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

A. REQUIREMENTS

3. INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS July 15, 2010.

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 with 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 a valid Certificate of Occupancy for the intended use of the Government and meet, maintain, and operate the building in accordance with all applicable laws (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, the code, and ordinances adopted by the jurisdiction in which the building is located.
   c. Offered space shall meet or be upgraded to meet the applicable agency requirements in National Fire Protection Association (NFPA) 101, Life Safety Code or as an alternative approach or method for achieving a level of safety deemed equivalent and acceptable by the Government. Offered space located below-ground, 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 one or more stories above the lowest level of exit discharge.
   d. The building and the leased space shall be accessible to persons with disabilities in accordance with Appendix 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 throughout the space or undamaged boiler or pipe insulation inside the space, in which case an asbestos management program conforming to Environmental Protection Agency guidelines 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 7:00 a.m. to 5:00 p.m., except Saturday, Sunday, and Federal holidays. The Government shall have access to the leased space at all times, including the use of electrical service, telephones, lights, elevators, and Government office equipment without additional payment.
   g. The Lessor shall complete any necessary alterations within sixty (60) 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.acq.osd.mil) 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 Lessor 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
   ☑ CHILLED CLEANING WATER
   ☑ POWER (amps/kwh)
   ☑ WATER (hot/cold)
   ☑ TIRELESS NUMBERS
   ☑ CARPET/CARPETING
   ☑ SNOW REMOVAL
   ☑ RENT/RENTAL/RENTAL SUP.
   ☑ MAINTENANCE & REPAIR
   ☑ INITIAL REPLACEMENT LAMP/TUBE/BALLAST
   ☑ PARTS/FOOD

6. OTHER REQUIREMENTS

   Offers should also include the following with their offer:
   1. 3626 Supplemental Lease Requirements
   2. Attachment 1—Minimum Lease Security Standards
   3. Contamination Agreement
   4. Pre-Lease Building Security Form
   5. GSA Form 3177, General Clauses
   6. GSA Form 3148, Representations and Certifications
   7. GSA Form 1290—Prelease Fire Protection and Life Safety Evaluation—Low Rise Office Building
   8. Seismic Certification—Existing Building
   9. Disclosure of Contractor Access to Proprietary Information

7. NOTE: All offers are subject to the terms and conditions outlined above, and elsewhere in this solicitation, including the Government's General Clauses (Representations and Certifications).

8. BASIS OF AWARD

   ☑ THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER SQUARE FOOT, AS DETERMINED BY THE AMERICAN NATIONAL ASSOCIATION OF REALTORS OFFICE AREA, WHICH MEANS "THE AREA PROVIDES A TRENCHANTLY USEFUL ACCESS POINTS AND OR OFFICE SPACE, FOR WHICH A DETERMINATION IS TO BE COMPUTED."

   ☑ OFFER MOST ADVANTAGEOUS TO THE GOVERNMENT, WITH THE FOLLOWING EVALUATION FACTORS BEING
     SUBSTANTIALLY MORE IMPORTANT THAN OTHERS
     APPROXIMATELY EQUAL TO PRICE
     SIGNIFICANTLY LESS IMPORTANT THAN PRICE
     Cavity in ceiling made, when noted below.
A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT

1. NAME AND ADDRESS OF BUILDING
   Spokane Regional Business Center
   801 W. Riverside Avenue
   Spokane, WA 99201-0908

2. FLOOR(S)
   1. Floor
   4th Floor

3. ROOM NUMBER(S)
   444

4. TYPE
   □ Office
   □ Warehouse
   □ Other (Specify)
   General Office

B. TERM

3. To have and to hold, for the term commencing on January 18, 2011 and continuing through ten (10) years from initial occupancy inclusive. The Government may terminate this lease in whole or in part at any time or after the fifth (5th) lease year by giving at least sixty (60) days notice in writing to the Lessee. No rental shall accrue after the effective date of termination. Said notice shall be computed beginning with the day after the date of mailing.

4. The Government shall have the right to renew this lease for an additional five (5) years at the conclusion of the second term in accordance with the provisions of this lease. Notice shall be given six (6) months prior to the end of the term of this lease.

C. RENTAL

5. Rent shall be payable in arrears and will be due on the first working day of each month. When the lease commences on the 15th day of the month, the initial rental payment shall be due on the first working day of the second month following the commencement date. Rent for a period of less than a month shall be prorated.

6. AMOUNT OF ANNUAL RENT
   Years 1-5: $53,160.00
   Years 6-10: $61,110.00

7. ELECTRONIC FUND TRANSFER PAYMENTS (To be completed by Government)
   □ Yes □ No

8. RENT PER MONTH
   Years 1-5: $4,430.00
   Years 6-10: $5,092.50

9. TYPE OF INTEREST IN PROPERTY OF OWNER SIGNING
   □ Owner □ Authorized Agent

10. NAME AND ADDRESS OF OWNER
    Riverside & Post, LLC
    107 S Howard St
    Spokane, WA 99201-3831

11. NAME OF OWNER OR AUTHORIZED AGENT (Type or Print)
    Kevin Guthrie

12. NAME OF CONTRACTING OFFICER (Type or Print)
    Michael J. O'Brien

13. DATE
    12/11/10

14. DATE
    12/11/10

This GSA Form 3626, Amendment #1 dated June 24, 2010, Amendment #2 dated July 20, 2010 and Amendment #3 dated October 12, 2010; 2. 3626 Supplemental Lease Requirements; 3. Attachment 1 – Minimum Lease Security Standards; 4. GSA Form 3517 entitled General Clauses (Rev. 1/05); 5. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 1/07); 6. Exhibit A - Base Plans; 7. Exhibit B - Legal Description; 8. Letter from Coffman Engineers re: Building Structural Components dated November 30, 2010; 9. Commission Agreement