

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

1. LEASE NUMBER

GS-04B-61168

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 2,480 rentable square feet of hangar and related space and 3 reserve parking spaces located at 100 Starport Way, Sanford, FL 32773-6843 for a term of ten (10) years, five (5) years firm. The lease will commence effective October 1, 2012, through September 30, 2022, with termination rights effective October 1, 2017.

OFFERS ARE DUE ON OR BEFORE 4:00 PM EASTERN STANDARD TIME: August 20, 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)

<input checked="" type="checkbox"/> HEAT	<input checked="" type="checkbox"/> TRASH REMOVAL	<input type="checkbox"/> ELEVATOR SERVICE	<input checked="" type="checkbox"/> INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS	OTHER (Specify below)
<input checked="" type="checkbox"/> ELECTRICITY	<input type="checkbox"/> CHILLED DRINKING WATER	<input type="checkbox"/> WINDOW WASHING Frequency <u>                    </u> Quality of service <u>                    </u>	<input type="checkbox"/> PAINTING FREQUENCY	
<input checked="" type="checkbox"/> POWER (Special Equip.)	<input checked="" type="checkbox"/> AIR CONDITIONING	<input type="checkbox"/> CARPET CLEANING		
<input type="checkbox"/> WATER (Hot & Cold)	<input type="checkbox"/> TOILET SUPPLIES			
<input type="checkbox"/> SNOW REMOVAL	<input checked="" type="checkbox"/> 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

THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER SQUARE FOOT, ACCORDING TO THE ANSIBOMA 285 1-1000 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."

**PART II - OFFER (To be completed by Offeror/Owner)**

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

5. NAME AND ADDRESS OF BUILDING (Include ZIP Code)  Starport 100 Starport Way Sanford, FL 32773-6843	6. LOCATION(S) IN BUILDING	
	FLOOR(S): 1	b. ROOM NUMBER(S)  East Hangar
	c. RENTABLE SQ. FT.  2,480	ii. TYPE GENERAL OFFICE    xx OTHER: Hangar WAREHOUSE        3 PARKING SPACES (Employee Lot)

**B. TERM**

To have and to hold, for the term commencing on October 1, 2012 and continuing through September 30, 2022, for a term of 10-years/5 years firm. Termination rights effective October 1, 2017, upon 60-days written notice to the Lessor.

**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 Year 1 & 2: \$19,800; Year 3 & 4: \$20,394; Year 5 & 6: \$21,005.82; Year 7 & 8: \$21,635.99; Year 9 & 10: \$22,285.07	9. MAKE CHECKS PAYABLE TO (Name and address) Starport, Cambata Aviation Inc 100 Starport Way Sanford, FL 32773-6843
8. RATE PER MONTH \$ 1,650.00 (initially)	

10a. 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.)

Cambata Aviation, Inc.  
100 Starport Way  
Sanford, FL 32773-6843

10b. TELEPHONE NUMBER OF OWNER [REDACTED]	11. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING " OWNER <input checked="" type="checkbox"/> " AUTHORIZED AGENT                    " OTHER (Specify)
12. NAME OF OWNER OR AUTHORIZED AGENT Bruce S. Van Allen	13. TITLE OF PERSON SIGNING Chief Operating Officer
14. SIGNATURE OF OWNER OR AUTHORIZED AGENT 	15. DATE 8/15/12
	16. OFFER REMAINS OPEN UNTIL 4:00 P.M.  (Date)

**PART III - AWARD (To be completed by Government)**

Your offer is hereby accepted. This award consummates the lease which consists of the following documents: (a) this GSA Form 3626, (b) Representations and Certifications, (c) the Government's General Clauses, and (d) the following changes or additions made or agreed to by you:

**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 (Type or Print)  Quo Vadis Green	17b. SIGNATURE OF CONTRACTING OFFICER 	17c. DATE 10/17/12
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