6. OTHER REQUIREMENTS

Offers shall also include the following with their offers:

(1) Included as part of the Lessor’s Shell Rent: New Carpet and Paint throughout the leased premises, to be completed within 60 days of lease signing.

(2) Included as part of the Lessor’s Shell Rent: A door sign of Government’s choice shall be installed and window blinds shall be replaced with like kind.

(3) Attachments are listed below:
- Attachment #1 to GSA Form 3626 Minimum Lease Security Standards
- Attachment #2 to GSA Form 3626 Minimum Lease Security Standards
- Form 3516A – Solicitation Provisions
- Form 3518A – Representations and Certifications
- Form 3517A – General Clauses
- Pre-Lease Building Security Plan
- Seismic Certification
- Form 12000 or 12001 – Pre-Lease Fire Safety Evaluation with a CAD/PDF of the space

Offerors should also include the following with their offers:

(1) Included as part of the Lessor’s Shell Rent: New Carpet and Paint throughout the leased premises, to be completed within 60 days of lease signing.

(2) Included as part of the Lessor’s Shell Rent: A door sign of Government’s choice shall be installed and window blinds shall be replaced with like kind.

(3) Attachments are listed below:
- Attachment #1 to GSA Form 3626 Minimum Lease Security Standards
- Attachment #2 to GSA Form 3626 Minimum Lease Security Standards
- Form 3516A – Solicitation Provisions
- Form 3518A – Representations and Certifications
- Form 3517A – General Clauses
- Pre-Lease Building Security Plan
- Seismic Certification
- Form 12000 or 12001 – Pre-Lease Fire & Life Safety Evaluation with a CAD/PDF of the space
8. BASIS OF AWARD

- The acceptable offer with the lowest price per square foot, according to the ANSI/BOA Z65.1-1996 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

9. 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.

PART II - OFFER (To be completed by Offeror/Owner and remain open until lease awarded)

A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT

1. NAME AND ADDRESS OF BUILDING (Include ZIP Code)
   - Curtis Financial Center
   - 7601 West Clearwater Avenue
   - Kennewick, WA 99336

   a. FLOOR(S)
   - 2nd

   b. ROOM NUMBER(S)
   - 201, 202

   c. SQ. FT.
   - Rentable 4,229
   - ABOA 4,229

   d. TYPE
   - General Office

   e. Common Area Factor
   - 1.0

2. LOCATION(S) IN BUILDING

   a. FLOOR(S)
   - 2nd

   b. ROOM NUMBER(S)
   - 201, 202

   c. SQ. FT.
   - Rentable 4,229
   - ABOA 4,229

   d. TYPE
   - General Office

B. TERM

3. To have and to hold, for the term commencing on March 1, 2011 and continuing through February 28, 2016 inclusive. The Government may terminate this lease in whole or in part at any time on or after February 28, 2014, 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. The Government shall also have an additional five year renewal option, exercisable by giving at least 90 days notice in writing to the Lessor prior to the end of the initial five year lease term. The renewal option rents are specified in Section C. Rental, block 5 and 6 below.

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
   - $97,267.00 for years 1-5
   - $105,725.00 for years 6-10

6. RATE PER MONTH
   - $8,105.58 for years 1-5
   - $8,810.42 for years 6-10

9a. NAME AND ADDRESS OF OWNER (Mailing address only no PO boxes include ZIP code and plus 4 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.)
   - Ardell and Sue T. Curtis Trust u/a/d April 2, 2003, as Amended c/o Freeda Curtis-Cervo Trustee
   - 635 South Auburn Street 500
   - Kennewick, WA 99336-5639

9b. TELEPHONE NUMBER OF OWNER

10. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING

11a. NAME OF OWNER OR AUTHORIZED AGENT

11b. TITLE OF PERSON SIGNING
   - Trustee

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 your:
   - Attachment #1 to GSA Form 3626 Minimum Lease Security Standards
   - Attachment #2 to GSA Form 3626 Minimum Lease Standards
   - Form 3516A - Solicitation Provisions

2. Included in the rent is a tax base of $1.48 per rentable square foot. The base will adjust annually according to actual taxes paid. The parcel numbers are 106891010234001 and 106891010234002.

3. In accordance with Section 10 of Attachment 2 to GSA Form 3626 - Minimum GSA Requirements, included in the rental rate are the Lessor's Annual Operating Expenses of $2.40 per Rentable Square Foot. Operating expenses will not be calculated.

4. The percentage of Government occupancy is established at 9.397%.

5. No other escalations or adjustments are made part here in of this lease.

2. THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT OR THE OWNER UNLESS SIGNED BELOW BY AUTHORIZED CONTRACTING OFFICER.

NAME OF CONTRACTING OFFICER

SIGNATURE

APPROVAL DATED