U.S. GOVERNMENT LEASE FOR REAL PROPERTY
(Short Form)

LEASE NUMBER
GS-05B-18541

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

A. REQUIREMENTS

The Government of the United States of America is seeking to lease approximately 5,052 rentable square feet of office and related space located in Madison, Wisconsin at 2701 International Drive, for a continuing occupancy commencing on May 1, 2010 for a term of 10 years, 5 years firm. Rentable space must yield 5,052 square feet of ANSI/BOMA Office Area (previously Usable) for use by Tenant for personnel, furnishings and equipment. INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS March 15, 2010.

B. STANDARD CONDITIONS AND REQUIREMENTS

The following standard conditions and requirements shall apply to any premises offered for lease to the UNITED STATES OF AMERICA (hereinafter called the GOVERNMENT):

Space offered must be in a quality building of sound and substantial construction, either a new, modern building or one that has undergone restoration or rehabilitation for the intended use.

The Lessor shall provide a valid 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.

Offered space shall meet or be upgraded to meet the 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. Unrestricted access to a minimum of two remote exits shall be provided on each floor of Government occupancy. Scissor stairs shall be counted as only one approved exit. Open-air exterior fire escapes will not be counted as an approved exit.

Additional fire alarm system requirements will apply when offered space is located 2 or more stories in height above the lowest level of exit discharge.


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 according to applicable Federal, State, and local environmental regulations.

Services, utilities, and maintenance will be provided daily, extending from 7 a.m. to 5 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 services, toilets, lights, elevators, and Government office machines without additional payment.

The Lessor shall complete any necessary alterations within thirty (30) working days after receipt of Government approved layout drawings.

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

<table>
<thead>
<tr>
<th>SERVICE</th>
<th>FREQUENCY</th>
</tr>
</thead>
<tbody>
<tr>
<td>HEAT</td>
<td>ANNUALLY</td>
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<tr>
<td>ELECTRICITY</td>
<td>ANNUALLY</td>
</tr>
<tr>
<td>POWER (Special Equip)</td>
<td>ANNUALLY</td>
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<tr>
<td>WATER (Hot &amp; Cold)</td>
<td>ANNUALLY</td>
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<tr>
<td>SNOW REMOVAL</td>
<td>ANNUALLY</td>
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<tr>
<td>TRASH REMOVAL</td>
<td>ANNUALLY</td>
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<tr>
<td>CHILLED DRINKING WATER</td>
<td>ANNUALLY</td>
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<tr>
<td>AIR CONDITIONING</td>
<td>ANNUALLY</td>
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<tr>
<td>TOILET SUPPLIES</td>
<td>ANNUALLY</td>
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<tr>
<td>JANITORIAL SERV &amp; SUPP</td>
<td>ANNUALLY</td>
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<tr>
<td>ELEVATOR SERVICE</td>
<td>ANNUALLY</td>
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<tr>
<td>INITIAL &amp; REPLACEMENT LAMPS, TUBES &amp; BALLASTS</td>
<td>ANNUALLY</td>
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<tr>
<td>PAINTING FREQUENCY</td>
<td>ANNUALLY</td>
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</tbody>
</table>

3 OTHER REQUIREMENTS

Offerers should also include the following with their offers:

- Solicitation For Offers - Supplemental Lease Requirements for Small Leases
- Rent Breakdown Worksheet
- Preliminary Fire Protection and Life Safety Evaluation
- Form B Document Security Form
- GSA Form 3516
- GSA Form 3517
- GSA Form 3518
- GSA Form 1217
- Floor Plan of Offered Space
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.

4 BASIS OF AWARD

☐ THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER SQUARE FOOT, ACCORDING TO THE ANSI/BCMA 205.1-1986 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

☐ (Listed in descending order, unless stated otherwise)
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### PART II - OFFER

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

<table>
<thead>
<tr>
<th>Location(s) in Building</th>
<th>Floor(s)</th>
<th>Room Number(s)</th>
<th>Rentable Sq. Ft.</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>2701 Internationale Lane</td>
<td>FIRST FLOOR</td>
<td>Suite 106</td>
<td>5,052</td>
<td>GENERAL OFFICE</td>
</tr>
</tbody>
</table>

**B. TERM**

To have and to hold, for the term commencing on May 1, 2010 and continuing through April 30, 2020 inclusive. The Government may terminate this lease at any time on or after April 30, 2015, 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 commencing with the day after the date of mailing.

**C. RENTAL**

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.

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**PART III - AWARD**

Your offer is hereby accepted. This award consummates the lease which consists of the following documents: (a) this GSA Form 3526, (b) Representations and Certifications, (c) the Government’s General Clauses, (d) Solicitation for Offers No. GS-059-18343, (e) diagram of the space; and (f) the following changes or additions made or agreed to by you:

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

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**GENERAL SERVICES ADMINISTRATION**

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GSA Form 3526 (Rev. 5/2005)

Prescribed by APD 2800 12A