



U.S. GOVERNMENT LEASE FOR REAL PROPERTY

LEASE NUMBER: GS-09B-02722

THE GENERAL SERVICES ADMINISTRATION

FOR



IN

Long Beach, CA

NAME: Veronica Gonzalez

TITLE: Contracting Officer

The information collection requirements contained in this Contract, that are not required by regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

1.0 RECITALS

- A. The [REDACTED] is required, pursuant to 49 U.S.C. 40101 - the Aviation and Transportation Security Act (ATSA), to oversee security measures at the Long Beach Airport (LGB).
- B. The United States General Services Administration (GSA), on behalf of [REDACTED], desires to lease certain facilities on the airport premises for administrative offices and/or break rooms in support of airport passenger and baggage screening services by the [REDACTED].
- C. Space for [REDACTED] screen passengers and baggage is expressly excluded from this LEASE.
- D. Wherever the words "Offeror", "Lessor" or "successful offeror" appear in this Lease, they shall be deemed to mean "Lessor"; wherever the words "solicitation", "Solicitation for Offers", or "SFO" appear in this Lease, they shall be deemed to mean "this Lease"; wherever the words "space offered for lease" appear in this Lease, they shall be deemed to mean "Premises".
- E. Unless otherwise noted, all references in this Lease to square feet shall mean ANSI/BOMA Office Area square feet (ABOA). The terms ANSI/BOMA Office Area (ABOA) and usable square feet (usf) are used interchangeably throughout this Lease and its attachments.

1.1 MEASUREMENT OF SPACE (AUG 2008)

A. ANSI/BOMA OFFICE AREA SQUARE FEET:

- 1. For the purposes of this Lease, the Government recognizes the American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) international standard (Z65.1-1996) definition for Office Area, which means "the area where a tenant normally houses personnel and/or furniture, for which a measurement is to be computed."
- 2. ANSI/BOMA Office Area (ABOA) square feet shall be computed by measuring the area enclosed by the finished surface of the room side of corridors (corridors in place as well as those required by local codes and ordinances to provide an acceptable level of safety and/or to provide access to essential building elements) and other permanent walls, the dominant portion (refer to Z65.1) of building exterior walls, and the center of tenant-separating partitions. Where alcoves, recessed entrances, or similar deviations from the corridor are present, ABOA square feet shall be computed as if the deviation were not present.

B. RENTABLE SPACE:

Rentable space is the area for which a tenant is charged rent. It is determined by the building owner and may vary by city or by building within the same city. The rentable space may include a share of building support/common areas such as elevator lobbies, building corridors, and floor service areas. Floor service areas typically include restrooms, janitor rooms, telephone closets, electrical closets, and mechanical rooms. The rentable space does not include vertical building penetrations and their enclosing walls, such as stairs, elevator shafts, and vertical ducts.

1.2 AWARD (AUG 2008)

- A. The acceptance of the offer and award of the lease by the Government occurs upon execution of the lease by the Contracting Officer and mailing or otherwise furnishing written notification of the executed lease to the successful Offeror.

2.0 AGREEMENT

THIS LEASE, made and entered into this date by and between Million Air North, Inc., existing under the laws of the State of California, whose address is 3229 East Spring Street, Suite 300 Long Beach, CA 90806-2478

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:

2.1 AMOUNT AND TYPE OF SPACE

The Lessor hereby leases to the Government the following described premises:

- A. A total of **9,791** rentable square feet (RSF) of office and related space, which yields **9,791** ANSI/BOMA Office Area square feet (USF) of space, along with ten (**10**) reserved parking spaces located at 4401 Donald Douglas Drive, Long Beach, CA 90808 as indicated on the attached Floor Plan, to be used for SUCH PURPOSES AS DETERMINED BY THE GOVERNMENT.
- B. The offered space shall be located in a quality building of sound and substantial construction meeting the Government's requirements for the intended use and in compliance with all of the Government's minimum requirements set forth herein.
- C. The Government requires ten (10) reserved parking spaces. These spaces shall be secured and lit. The cost of parking is included as part of the rental consideration. The Lessor shall arrange for Employee Parking after Normal Working Hours. The Lessor will allow employee parking in/near the building after normal working hours. Government parking areas or spaces shall be assigned and marked as "reserved."