

LEASE NO. GS-10B-07350

Streamlined Lease
GSA FORM L201B (JAN 2012)

This Lease is made and entered into between

Newtown Street Properties, LLC

("the Lessor"), whose principal place of business is 23 Newtown Street, Medford, OR. 97501-2942 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

15 Newtown Street, Medford, OR 97501-2942

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.

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, 5 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA. 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 and intent by signing the following signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:

[Redacted signature area for Lessor]

Date: 10/19/12

[Redacted signature area for Government]

Lease LCO JAN 16 2013
Date: _____

[Redacted signature area for Kristine Van Ethen]

Name: Kristine Van Ethen
Title: Legal Assistant
Date: 10/19/2012

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (AUG 2011)

The Premises are described as follows:

Office and Related Space: 2,700 rentable square feet (RSF), yielding 2,700 ANSI/BOMA Office Area (ABOA) square feet of office and related space based upon a Common Area Factor of 1.00%, located on the first floor of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

1.02 EXPRESS APPURTENANT RIGHTS (AUG 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: 12 parking spaces shall be surface parking spaces reserved for the exclusive use of the Government. 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.

1.03 RENT AND OTHER CONSIDERATION (AUG 2011)

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

	FIRM TERM, 4/8/2013 – 4/7/2016		FIRM TERM, 4/8/2016 – 4/7/2018	
	ANNUAL RENT	MONTHLY RENT	ANNUAL RENT	MONTHLY RENT
SHELL RENT	\$43,735.31	\$3,644.61	\$44,614.48	\$3,717.87
TENANT IMPROVEMENTS RENT ¹	\$ TBD	\$TBD	\$TBD	\$TBD
OPERATING COSTS	\$17,181.02	\$1,431.75	\$17,181.02	\$1,431.75
TOTAL ANNUAL RENT	\$60,916.33	\$5,076.36	\$61,795.50	\$5,149.62

¹The Tenant Improvements Allowance is amortized at a rate of 7 percent per annum over 5 years.

²Rates may be rounded.

	NON FIRM TERM, 4/8/2018 – 4/7/2023	
	ANNUAL RENT	MONTHLY RENT
SHELL RENT	\$47,362.15	\$3,946.85
OPERATING COSTS	\$17,181.02	\$1,431.75
TOTAL ANNUAL RENT	\$64,543.17	\$5,378.60

B. As agreed upon by parties, the square footage is not to exceed 2,700 ABOA SF. Upon acceptance of the space, shall the physical mutual measurement of the Space exceed 2,700 ABOA SF; Annual Rent will not be subject to adjustment.

C. Rent is subject to adjustment based upon the final Tenant Improvement (TI) 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 Clauses. 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;

[Type text]

3. Performance or satisfaction of all other obligations set forth in this Lease; and 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.

1.04 INTENTIONALLY DELETED

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in parts, 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 (AUG 2011)

This Lease may be renewed at the option of the Government for two terms of [REDACTED] each at the following rental rate(s):

	OPTION TERM, [REDACTED]	
	ANNUAL RENT	Monthly Rent
SHELL RENTAL RATE	[REDACTED]	[REDACTED] ¹
¹ Rates may be rounded. OPERATING COSTS	OPERATING COST BASIS SHALL CONTINUE FROM YEAR 5 OF EXISTING LEASE TERM. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS.	

	OPTION TERM, [REDACTED]	
	ANNUAL RENT	Monthly Rent
SHELL RENTAL RATE	[REDACTED]	[REDACTED]
OPERATING COSTS	OPERATING COST BASIS SHALL CONTINUE FROM YEAR 10 OF EXISTING LEASE TERM. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS.	

¹Rates may be rounded.

provided notice is given to the Lessor at least 90 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 (AUG 2011)

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	D
AGENCY SPECIFIC REQUIREMENTS, DATED 08/24/2011	9	C
SECURITY REQUIREMENTS	1	B
SECURITY UNIT PRICE LIST	1	
GSA FORM 3516 SOLICITATION PROVISIONS	1	
GSA FORM 3517 GENERAL CLAUSES	33	
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	7	

1.08 INTENTIONALLY DELETED

LESSOR:  GOVERNMENT: 

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TENANT IMPROVEMENT PRICING BASED ON TENANT IMPROVEMENT ALLOWANCE (TIA) (STREAMLINED) (JUL 2011)

The Tenant Improvement Allowance (TIA) for purposes of this Lease is \$38.17 per ABOA SF. The TIA is the amount that the Lessor shall make available for the Government to be used for the TIs. This amount is amortized in the rent over the firm term of this Lease at an annual interest rate of 7% percent.

A. The Government, at its sole discretion, shall make all decisions as to the use of the TIA. The Government may use all or part of the TIA. The Government may return to the Lessor any unused portion of the TIA 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 TIA. That part of the TIA 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 TIA. If the Government elects to make a lump sum payment for the TIA after occupancy, the payment of the TIA 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 TI requirements.
2. Pay lump sum for the overage upon completion and acceptance of the improvements.
3. Increase the rent according to the negotiated amortization rate over the firm term of the Lease.

INTENTIONALLY DELETED

1.09 INTENTIONALLY DELETED (STREAMLINED) (SEPT 2011)

1.10 TENANT IMPROVEMENT FEE SCHEDULE (AUG 2011)

For pricing TI 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 SF or % of Construction Costs)	TBD	TBD
Lessor's Project Management Fee (% of Construction Costs)	TBD	TBD

1.11 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (AUG 2011)

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 100 percent. The percentage of occupancy is derived by dividing the total Government space of 2,700 RSF by the total building space of 2,700 rentable square feet.

The real estate tax base, as defined in the "Real Estate Tax Adjustment" clause of the Lease is \$3,655.31/annum.

1.12 OPERATING COST BASE (AUG 2011)

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment Included in Offer" that the Lessor's base rate for operating costs shall be \$17,181.02/annum.

1.13 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (AUG 2011)

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 \$5.52 per ABOA SF of space vacated by the Government.

1.14 HOURLY OVERTIME HVAC RATES (AUG 2011)

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

- \$0.00 per hour per zone
- No. of zones: 0
- \$ 0.00 per hour for the entire space.

LESSOR:  GOVERNMENT: 

[Type text]

1.15 24-HOUR HVAC REQUIREMENT (APR 2011)

The Hourly Overtime HVAC 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 an annual rate of \$0.00 per ABOA SF of the area receiving the 24-hour HVAC. Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the Building at no additional charge.

1.16 ADDITIONAL BUILDING IMPROVEMENTS (AUG 2011)

In addition to construction of the TIs as required in this Lease, the Lessor shall be required to complete the following additional building improvements (e.g., Fire Protection and Life Safety, Seismic, and Energy Efficiency) at the Lessor's expense prior to acceptance of the Space as they are existing conditions not acceptable by the Government. Upon redesign and construction, other existing conditions may be found and will be considered a Lessor responsibility and a Lessor expense, therefore, these conditions are not inclusive and limited to the below (for more detailed information and additional improvements, refer to Exhibit C):

- A. All wood type paneling removed and replaced with 5/8" drywall as standard – at no cost to the Government; Agency specified wall types to be followed and any increase to drywall for agency specified wall type will be considered Government TI.
- B. Ceiling tile in main hallway, along with any inconsistency in offices must be replaced to maintain a consistent pattern, shape, size, color; at no cost to the Government.
- C. Lobby and conference room ceiling are hard lid ceilings and can remain "as – is", exception is patching / paint by Lessor – at no cost to the Government.
- D. Existing lighting is inconsistent in type of fixture/ballast throughout space. It is not acceptable "as-is". Refer to [REDACTED] and [REDACTED] for foot candles, agency specific requirements herein to rectify type and acceptable lighting levels. Layout will be provided at DID workshop for review and approval. This is considered to be Lessor responsibility and no cost to the Government.
- E. ABAAS for all restroom fixtures as applicable, along w/lever type hardware where applicable, by Lessor – at no cost to the Government.
- F. Restroom (s) flooring replaced along w/applicable sanitary tile at 60" H in accordance w/OSHA requirements; toilet/sink fixtures replaced w/Energy Star low flow ABAAS height fixtures/grab bars; applicable door handles and locks; fans, mirrors, and signage; all by Lessor, at no cost to the Government. One restroom will be completely ABAAS Unisex by Lessor – at no cost to the Government. Remaining restroom will meet all components as room size allows. This is considered to be Lessor responsibility – at no cost to the Government.