

US GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

September 14, 2011

LEASE NO.

GS-10B-07321 WA 8034 Page 1 of 2.

THIS LEASE, made and entered into this date by and between ST MARTINS ABBEY

Whose address is 5300 PACIFIC AVE. SE
LACEY, WA 98503-7500

and whose interest in the property hereinafter described is that of **OWNER**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

A total of 4,763 rentable square feet (RSF) of office/laboratory and related space, which yields 4,763 ANSI/BOMA Office Area square feet (USF) of space at Sawyer Hall, 500 Desmond Drive, Lacey, WA 98503 to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are 14 parking spaces for exclusive use of Government employees and patrons.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on January 1, 2012 and continuing through December 31, 2021, subject to termination and renewal rights as may be hereinafter set forth subject to beneficial occupancy. The lease term is ten (10) years with lease effective date and effective termination date to be determined by issuance of a Supplemental Lease Agreement (SLA), signed by both the Lessor and the Government, following the completion of tenant improvement and the acceptance of Beneficial Occupancy by the Government.

3. The Government shall pay the Lessor annual rent of \$ 99,748.85 at the rate of \$8,315.40 per month in arrears.

Shell Rent	Operating Rent *	TI Amortization	Annual Rent	Monthly Rent
\$47,630.00	\$28,339.85	\$23,815.00	\$99,784.85	\$8,315.40

- Subject to annual CPI adjustments.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

ST MARTINS ABBEY C/O FIRST CAPITAL PARTNERS
2501 N. NORTHLAKE WAY
SEATTLE, WA 98103

Intentionally deleted.

~~4. The Government may terminate this lease [in whole or in part] at any time on or after Month XX, 20XX by giving at least XX days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.~~

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR
ST MARTINS ABBEY

BY

[Redacted Signature] (Signature)

president (Title)

IN PRESENCE OF

[Redacted Name]

[Redacted Address] (Address)

U [Redacted Name]

Contracting Officer, General Services Administration
(Official Title)

Intentionally deleted.

5. ~~This lease may be renewed at the option of the Government, for the following terms and at the following rentals:~~

~~provided notice be given in writing to the Lessor at least XX days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.~~

- 6. The Lessor shall furnish to the Government, as part to the rental consideration, the following:
 - A. Those facilities, services, supplies, utilities, and maintenance in accordance with SFO 1WA2101 dated June 7, 2011, as amended June 21, 2011.
 - B. Build out in accordance with standards set forth in SFO 1WA2101 dated June 7, 2011 as amended June 21, 2011, and the Government's design intent drawings. Government space plans shall be developed subsequent to award. All tenant alterations to be completed by the lease effective date identified under Paragraph 2 above. Lease term to be effective on date of occupancy, if different from the date identified in Paragraph 2. The Lessor hereby waives restoration.
 - C. Deviations to the approved design intent drawings will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.

- 7. The following are attached and made a part hereof:
 - A. Solicitation for Offers 1WA2101 dated June 7, 2011, and Amendment dated June 21, 2011.
 - B. GSA Form 3517 entitled GENERAL CLAUSES (Rev. [11/05])
 - C. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. [1/07])

8. In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of \$204,427.96 (4,763 USF x \$42.92) shall be amortized through the rent for 10 years at the rate of 3.125%. The total annual cost of Tenant Improvements for the amortization period shall be \$23,815.00.

9. In accordance with the SFO paragraph entitled *Tax Adjustment*, the base year taxes are established at \$ 6,287.16. Taxes shall be increased or decreased from the base pursuant to annual adjustment per the SFO. The tax Parcel number(s) is identified as 11816410100. The first adjustment will be for the 2013 calendar year.

10. In accordance with the SFO paragraph entitled *Percentage of Occupancy*, the percentage of Government occupancy is established as 100%.

11. In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$28,339.85/annum.

12. In accordance with the SFO paragraph entitled *Common Area Factor*, the common area factor is established as 1.0 (4,763 RSF/4,763 USF).

Intentionally deleted.

13. ~~In accordance with the SFO paragraph entitled *Adjustment for Vacant Premises*, the adjustment is established as \$X.XX/USF for vacant space (rental reduction).~~

14. In accordance with the SFO Paragraph entitled *Overtime Usage*, the rate for overtime usage is established as \$.00125 per hour for the entire building or any portion thereof.

Intentionally deleted.

15. ~~Security costs in the total amount of \$XXX.XX shall be amortized through the rent for XX months at the rate of XX%.~~

LESSOR

UNITED STATES OF AMERICA

BY NR

(Initial)

BY JH

(Initial)