1. LEASE NUMBER (to be completed by Government at Award)

I: \[\text{GS-03P-LWV12181}\]

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

A. REQUIREMENTS

2. The Government of the United States of America is seeking to lease 16 (sixteen) surface parking spaces for occupancy not later than May 1, 2015, for a term of 10 (ten) years, 5 (five) years firm.

3. INITIAL OFFERS ARE DUE ON OR BEFORE 5:00PM EST ON JANUARY 9, 2015.

B. STANDARD CONDITIONS AND REQUIREMENTS

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

a. The Government may terminate this Lease, in whole or in part, after the Firm Term of this Lease by providing not less than 120 calendar 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.

b. The Lessor shall provide a valid Certificate of Occupancy, if applicable, 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.

c. 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.

d. The leased Space and areas serving the leased Space shall be accessible to persons with disabilities in accordance with the Architectural Barriers Act Accessibility Standard (ABAAAS), Appendices C and D to 26 CFR Part 1191 (ABA Chapters 1 and 2, and Chapters 3 through 10). To the extent the standard referenced in the proceeding sentence conflicts with local accessibility requirements, the more stringent shall apply.

e. 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 case an asbestos-management program conforming to Environmental Protection Agency guidance shall be implemented. This space shall be free of other hazardous materials and in compliance with applicable Federal, State, and local environmental laws and regulations.

f. Services, utilities, and maintenance will be provided daily, extending from 7:00am-6:00pm, except Saturdays, Sundays, and Federal Holidays. The Government shall have access to the leased space at all times, 24 hours a day, 365 days a year, including the use of electrical services, without additional payment.

b. The offeror must have an active registration in the Central Contractor Registration (CCR) System (via the Internet at \(\text{http://www.ccr.gov}\)) prior to lease award and throughout the life of the lease. To remain active, the Lessor must update or renew its registration annually. The Government will not process rent payments to Lessors without an active CCR Registration. The Government will recognize no change of ownership of the leased premises until the new owner registers in the CCR system.

C. SERVICES AND UTILITIES

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<td>JANITORIAL SERVICES</td>
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5. OTHER REQUIREMENTS

a. The Lessee shall not post sign(s) or otherwise identify the facility and parking areas as a Government, or specific Government tenant, occupied facility without written Government approval.

b. Lessee is responsible to remove unauthorized vehicles parked in Government spaces.

c. Snow Removal: Lessee shall provide snow removal services for the Government. Lessee shall clear parking lots if the accumulation of snow exceeds two inches. Lessee shall clear sidewalks, walkways and other parking lot entrances before accumulation exceeds 1.5 inches. The snow removal shall take place no later than 5:00 AM. Should accumulation continue throughout the day, the Lessee shall provide such additional snow removal services to prevent accumulation greater than the maximums specified in this paragraph. In addition to snow removal, the Lessee shall keep the parking lot free of ice. The Lessee shall remove excess buildup of sand/ice and/or other materials to minimize slipping hazards.

d. Lighting: Parking Structures. The minimum illumination level for parking structures is 3 foot candles as measured on the floor with a uniformity ratio of 10:1.

e. The Government shall have access to the leased premises 24 hours a day, 365 days a year.

f. For purposes of this paragraph, the date of lease award is deemed to be the date upon which the Lessee receives the executed lease from the Government.

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 Representations and Certifications.
8. BASIS OF AWARD

☐ THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER SQUARE FOOT, ACCORDING TO THE ANSI//BOMA Z65.1-1996 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.
PART II - OFFER (To be completed by Offeror/Owner and remain open until lease awarded)

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

1. NAME AND ADDRESS OF LEASED PREMISES (include Zip code code)

12th and Chapline Parking Lot
1118 Chapline Street
Wheeling, WV 26003-2919

2. LOCATION IN BUILDING

a. FLOOR(S)
N/A

b. ROOM NUMBER(s)
N/A

c. SQ. FT.
16 SURFACE
PARKING SPACES

3. TYPE
☐ GENERAL OFFICE
☐ OTHER (specify)

B. TERM

3. To have and to hold, for the term commencing on May 1, 2015 and continuing through April 30, 2025, inclusive. The Government may terminate this lease in whole or in part at any time on or after May 1, 2020, by giving at least 120 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

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.

5. RATE PER YEAR PER PARKING SPACE

$768.00 per parking space per annum (which equates to $64.00 per parking space per month)

TOTAL AMOUNT OF ANNUAL RENT:
$12,288.00

6. TOTAL AMOUNT OF MONTHLY RENT:
$1,024.00

Anthony Wayne Oil Corporation of W. VA.
P.O. Box 1130
Wheeling, WV 26003-2823

D. NAME AND ADDRESS OF OWNER (include Zip code code)

7. IF OFFEROR/OWNER IS A CORPORATION OR PARTNERSHIP, FURNISH NAME AND ADDRESS OF GENERAL PARTNER

8. IF OFFEROR/OWNER IS A CORPORATION, FURNISH NAME AND ADDRESS OF CORPORATION

9. IF OFFEROR/OWNER IS A PARTNERSHIP, FURNISH NAME AND ADDRESS OF PARTNERSHIP

10. IF OFFEROR/OWNER IS A LLC, FURNISH NAME AND ADDRESS OF LLC

11. IF OFFEROR/OWNER IS A TRUST, FURNISH NAME AND ADDRESS OF TRUST

12. IF OFFEROR/OWNER IS A FOUNDATION, FURNISH NAME AND ADDRESS OF FOUNDATION

E. TELEPHONE NUMBER AND EMAIL

F. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING

 ☐ OWNER
 ☐ AUTHORIZED AGENT
 ☐ OTHER (specify)

G. NAME OF OWNER OR AUTHORIZED AGENT (Type or Print)

Terry Smith

H. TITLE OF PERSON SIGNING

PRESIDENT

I. DATE

1-6-15

PART III - AWARD (To be completed by Government)
1. Your offer is hereby accepted. This award consummates the lease which consists of the following attached documents: (a) this GSA Form 3626, (b) Representations and Certifications, (c) the Government’s General Clauses Incorporated by Reference, and (d) the following changes or additions made or agreed to by you:

2. 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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<tr>
<th>NAME OF CONTRACTING OFFICER (Type or Print)</th>
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<tr>
<td>Caitlin O'Donnell</td>
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