the required information where appropriate, initial each page, sign on this page (type in name and title), and have a witness to your signature sign also. Upon selection for award, GSA will countersign the lease document.

This Lease is made and entered into between

Lessor's Name:

MICHAEL S SALLEE AND KATHRYN J SALLEE

(the Lessor), whose principal place of business is [ADDRESS], 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

1245 N. ALPHA STREET,  
ELY, NV 89301-6614

and more fully described in Section 1 and Exhibit D, together with rights to the use of parking and other areas as set forth herein.

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

10 Years, All Firm Term,

Not subject to termination rights, to be used for such purposes as determined by GSA. The commencement date of this Lease, estimated to be July 1, 2013, 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.

FOR THE LESSOR:

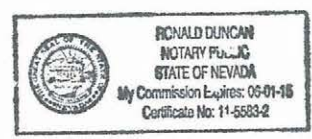
[Redacted Signature] Kathryn J. Sallee  
Title: owner  
Date: 5-10-13

FOR THE GOVERNMENT:

[Redacted Signature] Lease Contracting Officer  
Date: 5/23/13

[Redacted Signature]

Title: Assistant Branch Manager Nevada State Bank  
Date: 5/10/13



**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) (SEPT 2011)**

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: Parking shall be provided as described under Section II of Exhibit A, Proposal to Lease Space, GSA Form 1364A. . 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.

**1.03 RENTAL CONSIDERATION (SIMPLIFIED) (SEPT 2011)**

In consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Lessor's other obligations set forth herein, the Government shall pay the 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 Lessor. Rent shall be inclusive of all costs incurred by the 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.

The rent breakdown is as follows:

	Years 1 - 5		Years 6 - 10	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$ 16.50	\$ 51,727.50	\$ 16.50	\$ 51,727.50
T.I Rental Rate	\$ 1.00	\$ 3,135.27	\$ -	\$ -
Operating Cost	\$ 7.25	\$ 22,728.75	\$ 7.25	\$ 22,728.75
<b>Full Service Rate</b>	<b>\$ 24.75</b>	<b>\$ 77,591.52</b>	<b>\$ 23.75</b>	<b>\$ 74,456.25</b>

The Tenant Improvement Allowance of \$13,845.00 is amortized at a rate of 5 percent per annum over 5 years.

**1.04 INTENTIONALLY DELETED**

**1.05 INTENTIONALLY DELETED**

**1.06 INTENTIONALLY DELETED**

**1.07 DOCUMENTS INCLUDED WITH LEASE (SIMPLIFIED) (AUG 2011)**

The following documents are included as part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
Simplified Lease Proposal (GSA Form 1364A)	4	A
Agency Specific Requirements, Dated November 9, 2012	1	B
Security Requirements Level I	4	C
Floor Plan Delineating the Premises	1	D
Representations and Certifications (GSA Form 3518A)	7	E
Seismic Form D	1	F
Solicitation Provisions (GSA Form 3516A)	5	G

**1.08 INTENTIONALLY DELETED**

**1.09 OPERATING COST BASE (SIMPLIFIED) (AUG 2011)**