

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

LEASE NO.

GS-05B-18630

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

whose address is Frances Stasukinas
[REDACTED]

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 consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:
16,000 rentable square feet, yielding 16,000 ANSI/BOMA Office Area ("ABOA") square feet with a Common Area Factor of 1.00 of office and related space, located on the 2 floor(s) of the Building and occupying 100% of leasable building area at 2875 Via Verde Drive, Springfield, IL 62703.

Including 18 reserved interior parking spaces located on the first floor of a two-story structure.

to be used for such purposes as determined by the General Services Administration.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on May 1, 2011 through April 30, 2016, subject to termination and renewal rights as may be hereinafter set forth.
3. ~~The Government shall pay the Lessor annual rent of \$_____ at the rate of \$_____ per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:~~
4. The Government may terminate this lease at any time on or after April 30, 2014 by giving at least 60 days 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.
5. ~~This lease may be renewed at the option of the Government, for the following terms and at the following rentals:
provided notice be given in writing to the Lessor at least _____ days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing~~

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

16,000 rentable square feet comprising of a two-story building with interior parking on the first floor, and office space on the second floor. Including all services, utilities and maintenance of the building and parking lot.

Also, as part of the rental consideration, the Lessor shall meet all responsibilities and obligations as defined in the Solicitation for Offers No. GS-05B-18630 as amended, Special Requirements and the other attachments to this lease referenced in Paragraph 7. All restrooms, utilities and janitorial areas will be supplied by the lessor at no additional cost to the Government.

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

Attachment A to Standard Form 2, paragraphs 9 – 18, Solicitation for Offers No. GS-05B-18630 consisting of 55 pages, [redacted] Performance Specifications - General Requirements Space Specifications consisting of 4 pages, [redacted] Performance Specifications – Architectural Specifications consisting of 4 pages “General Clauses” GSA Form 3517B (REV 11/05), consisting of 33 pages, “Representations and Certifications” GSA Form 3518 (REV 1/07), consisting of 7 pages and the floor plans of each floor being leased consisting of 2 pages.

8. The following changes were made in this lease prior to its execution:

Paragraphs 3 and 5 of the Standard Form 2 are hereby deleted in their entirety.

Solicitation for Offers: Paragraph 1.1 was deleted intentionally, Paragraph 1.4 was deleted intentionally, Paragraph 1.7 was deleted intentionally, Paragraph 1.9 was deleted intentionally, Paragraph 1.10 was deleted intentionally, Paragraph 3.1 was deleted intentionally, Paragraph 3.2 revises the tenant improvement allowance to \$180,000.00, Paragraph 11.2 was added to the Special Requirements.

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

LESSOR

BY [Signature]
(Signature)

(Signature)

IN PRESENCE OF: [Signature]
(Signature)

[Redacted]
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY [Signature] 4/1/13
(Signature)

Contracting Officer
(Official title)

9. The effective date of May 1, 2011 in Paragraph 2 of this lease is the estimated occupancy date. The Lessor will complete the alterations to the leased premises in accordance to the lease contract no later than 60 days after the award of the lease contract. If the actual date of the completion of these alterations is different than May 1, 2011 then the actual effective date of the lease will be established by a Supplement Agreement to this lease. The term will then be effective for five (5) years computed from the actual effective date. The Government may terminate this lease anytime after the third (3) year by giving a 60 day written notice to the Lessor.

10. Should the agency require use of the premises in excess of those hours specified in Section 4.5, Normal Hours of the Solicitation for Offers, 8:00am to 6:00pm, the Lessor will provide HVAC services and utilities with no additional charge to the Government set forth in Section 4.6, Overtime Usage.

11. The Government shall pay the Lessor an annual rent of \$352,000.00 at the rate of \$29,333.33 per month in arrears. This rental rate is computed as follows:

16,000 square feet of rentable space at \$22.00 per square foot per annum.

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

Frances Stasukinas


The rental rate is subject to a reduction of \$4.22 per usable square feet or a reduction of \$67,520.00 at the beginning of the fourth year. This reduction is based on the construction costs being amortized over the first three years of the lease. In addition to the above rental rate, annual rental rates will be subject to further adjustments as described under the terms of Section 4.2 Tax Adjustments and Section 4.3 Operating Costs of the lease.

12. The first year's base cost for future operating cost adjustments under the provisions of Section 4.3 Operating Costs of the Solicitation for Offers shall be \$8.13 per square feet.

13. The total percentage of space occupied by the Government under this lease is 100%. Tax adjustments provided in accordance with Section 4.2 Tax Adjustment of the Solicitation of Offers shall be based upon this percentage of occupancy.

14. As part of the rental consideration, the Lessor will meet all of the Fire Life and Handicapped Accessibility Requirements referenced in the Solicitation of Offers and the Special Requirements that are attached to this lease.

INITIALS: FS 3/7/11
Lessor Date

CCG 4/13
Government Date

15. As part of the rental consideration, the Lessor agrees to provide the following in conjunction with this lease agreement within 60 days of occupancy:

- a. New carpet/wall paper and a new cove base to match throughout the entire [REDACTED] office space.
- b. Paint doors and door frames.
- c. New energy efficient lighting.
- d. Agency requires [REDACTED] requires the Lessor to maintain and [REDACTED]
- e. [REDACTED]
- f. [REDACTED]
- g. Two (2) additional electrical outlets need to be provided in the kitchen area.
- h. The doors and frames need to be repaired/replaced as they cause problems with the alarm.
- i. Provide window tint on all windows to block sunlight.

The rental rate outlined in Paragraph 11 will only become effective after the above repairs are completed.

16. All carpet/carpet tiles must be replaced at the Lessor's expense every 5 years. This includes moving and return of furniture.

17. It is agreed by the parties hereto that all the terms and conditions of this lease as expressly contained herein, represent the total obligations of the Lessor and the Government. Any agreements, written or oral, between the Lessor and the Government prior to execution of this lease are not applicable or binding. This agreement may be amended only by written instrument executed by the Lessor and the Government.

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

The Property Index Number (PIN) for the real estate parcel occupied under this lease is [REDACTED]

INITIALS: JA 3/2/11
Lessor Date

CCG 4/13
Government Date