

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) Owyhee Plaza 429 Main Street Marsing, Idaho 83639	6. LOCATION(S) IN BUILDING	
	a. FLOOR(S) Ground Floor	b. ROOM NUMBER(S) Suites 104, 105
	c. RENTABLE SQ. FT. 1,380	d. TYPE <input checked="" type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> OTHER (Specify) <input type="checkbox"/> WAREHOUSE Storage Locker

B. TERM

To have and to hold, for the term commencing on February 05, 2010 and continuing through February 04, 2014 inclusive. The Government may terminate this lease at any time on or after February 04, 2012, by giving at least 90 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

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 \$40,800.00	9. MAKE CHECKS PAYABLE TO (Name and address) Larry D. Cain [REDACTED]
8. RATE PER MONTH \$3,400.00	

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.)

Larry or Bonnie Jean Cain, as Individuals. [REDACTED]

10b. TELEPHONE NUMBER OF OWNER [REDACTED]	11. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING <input checked="" type="checkbox"/> OWNER <input type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> OTHER (Specify)
12. NAME OF OWNER OR AUTHORIZED AGENT Larry D. Cain	13. TITLE OF PERSON SIGNING Owner
14. SIGNATURE OF OWNER OR AUTHORIZED AGENT <i>Larry D. Cain</i>	15. DATE 2-4-2010
16. OFFER REMAINS OPEN UNTIL 4:30 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) Form 3518, Representations and Certifications, (c) Form 3517A, the Government's General Clauses, and (d) the following changes or additions made or agreed to by you:

- (d) Attachment 1 to GSA Form 3626 Minimum Lease Security Standards
- (e) Attachment 2 to GSA Form 3626 Minimum Lease Standards
- (f) Floor Plan, as attached
- (g) Commission and Commission Credit: The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the Aggregate lease value for the firm term of this lease, or two (2) years. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with Amendment No. 2 to SFO 9ID2033, "Broker Commission and Commission Credit" the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in Amendment No. 2 attached to and forming a part of this lease. The first month's rental payment due and owing under this lease shall be reduced to fully recapture this Commission Credit.
- (h) Amendment No. 1 to SFO No. 9ID2033
- (i) Amendment No. 2 to SFO No. 9ID2033

17a. NAME OF CONTRACTING OFFICER (Type or Print) Michael J. O'Brien	17b. SIGNATURE OF CONTRACTING OFFICER <i>[Signature]</i>	17c. DATE 2/9/10
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INITIALS *ADC* LESSOR & GOVERNMENT