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

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

A. REQUIREMENTS

2. The Government of the United States of America is seeking to lease approximately twelve (12) structured parking spaces located in Cleveland, Ohio for occupancy not later than April 30, 2015 for a term of approximately 40 months.

3. INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS April 18th, 2016.

B. STANDARD CONDITIONS AND REQUIREMENTS

4. The following standard conditions and requirements shall apply to any offers and offers for lease to the UNITED STATES OF AMERICA (the GOVERNMENT):

a. Offers must be in a quality building of sound and substantial construction meeting the Government’s requirements for the intended use.

b. The offeror shall be responsible for any damage or destruction of the building, including maintenance and repair, in accordance with the most recent edition of the building codes, fire codes, and ordinances adopted by the jurisdiction in which the building is located.

c. Offers shall be submitted in accordance with National Fire Protection Association (NFPA) 101, Life Safety Code or another code, acceptable to the Government, and shall be submitted in accordance with the building codes, fire codes, and ordinances adopted by the jurisdiction in which the building is located.

d. The building and the leased space shall be accessible to persons with disabilities in accordance with the provisions of the Americans with Disabilities Act (ADA).

e. The leased space shall be free of all asbestos containing materials, except asbestos containing flooring in the space or damaged boiler or pipe insulation or other asbestos containing materials, in compliance with applicable Federal, State, and local environmental laws and regulations.

f. Services, utilities, and maintenance shall be provided by the Government, including the use of electrical services, lights, elevators, and Government offices, machines, without additional payment.

g. The Lessee shall comply with any necessary instructions within sixty (60) days after receipt of approved layout drawings.

h. The offeror must have an active registration in the System for Award Management (SAM) System prior to the deadline for the lease application.

5. SERVICES AND UTILITIES (To be provided by Lessee as part of rent)

- MEAT
- ELECTRICITY (including with a ceiling fan)
- WATER (drain & Credit)
- SNOW REMOVAL (includes plowing of parking)
- TRASH REMOVAL
- CHILLED DRINKING WATER
- AIR CONDITIONING
- TOILET SUPPLIES
- JANITORIAL SERV. & SUPP.
- ELEVATOR SERVICE
- WINDOW WASHING
- LAMPS, LIGHTS & SCONCES
- CARPET CLEANING
- INITIAL & REPLACEMENT
- PAVING FREQUENCY

6. OTHER REQUIREMENTS

Offers should also include the following with their offers:

- N/A

7. NOTE: All offers are subject to the terms and conditions outlined above, and elsewhere in this solicitation, including the Government’s General clauses and Conditions.

8. BASIS OF AWARD

- THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER SQUARE FOOT, ACCORDING TO THE AMERICAN INSTITUTE OF ARCHITECTS (AIA) DEFINITION FOR NONUSABLE 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
  - SIGNIFICANTLY LESS IMPORTANT THAN PRICE
  - EXPENSES INCURRED DURING, AFTER, AND SUBSEQUENTLY

GENERAL SERVICES ADMINISTRATION
Page 1 of 2

GSA Form 1625 (Rev. 4/2008)
Prepared by SPF 2008-13A
PART II - OFFER (To be completed by Offeror/Owner and remain open until lease award)

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

<table>
<thead>
<tr>
<th>1. NAME AND ADDRESS OF BUILDING (Include ZIP Code)</th>
<th>2. LOCATION(S) IN BUILDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tower City Center Main Southlot Garage</td>
<td>a. FLOOR(S) N/A</td>
</tr>
<tr>
<td>11 W. Huron Road</td>
<td>b. PARKING SPACE NUMBER(S)</td>
</tr>
<tr>
<td>Cleveland, Ohio 44115-1400</td>
<td>28, 29, 34, 35, 36, 42, 74, 75, 80, 81, 82, 84</td>
</tr>
<tr>
<td></td>
<td>c. SQ FT 12 STRUCTURED</td>
</tr>
<tr>
<td></td>
<td>d. TYPE</td>
</tr>
<tr>
<td></td>
<td>□ GENERAL OFFICE</td>
</tr>
<tr>
<td></td>
<td>□ OTHER (Specify)</td>
</tr>
<tr>
<td></td>
<td>□ WAREHOUSE</td>
</tr>
<tr>
<td></td>
<td>□ PARKING</td>
</tr>
</tbody>
</table>

B. TERM

3. To have and to hold, for the term commencing on April 20th, 2015 and continuing through January 20th, 2019 inclusive. The Government may terminate this lease, in whole or in part, at any time by giving thirty (30) days written notice 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 and no rental shall accrue after the effective date of termination.

C. RENTAL

4. 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>5. AMOUNT OF ANNUAL RENT</th>
<th>7. HVAC OVERTIME RATE PER HOUR</th>
<th>8. ELECTRONIC FUNDS TRANSFER PAYMENT SHALL BE MADE TO (Name and Address)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$33,720.00</td>
<td>N/A</td>
<td>ABM Parking Services, Inc. Doi111 Business As· Ampco System Parking</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1459 Hamilton Avenue</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Cleveland, Ohio 44114-1105</td>
</tr>
</tbody>
</table>

D. TERM

3b. NAME AND ADDRESS OF OWNER (Include ZIP code) (If requested by the Government and the owner is a partnership or joint venture, list all General Partners, using a separate sheet, if necessary.)

<table>
<thead>
<tr>
<th>6. RATE PER MONTH</th>
<th>9. TYPE OF PROPERTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,760.00</td>
<td>GENERAL OFFICE</td>
</tr>
</tbody>
</table>

E. OWNER

9a. TELEPHONE NUMBER OF OWNER

216-621-6600

F. AUTHORIZED AGENT

9b. TITLE OF PERSON SIGNING

REGIONAL VICE PRESIDENT

4. SIGNATURE

11d. DATE 4/16/15

G. CONTRACT AWARD

Form 3517A - Government's General Clauses (2 Pages), (b) Form 3518A - Representations and Certifications (7 Pages)

H. LEASE

3a. NAME OF CONTRACTING OFFICER (Type or Print)

CHRISTOPHER BONFIGLIO

3b. DATE 4/16/2015