

US GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

12/17/10

LEASE NO.

GS-10B-07243

Bldg. No ID4362

THIS LEASE, made and entered into this date by and between Pitchfork Management Group

Whose address is 250 South 5th Street, 2nd Floor
Boise, Idaho 83702-7713

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:

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

A total of 5,369 rentable square feet (RSF) of office and related space, which yields 4,704 ANSI/BOMA Office Area square feet (USF) of space at University Plaza, 960 Broadway Avenue, Suites 340 and 430 in Boise, ID 83706 to be used for such purposes as determined by the General Services Administration. The Lessor also agrees to provide the Government with three (3) surface parking spaces and eleven (11) structured, reserved parking spaces at a minimum at no additional cost to the Government. Although the parking spaces are at no additional cost to the Government they will be valued at \$150.00 per space/month.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term estimated to begin on June 01, 2011 and continuing through May 31, 2026, subject to termination and renewal rights as may be hereinafter set forth. The lease term is fifteen (15) years, ten (10) years firm term.

3. The Government shall pay the Lessor rent as follows:

	Shell Rent	Operating Costs	Taxes	TIs*	Annual Rent	Monthly Rent
Year 1	Month 1 - FREE Month 2 - FREE Months 3-12 - \$71,755.75	\$20,278.00	\$9,752.15	\$4,704.00 *	\$94,530.61 (factoring in free rent)	Month 1 - \$2,894.51 Month 2 - \$2,894.51 Months 3-12 - \$8,874.16
Year 2	\$71,755.75	\$20,278.00	\$9,752.15	\$4,704.00	\$106,489.90	\$8,874.16
Years 3-4	\$75,867.25	\$20,278.00	\$9,752.15	\$4,704.00	\$110,601.40	\$9,216.78
Years 5-6	\$81,236.25	\$20,278.00	\$9,752.15	\$4,704.00	\$115,970.40	\$9,664.20
Years 7-8	\$87,142.15	\$20,278.00	\$9,752.15	\$4,704.00	\$121,876.30	\$10,156.36
Years 9-10	\$93,316.50	\$20,278.00	\$9,752.15	\$4,704.00	\$128,050.65	\$10,670.89
Years 11-12	\$100,705.00	\$20,278.00	\$9,752.15		\$130,735.15	\$10,894.60
Years 13-15	\$104,731.75	\$20,278.00	\$9,752.15		\$134,761.90	\$11,230.16

* See paragraph 8 below for further description. Rent for a lesser period shall be prorated and paid in arrears. Operating Costs are subject to CPI adjustments. Real Estate Taxes are subject to adjustment. Rent checks shall be made payable to: Pitchfork Management Group, 250 South 5th Street, 2nd Floor, Boise, ID 83702-7713

4. The Government may terminate this lease in whole or in part at any time on or after May 31, 2021 by giving at least 120 days' prior notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

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

LESSOR

Pitchfork Management Group

BY
(Signature) *Julio Bilbao*

(Title)

Asset Manager

(Address)

*250 S. Fifth Street
2nd FL
Boise, ID 83702*

IN PRESENCE OF

(Signature) *Peter Shog*

UNITED STATES OF AMERICA

BY
(Signature) *[Signature]*

Contracting Officer, General Services Administration
(Official Title)

5. This paragraph is intentionally omitted
6. The Lessor shall furnish to the Government, as part to the rental consideration, the following:
 - A. Those facilities, services, supplies, utilities, and maintenance in accordance with SFO 7ID2071 dated May 11, 2010.
 - B. Build out in accordance with standards set forth in SFO 7ID2071 dated May 11, 2010. All tenant alterations to be completed by the lease effective date identified under Paragraph 2 above. Lease term to be effective on actual date of beneficial occupancy, if different from the date identified in Paragraph 2 above.
7. The following are attached and made a part hereof:
 - A. Solicitation for Offers 7ID2071, dated May 11, 2010 (53 pages).
 - B. Amendment No. 1 to SFO No. 7ID2071, dated November 24, 2010 (1 page)
 - C. GSA Form 3517B entitled GENERAL CLAUSES (Rev. [06/08]) (33 pages)
 - D. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. [6/07]) (8 pages)
 - E. Exhibit A: Floor Plans showing Suites 340 and 430 (2 pages)
8. Per SFO No. 7ID2071, paragraph 3.2 entitled *Tenant Improvement Included in Offer*, the Lessor agrees to provide \$47,040.00 toward the cost of the Tenant Improvements. The tenant build out cost of \$47,040.00 (based on \$10.00 per ANSI/BOMA Office Area square foot) will be amortized at a rate of 0.00% over the firm term remaining upon completion and will be performed in the first year of this lease. Lessor will provide GSA with a complete cost estimate of all tenant improvements. Once approved by GSA a Notice to Proceed will be issued by GSA to the lessor. Upon completion of tenant improvements a Supplemental Lease Agreement will be issued to determine the beginning of the tenant improvement amortization payment.
9. In accordance with the SFO paragraph entitled *Percentage of Occupancy*, the percentage of Government occupancy is established as 5.96%.
10. In accordance with the SFO paragraph entitled *Tax Adjustment*, the real estate property tax base is established at \$9,752.15 per annum for 5,369 square feet of rentable office and related space. The Tax Parcel ID Number is R8813820175.
11. In accordance with the SFO paragraph entitled *Operating Costs Base*, the cost of services base is \$20,278.00 per annum for 5,369 square feet of rentable office and related space.
12. In accordance with the SFO paragraph entitled *Common Area Factor*, the common area factor is established as 1.1414.
13. This paragraph is intentionally omitted
14. In accordance with the SFO Paragraph entitled *Overtime Usage*, the rate for overtime usage is established as \$0.045 per rentable square foot. Overtime usage must be requested orally or in writing by an authorized Government representative.
15. This paragraph is intentionally omitted.
16. Lessor shall provide janitorial service within Tenant's space Monday thru Friday, between the operating hours of 8:00 AM and 4:00 PM.

LESSOR

UNITED STATES OF AMERICA

BY _____


(Initial)

BY _____


(Initial)

17. NOVATION AND CHANGE OF NAME

- A. In the event of a transfer of ownership of the lease premises, an assignment of lease or a change in the Lessor's legal name, the Lessor must comply with the requirements of Subpart 42.12 of the Federal Acquisition Regulations (FAR).
- B. The Government and the Lessor may execute a Change of Name Agreement where only a change of the Lessor's name is involved and the Government's and the Lessor's rights and obligations remain unaffected. A sample form is found at FAR 42.1205
- C. The Government, the Lessor and the successor in interest may execute a Novation Agreement when the Lessor's rights or obligations under the lease are legally transferred.
- D. In addition to all documents required by Far 42.1204, the Contracting Officer may request additional information (i.e., copy of the deed, bill of sale, certificate of merger, contract, court decree, articles of incorporation, operation agreement, partnership certificate of good standing, etc.) from the transferor or transferee to validate the proposed changes.
- E. The transferee must submit a new GSA Form 3518, Representations and Certifications.
- F. Any separate agreement between the transferor and transferee regarding the assumption of liabilities shall be referenced specifically in the Novation Agreement.
- G. When it is in the best interest of the Government not to concur in the transfer of a contract from one entity to another, the original contractor remains under contractual obligation to the Government. The applicability of novation agreements is detailed at FAR 42.1204.
- H. When executed on behalf of the Government, a Novation Agreement will be made part of the lease via Supplemental Lease Agreement.
- I. In the event of a change in ownership, rent will continue to be paid to the prior Lessor until the Supplemental Lease Agreement is executed by the Government. New Lessors must comply with all provisions of this Lease, including but not limited to, Central Contractor Registration and the provision of all information required by the Contracting Officer.
- J. Notwithstanding anything to the contrary in this Lease, the Government has no obligation to recognize a change of ownership or interest until (1) the payment of rent has commenced; and (2) any amounts due and owing to the Government hereunder have been paid in full or completely set off against this Lease.

18. The Contracting Officer represents the General Services Administration as an agent with authority to enter into the Lease on behalf of the Government and execute this document in his/her official capacity only and not as an individual.

19. The Government assumes no responsibility for any conclusions or interpretations made by the Lessor based on information made available by the Government and/or its contractors. Nor does the Government assume any responsibility for any understanding reached or representation made concerning conditions which can affect the work by any of its officers or agents before execution of this contract unless that understanding or representation is expressly stated in the Lease.

20. All questions pertaining to this Lease shall be referred in writing to the General Services Administration Contracting Officer or their designee. The Government occupant is **not** authorized to administer this lease, and GSA assumes no responsibility for any cost incurred by the Lessor except as provided by the terms of this Lease or authorized in writing by Contracting Officer or their designee. The Lessor will not be reimbursed for any services not provided for in this lease, including but not limited to: repairs, alterations and overtime services. Additionally, rent will not be paid for occupancy in whole or in part except for the term specified herein.

LESSOR

UNITED STATES OF AMERICA

BY


(Initial)

BY


(Initial)

21. The Lessor and Broker have agreed to a cooperating lease commission of [REDACTED] of the Aggregate Lease Value for the initial firm term of the lease of ten (10) years, or [REDACTED]. In accordance with the "Broker Commission and Commission Credit" paragraph, 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, or [REDACTED] to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this Lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this Lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the full rental payments (Month 3) and will continue until the commission credit has been accounted for.

The monthly rent adjusted for the commission credit is as follows:

Rent Period	Scheduled Monthly Rent	Scheduled Monthly Shell Rent	Commission Credit Owed	Commission Credit Remaining	Adjusted Monthly Rent Payment
Month 1	\$2,894.5125	FREE	N/A	N/A	\$2,894.5125
Month 2	\$2,894.5125	FREE	N/A	N/A	\$2,894.5125
Month 3	\$8,874.1583	\$5,979.6458	[REDACTED]	[REDACTED]	[REDACTED]
Month 4	\$8,874.1583	\$5,979.6458	[REDACTED]	\$0.00	[REDACTED]
Month 5-24	\$8,874.1583	\$5,979.6458	\$0.00	\$0.00	\$8,874.1583

22. Any notices required or permitted under this Lease shall be delivered in person or by first class mail as follows:

To Government: U.S. General Services Administration
 Attn: Michael J. O'Brien
 Lease Contracting Officer
 400 15th Street SW
 Auburn, WA 98001-6599

To Lessor: Pitchfork Management Group
 c/o Thornton Oliver Keller, Mr. Pat Shalz
 250 South 5th Street, 2nd Floor
 Boise, ID 83702

or at such other address as either party designates in writing to the other.

23. Upon the effective date of this Lease, Lease Nos. GS-10B-06623 and GS-10B-06718 shall be superseded by this Lease No. GS-10B-07243.

LESSOR

UNITED STATES OF AMERICA

BY _____


 (Initial)

BY _____


 (Initial)