The Government of the United States of America is seeking to lease approximately 6,831 rentable square feet of office space located in The Durango Tech Center Building, 135 Burnett Drive, Durango, CO 81301 for occupancy not later than August 22, 2015 (date) for a term of 6 months. Rentable space must yield a minimum of 6,831 square feet of ANSI/BOMA Office Area (previously Usable) for use by Tenant for personnel, furnishing, and equipment. Suite 101 (2,353 sf), 103 (2,125 sf), 107 (2,353). The term of the Lease is considered a soft term with the Government providing not less than 21 days written notice to Lessor to vacate the space in whole or in part (partial space shall consist of one entire unit). Twenty one (21) parking spaces are also to be provided to the Government at no additional cost.
INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS August 21, 2015.
BASIS OF AWARD

☒ THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER SQUARE FOOT, ACCORDING TO THE ANDICOM 205.1-896 DEFINITION FOR NON-USMAF 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)
A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT

<table>
<thead>
<tr>
<th>NAME AND ADDRESS OF BUILDING (Include ZIP Code)</th>
<th>LOCATION($) IN BUILDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Durango Tech Center</td>
<td>135 Burnett Drive</td>
</tr>
<tr>
<td></td>
<td>Durango, CO 81301</td>
</tr>
<tr>
<td><strong>FLOOR(S)</strong></td>
<td><strong>ROOM NUMBER(S)</strong></td>
</tr>
<tr>
<td>1</td>
<td>101, 103, 107</td>
</tr>
<tr>
<td><strong>RENTABLE SQ FT</strong></td>
<td><strong>TYPE</strong></td>
</tr>
<tr>
<td>6,831</td>
<td>GENERAL OFFICE</td>
</tr>
</tbody>
</table>

B. TERM

To have and to hold, for the term commencing on August 22, 2015 and continuing through February 21, 2016 inclusive. The Government may terminate this lease at any time on or after September 12, 2015, by giving at least 21 calendar 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.

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.

<table>
<thead>
<tr>
<th>AMOUNT OF ANNUAL RENT</th>
<th>RATE PER MONTH</th>
</tr>
</thead>
<tbody>
<tr>
<td>$134,766.90 ($126,373.50 shell rent) ($8,393.40 operating rent)</td>
<td>$19.728</td>
</tr>
</tbody>
</table>

9 MAKE CHECKS PAYABLE TO (Name and address)
Board of County Commissioners, La Plata County
1101 E. 2nd Avenue
Durango, CO 81301

PART III - AWARD (To be completed by Government)

Your offer is hereby accepted. This award consummates the lease which consists of the following 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 you:

1. The Government will not store or use any chemical or hazardous materials on the property.
2. The Government is self insured.
3. The Government will be responsible for the repair of any damage caused by its use of the premises. At the termination of use, the Government shall leave the property in its original condition, normal wear and tear excepted.
4. (Type) will be responsible for janitorial services related to its use of the property.
5. The property is not furnished. The Government shall be responsible for procuring all furniture and fixtures required for its use and shall remove the same within 48 hours of the termination of use.
6. (Type) shall not allow any other agency, individual, contractor or other party to use the premises without the written consent of the County.
7. Landlord shall allow the Government to contract for IT services/installation and payment thereof in the Government demised premises.
NAME OF CONTRACTING OFFICER (Type or Print)
Christy Sebring

DATE
9/2/15