

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

1. LEASE NUMBER
GS-04B-61162

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

A. REQUIREMENTS

The Government of the United States of America is seeking to lease approximately 2,435 rentable square feet of hangar, flight prep and storage space and 3 surface parking spaces located at 2450 N. West Shore Blvd, Tampa, FL 33607-5700 for a term of ten (10) years, Five (5) years firm. The lease will commence effective September 1, 2012, through August 31, 2022, with termination rights effective October 1, 2017.

OFFERS ARE DUE ON OR BEFORE 4:00 PM EASTERN STANDARD TIME: July 25, 2012.

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 maintain and operate the building in conformance with all applicable current (as of the date of this solicitation) codes and ordinances. Below-grade space to be occupied by the Government and all areas in a building referred to as "hazardous areas" in National Fire Protection Association Standard 101, or any successor standard thereto, must be protected by an automatic sprinkler system or an equivalent level of safety. A minimum of two separate stairways shall be provided for each floor of Government occupancy. Scissor stairs will be counted as one stairway. If offered space is 3 or more stories above grade, additional egress and fire alarm requirements may apply.

The Building and the leased space shall be accessible to the handicapped in accordance with the Americans With Disabilities Act Accessibility Guidelines (36 CFR Part 36, App. A) and the Uniform Federal Accessibility Standards (41 CFR 101-19.6, App. A). Where standards conflict, the more stringent shall apply.

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.

Services, utilities, and maintenance will be provided as needed by the Lessor, extending from 7:00 a.m. to 5:00 p.m. everyday except Federal holidays. 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)

XX HEAT	XX TRASH REMOVAL	- ELEVATOR SERVICE	XX INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS	OTHER (Specify below)
XX ELECTRICITY	- CHILLED DRINKING WATER	XX WINDOW WASHING Frequency <u>annually if applicable</u>	XX PAINTING FREQUENCY Space: <u>upon effective date of new lease and every after 7 years thereafter.</u>	
XX POWER (Special Equip.)	XX AIR CONDITIONING	XX CARPET CLEANING Frequency <u>see attached if applicable</u>		
XX WATER (Hot & Cold)	XX TOILET SUPPLIES			
XX SNOW REMOVAL	XX JANITORIAL SERV. & SUPP.			

3. OTHER 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

X THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER SQUARE FOOT, ACCORDING TO THE ANSI/BOMA Z85.1-1998 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."

