PART I - SOLICITATION/DESCRIPTION OF REQUIREMENTS (To be completed by Government)

A. REQUIREMENTS

2. The Government of the United States of America is seeking to lease approximately 55,702 rentable square feet of space located in 200 W. Valley Ave. for occupancy not later than 6/1/12 (date) for a term of 5/31/14. Rentable space must yield a minimum of 55,702 to a maximum of 55,702 square feet of ANSI/BOMA Office Area (ABOA) for use by Tenant for personnel, furnishing, and equipment.

3. INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS

B. STANDARD CONDITIONS AND REQUIREMENTS

4. The following standard conditions and requirements shall apply to any premises offered for lease to the UNITED STATES OF AMERICA (the GOVERNMENT):
   a. Space offered must be in a quality building of sound and substantial construction meeting the Government's requirements for the intended use.
   b. The Lessor shall provide floor plans for the offered space and written 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 lease to the Government, the building must be in compliance with the most recent edition of the building code, fire code, and ordinances adopted by the jurisdiction in which the building is located.
   c. Offered space shall meet or exceed current 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.
   d. The Building and the leased space shall be accessible to persons with disabilities in accordance with appendices C and D of 36 CFR Part 1191 (ABA-Chapters 1 and 2 and Chapters 3 through 10 of the ADA-ABA Accessibility Guidelines).
   e. 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 and in compliance with applicable Federal, State, and local environmental laws and regulations.
   f. Services, utilities, and maintenance will be provided daily, extending from 7 a.m. to 7 p.m. except Saturday, Sunday, and Federal holidays.
   g. The Lessor shall complete any necessary alterations within 30 days after receipt of approved layout drawings.
   h. The Offeror must have an active registration in the Central Contractor Registration (CCR) System (via the Internet at http://www.ccr.gov) prior to lease award and throughout the life of the lease. To remain active, the Lessor must update or renew its registration annually. The Government will not process rent payments to Lessors without an active CCR Registration. The Government will recognize no change of ownership of the leased premises until the new owner registers in the CCR system.

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

   [ ] HEAT
   [ ] ELECTRICITY
   [ ] POWER
   [ ] WATER (Hot & Cold)
   [ ] SNOW REMOVAL
   [ ] TRASH REMOVAL
   [ ] CHILLED DRINKING WATER
   [ ] AIR CONDITIONING
   [ ] TOILET SUPPLIES
   [ ] JANITORIAL SERVICES & SUPP.
   [ ] ELEVATOR SERVICE
   [ ] WINDOW WASHING
   [ ] TOILET SERVICE
   [ ] TUBES & BALLASTS
   [ ] INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS
   [ ] CARPET CLEANING
   [ ] PAINTING FREQUENCY
   [ ] JANITORIAL SERVICES & SUPP.

6. OTHER REQUIREMENTS

   Offers should also include the following with their offers:

   The estimated cost to prepare the space for occupancy by the Government and the Offeror's proposed amortization rate for tenant alterations.

   Attachment #1 Attachment Hereto and Mailed Prior Thereto

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 Z65.1-1996 DEFINITION FOR ROMA USABLE OFFICE AREA, WHICH MEANS "THE AREA WHERE A TENANT NORMALLY HOMES 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)

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Prepared by APD 2800.19A
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)
   - **3700 W URSULA AVE**
   - **MCALLEN, TX 78503**

2. LOCATION(S) IN BUILDING
   - **FLOOR(S):** 1
   - **ROOM NUMBER(S):** Rear Bldg

3. LOCATION(S) IN BUILDING
   - **FLOOR(S):** 1
   - **ROOM NUMBER(S):** Rear Bldg

   - **SQ. FT:**
     - **RENTABLE:** 55,702
     - **ABOVE:** 55,702

   - **TYPE:**
     - **GENERAL OFFICE**
     - **WAREHOUSE**

B. TERM

3. To have and to hold, for the term commencing on **6/2/14** and continuing through **12/1/14** inclusive. The Government may terminate this lease in whole or in part at any time on or after **12/1/14** by giving at least **30** 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

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: **360,000.00**
   6. RATE PER MONTH: **30,000.00**

7. HVAC OVERTIME RATE PER HOUR: **NA**

8. ELECTRONIC FUNDS TRANSFER PAYMENT SHALL BE MADE TO: **ALFredo jimenez investments LLC**
   - **344 S. Helen Moore Rd APT 6101 SAN BENITO, TX 78586**

9a. NAME AND ADDRESS OF OWNER (Include ZIP code)
   - **3700 W URSULA AVE**
   - **MCALLEN, TX 78503**

9b. TELEPHONE NUMBER OF OWNER
   - **[REDACTED]**

10a. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING
   - **OWNER**

10b. NAME OF OWNER OR AUTHORIZED AGENT (Type or Print)
   - **[REDACTED]**

10c. TITLE OF PERSON SIGNING
   - **OWNER**

   - **DATE:** **05.31.14**

PART III - AWARD (To be completed by Government)

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:

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

   3a. NAME OF CONTRACTING OFFICER (Type or Print)
   - **[REDACTED]**

   3b. SIGNATURE OF CONTRACTING OFFICER
   - **[REDACTED]**

   3c. DATE
   - **G3/14**

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Prescribed by APO 2800.12A