

U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

LEASE NO.

LWY14573

THIS LEASE, made and entered into this date by and between Jourdan Family Limited Partnership

Whose address is 345 East Gill
Jackson, WY 83001-0585

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:

- The Lessor hereby leases to the Government the following described premises:
 - * A total of 1,550 rentable square feet (RSF) of office and related space, which yields 1,400 ANSI/BOMA Office Area square feet (USF) of space at 30 King Street, Jackson, WY 83001 as indicated on the attached Floor Plan, 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 3 parking spaces for exclusive use of the Government employees and patrons.
 - * 3 structured parking spaces are included in the rent.
 - * The common area factor for the leased premises occupied by the Government is established as 1.107 (see "Common Area Factor" paragraph of the lease).
 - * The leased premises occupied by the Government for real estate tax adjustments is established as 15.00% (see also "Percentage Occupancy" paragraph of the lease).
- TO HAVE AND TO HOLD the said premises with their appurtenances for a term of 15 years beginning upon the substantial completion of the space, and acceptance by the Government as satisfactorily complete. Design and construction of the space shall begin upon award of this lease in conformance with the Construction Schedule of Tenant Improvements paragraph of the attached Solicitation for Offers. The commencement date of this lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Supplemental Lease Agreement upon substantial completion and acceptance of the space by the Government.
- The Government shall pay the Lessor annual rent of \$49,910 (\$32.20/RSF - \$35.65USF) at the rate of \$4,159.17 per month in arrears. Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:
Jourdan Family Limited Partnership
PO Box 3159
Jackson, WY 83001

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

LESSOR

SIGNATURE Gernot Matth	[Redacted Signature]	NAME OF SIGNER Gary Mathis
ADDRESS P.O. Box 1252 Jackson WY 83001		
IN THE PRESENCE OF	[Redacted Name]	NAME OF SIGNER

UNITED STATES OF AMERICA

SIGNATURE	[Redacted Signature]	NAME OF SIGNER James E. Randle II
		OFFICIAL TITLE OF SIGNER Leasing Contracting Officer

4. The Government may terminate this lease in whole or in part at any time after the firm term by giving at least 60 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.
5. The Lessor shall furnish to the Government, as part to the rental consideration, the following:
Those tenant improvements, facilities, services, supplies, utilities, and maintenance in accordance with SFO 6WY0019 dated 6/14/2010
6. The following are attached and made a part hereof:
X - A. Standard Form 2
X - B. Solicitation for Offers 6WY0019 dated 6/14/2010
X - C. Special (Program of) Requirements,
X - D. GSA Form 1364 entitled PROPOSAL TO LEASE SPACE
X - E. GSA Form 3517 entitled GENERAL CLAUSES (Rev. 11/05)
X - F. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS
7. In accordance with the SFO paragraph entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of \$54,253.29 are amortized through the rent for 10 years at the rate of 10.00%. The amortized cost of these improvements are included in the stated rent in Paragraph 3 above. Deviations to the approved design intent drawings will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer. Tenant Improvement cost will adjust from the above mentioned price upon completion of construction drawings and final approval of build out cost.
8. In accordance with the SFO paragraph entitled Operating Costs Base, the base is established as \$5.00 per RSF (\$7,750.00 per annum).
9. In accordance with the SFO paragraph entitled Adjustment for Vacant Premises, the adjustment is established as \$0.00 per USF for vacant space (rental reduction).
10. In accordance with the SFO Paragraph entitled Overtime Usage, overtime shall be provided at no additional cost to the Government.

INITIALS: GM & JP
LESSOR GOVT

11. SCHEDULE OF RENT COMPONENTS

Annual Rent applies to Years	Total Shell Rent	Total Operating Costs**	Total TI*	Taxes**	Total Structured Parking	Total Surface Parking	Total Annual Rent
0 to 10	\$31,000	\$7,750	\$6,257.12	\$2,550	\$0.00	\$0.00	\$47,557.12
10 to 15	\$31,000	\$7,750	\$0.00	\$2,550	\$0.00	\$0.00	\$41,300.00

*The Tenant Improvements Allowance is amortized at a rate of 10% per annum for 10 years.

**Rents shall be adjusted in accordance with the provisions of the Solicitation For Offers and General Clauses. Rent for a lesser period shall be prorated.

INITIALS: G.M. & J.R.
LESSOR GOVT