1. **LSASE NUMBER**
   U.S. GOVERNMENT LEASE FOR REAL PROPERTY
   (Short Form)

1. **LEASE NUMBER**
   GS-05P-LOH19337

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

**A. REQUIREMENTS**

The Government of the United States of America is leasing 23 secured parking spaces at an enclosed structure for the Government located at 170 Marconi Boulevard, Columbus, OH 43215-2313. All parking spaces shall be striped and numbered, not assigned or reserved. The parking structure shall have key card access 24 hours a day, seven days a week.

**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 have said space inspected within local code 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.

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.

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.

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

- Heat
- Electricity
- Power (Special Equip.)
- Water (Hot & Cold)
- Snow Removal
- Trash Removal
- Chilled Drinking Water
- Air Conditioning
- Toilet Supplies
- Jantorial Serv. & Supp.
- Initial & Replacement
- Elevator Service
- Window Washing
- Lamps, Tubes & Ballasts
- Painting Frequency
- Public Area: As needed

**3. OTHER REQUIREMENTS**

See attached additional requirements

**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 parking space and which meets the requirements and specifications contained in this solicitation.
- 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

5. NAME AND ADDRESS OF BUILDING (Include ZIP Code)
   Marconi Garage
   170 Marconi Boulevard
   Columbus, Ohio 43215-2315

6. LOCATION(S) IN BUILDING
   a. FLOOR(S)
   3
   b. ROOM NUMBER(S)
   N/A
   c. RENTABLE SQ.FT.
   23 STRUCTURED PARKING SPACES
   d. TYPE
   GENERAL OFFICE
   OTHER (Specify)
   WAREHOUSE
   Parking garage

B. TERM

To have and to hold, for the term beginning on or about June 1, 2015 and continuing through May 31, 2022. The Government may terminate this Lease, in whole or in part, at any time by providing not less than 60 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.

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.

7. AMOUNT OF ANNUAL RENT
   $34,500.00

8. RATE PER MONTH
   $2,875.00 ($125/space)

9. MAKE CHECKS PAYABLE TO (Name and address)
   Marconi Garage
   170 Marconi Boulevard
   Columbus, OH 43215-2315

10a. NAME AND ADDRESS OF OWNER (Include ZIP Code)

   Marconi Garage, 170 Marconi Boulevard, Columbus, OH 43215-2315

10b. TELEPHONE NUMBER OF OWNER
   614 221-9696

11. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING
   OWNER
   AUTHORIZED AGENT
   OTHER

12. NAME OF OWNER OR AUTHORIZED AGENT
   Thomas R. Eckl
   Manager

13. TITLE OF PERSON SIGNING
   Manager

14. DATE
   6-2-15

16. OFFER REMAINS OPEN UNTIL 4: 30 P.M.

SAID LEASE IS COMPOSED OF THE FOLLOWING:

GSA Form 3626 - 2 pages
Exhibit A GSA Form 3517B - 47 pages
Exhibit B GSA Form 3518 - 10 pages

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

17a. NAME OF CONTRACTING OFFICER
   JEAN DAWSON
   LEASE CONTRACTING OFFICER
   GENERAL SERVICES ADMINISTRATION

17b. SIGNATURE OF CONTRACTING OFFICER

17c. DATE
   4/8/2015