

US GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE:

8/16/11

LEASE NO. GS-04B-61837

THIS LEASE, made and entered into this date by and between

BOARD OF COUNTY COMMISSIONERS – OKALOOSA COUNTY FLORIDA

whose address is

101 E. JAMES LEE BLVD  
CRESTVIEW, FLORIDA 32536-3501

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:

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

A total of 636 rentable square feet (RSF) of office and related space, known as Blocks B & C which yield 636 ANSI/BOMA Office Area square feet (ABOA) and two (2) reserved parking spaces at 1701 State Road, 85 North, Eglin AFB, Florida 32542-1498 to be used for such purposes as determined by the General Services Administration. Upon completion and acceptance of the tenant improvements of Block A, the square footage shall increase by 2,590ABOA/2,590RSF for a total of 3,226 rentable square feet (RSF) of office and related space, which yields 3,226 ANSI/BOMA Office Area square feet (ABOA). (Block A: 2,590RSF, Block B: 288RSF, & Block C: 348).

2. TO HAVE AND TO HOLD for the term of ~~June 1~~<sup>August 1</sup>, 2011 through ~~May 31~~<sup>July 31</sup>, 2021 subject to terminations rights as described in paragraph 4 of the SF2.

3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

SEE EXHIBIT

A

Rent for a lesser period shall be prorated. Rent shall be made payable to:

AIRPORT DIRECTOR  
1701 State Road, 85 North,  
Eglin AFB, Florida 32542-1498

LEASE # L11-0381-AP

█ / GSA LEASE# GS-04B-61837

AIRPORT SECURITY SPACE LEASE

EXPIRES: 05/31/2021

271

Initials: Jm & WES

Lessor

Government

4. The Government may terminate this lease, in whole or in part, at any time on or after the third (3rd) year, by giving the Lessor at least sixty (60) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing.

5. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

- A. Those facilities, services, supplies, utilities, and maintenance in accordance with Solicitation for Offers (SFO) 0FL2230.
- B. Build-out in accordance with Solicitation for Offers 0FL2230. All tenant alterations are to be completed within sixty (60) working days from receipt of notice to proceed.
- C. Deviations to the approved space layouts furnished by GSA to the Lessor subsequent to award will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.

6. The following are attached and made a part hereof:

- A. Solicitation for Offers 0FL2230 and all attachments and amendments,
- B. GSA Form 3517B entitled General Clauses and amendments,
- C. GSA Form 3518 entitled Representations and Certifications,
- D. Floor Plans/Site Plans submitted with SFO 0FL2230
- E. Exhibit A – Rental Rate Schedule

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: BOARD OF COUNTY COMMISSIONERS – OKALOOSA COUNTY FLORIDA

BY JAMES CAMPBELL, CHAIRMAN

[Signature]  
(Signature)



IN THE PRESENCE OF:

[Signature]  
(Signature)



1804 Laura Turner Blvd., Ft. Walton Beach, FL  
(Address)

UNITED STATES OF AMERICA

BY [Signature]  
(Signature)

MICHAEL S. ELLIS, CONTRACTING OFFICER  
GENERAL SERVICES ADMINISTRATION  
(Official title)

7. In accordance with the SOLICITATION FOR OFFERS 0FL2230, Paragraph 4.1 (Measurement of Space), the common area factor (CAF) is established as 1.00.
8. In accordance with SOLICITATION FOR OFFERS 0FL2230, Paragraph 4.2 (Tax Adjustment), the percentage of Government occupancy is established as 39.4% (Based on Government occupancy of 8,185 rentable square feet and total building area of 3,226 rentable square feet).
9. In accordance with SOLICITATION FOR OFFERS 0FL2230, there is no charge for overtime utilities.
10. Any deviation from approved construction drawings or tenant improvement alterations requires approval by the General Services Administration Contracting Officer. Should Lessor make changes without this approval, the Government will not be responsible for the cost of those changes and Lessor will not be reimbursed.
11. The Lessor hereby waives restoration.
12. Notices to the Lessor to be sent to:

AIRPORT DIRECTOR  
1701 State Road, 85 North,  
Eglin AFB, Florida 32542-1498

Initials:  &   
Lessor                      Government

Lease: GS-04B-61837

Exhibit A

| COMPOSITE RATE of BLOCKS B & C |     |              |             |                          |
|--------------------------------|-----|--------------|-------------|--------------------------|
| TERM: 9/1/2011 -7/31/2021      |     |              |             |                          |
|                                | RSF | Rent         | PRSF        | Total Annual Rent        |
| BLOCK B                        | 288 | \$ 15,301.44 | \$ 53.13    | \$ 15,301.44             |
| BLOCK C                        | 348 | \$ 18,489.24 | \$ 53.13    | \$ 18,489.24             |
| <b>TOTAL</b>                   |     | <b>Rent</b>  | <b>PRSF</b> | <b>Total Annual Rent</b> |
| TOTAL B & C                    | 636 | \$ 33,790.68 | \$ 53.13    | \$ 33,790.68             |

  

| COMPOSITE RATE of all blocks after completion and acceptance of TI by the Contracting Officer |       |               |             |                          |
|---|-------|---------------|-------------|--------------------------|
| TERM: * - 7/31/2021   |       |               |             |                          |
|   | RSF   | Rent          | PRSF        | Total Annual Rent        |
| BLOCK A   | 2,590 | \$ 137,606.70 | \$ 53.13    | \$ 137,606.70            |
| BLOCK B   | 288   | \$ 15,301.44  | \$ 53.13    | \$ 15,301.44             |
| BLOCK C   | 348   | \$ 18,489.24  | \$ 53.13    | \$ 18,489.24             |
| <b>TOTAL</b>  |       | <b>Rent</b>   | <b>PRSF</b> | <b>Total Annual Rent</b> |
| TOTAL A,B,C   | 3,226 | \$ 171,397.38 | \$ 53.13    | \$ 171,397.38            |

\* Term dependant upon the completion and subsequent acceptance of all tenant improvements by the Contracting Officer

GOVT



Lessor

