

**LEASE NO. GS-10P-LWA07430**  
**BLDG NO. WA8029**

Simplified Lease  
GSA FORM L201A (September 2013)

This Lease is made and entered into between

GRENVILLE/STATE, L.L.C.

(Lessor), whose principal place of business address is 341 W Wishkah St, Aberdeen, WA 98520-6130

and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(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:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

**The Elliot Building, 415 W. Wishkah Street, Aberdeen, WA 98520**

and more fully described in Section 1 and Exhibit G together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

**LEASE TERM**

To Have and To Hold the said Premises with its 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 are hereinafter set forth. The commencement date of this Lease, **estimated to be September 12, 2014**, along with any applicable termination and renewal rights, shall be 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 to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

[Redacted Signature]

Title: Managing Member

Entity Name: Granville / State, LLC

Date: 6/9/2014

[Redacted Signature]

Title: Office Assistant

Date: 6/9/2014

FOR THE GOVERNMENT  
[Redacted Signature]

**ANDSEY D. SNOW**  
**CONTRACTING OFFICER**

Lease Contracting Officer  
General Services Administration, Public Buildings Service

Date: JUN 10 2014

**SECTION 1 THE PREMISES, RENT, AND OTHER TERMS**

**1.01 THE PREMISES (SIMPLIFIED) (SEP 2013)**

The Premises are described as follows:

A. Office and Related Space: 3,371 rentable square feet (RSF), yielding 2,931 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the second floor and known as Suite 202, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit G.

**1.02 EXPRESS APPURTENANT RIGHTS (SIMPLIFIED) (JUN 2012)**

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41, CFR, Part 102-74, Subpart C, within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use parking as described below. 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.

Appurtenant to the Premises and included in the Lease are rights to use the following:

A. Parking: 12 unreserved and 3 reserved surface parking spaces (for the exclusive use of the Government), as depicted on the plan attached hereto as Exhibit G. In addition, Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

**1.03 RENTAL CONSIDERATION FOR SIMPLIFIED LEASES (SEP 2013)**

In consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Lessor's other obligations set forth herein, the Government shall pay the Lessor annual rent to be computed using the rental rate(s) specified on Exhibit A, GSA Form 1364A and the actual ANSI BOMA Office Area (ABOA) delivered for occupancy and use by the Government, not to exceed the amount of ABOA square footage stated in the Lease. Payment shall be made monthly in arrears. Rent for a lesser period shall be prorated. Rent shall be paid by Electronic Funds Transfer to an account to be designated by Lessor. Rent shall be inclusive of all costs incurred by the Lessor for the construction of Building shell and Tenant Improvements (TIs) specified in the Lease, including those described on Exhibit A, GSA Form 1364A and the Agency Specific Requirements (ASR) attached hereto, all taxes of any kind, and all operating costs. Rights to parking areas are included in the rent.

	Months 1 – 3 <sup>3</sup>	Months 4 - 60	Months 61 – 120
Office Area	Annual Rent	Annual Rent	Annual Rent
Building Shell Rent (Incl. Real Estate Taxes)	\$0.00	\$42,171.21	\$49,621.12
Turnkey Tenant Improvement Rent <sup>1</sup>	\$0.00	\$21,035.04	\$21,035.04
Operating Rent	\$0.00	\$20,226.00	\$23,259.90
Building Security Amortized Capital (BSAC) Rent <sup>2</sup>	\$0.00	\$ 303.39	\$ 303.39
<b>Total</b>	<b>\$0.00</b>	<b>\$83,735.64</b>	<b>\$94,219.45</b>

<sup>1</sup>The Tenant Improvement Cost of \$173,267.08 is amortized at a rate of 4.0 percent per annum over 10 years.

<sup>2</sup>BSAC of \$2,500.00 is amortized at a rate of 4.0 percent per annum over 10 years

<sup>3</sup>The full service rent, including Building Shell Rent, Turnkey Tenant Improvement Rent, Operating Rent, and BSAC, shall be abated during the first three months of the lease.

Rent shall not be adjusted for changes in taxes or operating costs.

**1.04 BROKER COMMISSION AND COMMISSION CREDIT (SIMPLIFIED) (JUN 2012)**

A. **Jones Lang LaSalle Americas, Inc.** (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [REDACTED] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission will be payable to **Jones Lang LaSalle Americas, Inc.** with the remaining [REDACTED] which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rental Consideration for Simplified Leases" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 4 Rental Payment \$6,977.97 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 4<sup>th</sup> Month's Rent.\*

Month 5 Rental Payment \$6,977.97 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 5<sup>th</sup> Month's Rent.\*

Month 6 Rental Payment \$6,977.97 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 6<sup>th</sup> Month's Rent.\*

\*Subject to change based on adjustments outlined under the paragraph "Rental Consideration for Simplified Leases."

**1.05 TERMINATION RIGHTS (SIMPLIFIED) (JUN 2012)**

- A. 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 120 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.
- B. The Lessor elects to amortize the Tenant Improvements beyond the firm term. Should the Government exercise its right to terminate the Lease of the entire leased premises at the end of the five (5) year firm term, the Government shall not be obligated to pay to Lessor the unamortized portion of the Tenant Improvements (TI) outstanding as of the effective date of such termination. If the Government elects to terminate the Lease as to only a portion of the leased premises at the end of the five (5) year firm term, then the unamortized portion of the TI outstanding as of the effective date of such termination shall be reduced on a pro rata basis based on the amount of space retained by the Government.

**1.06 RENEWAL RIGHTS (SIMPLIFIED) (APR 2011)**

This Lease may be renewed at the option of the Government for two terms of [REDACTED] at the rental rate(s) set forth on Form 1364A, provided notice is given to the Lessor at least **60 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 full force and effect during any renewal term.

	Option Term 1	Option Term 2
Office Area	Annual Rent	Annual Rent
Building Shell Rent (Incl. Real Estate Taxes)	[REDACTED]	[REDACTED]
Operating Rent	[REDACTED]	[REDACTED]
<b>Total</b>	[REDACTED]	[REDACTED]

**1.07 DOCUMENTS INCORPORATED IN THE LEASE (SIMPLIFIED) (SEP 2013)**

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
Simplified Lease Proposal (GSA Form 1364A)	6	A
Agency Specific Requirements, Dated March 10, 2014	9	B
Security Level II Requirements	4	C
Security Unit Price List	1	D
Representations and Certifications (GSA Form 3518A)	8	E
Structural Engineer's Statement	2	F
Floor Plan and Parking Plan	2	G
Lease Amendment(s) Issued Under RLP Amendment No. 1	2	H

1.08 INTENTIONALLY DELETED

1.09 INTENTIONALLY DELETED

1.10 INTENTIONALLY DELETED

1.11 INTENTIONALLY DELETED