

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

1. LEASE NUMBER  
GS-05B-18126

**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 6,014 rentable square feet of office and related space located in Porter, Indiana for occupancy no later than December 1, 2011, for a term of five years. Rentable space must yield approximately 6,014 BOMA Usable square feet for use by Tenant for personnel, furnishing, and equipment.

**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):

First class office space is required. Space offered must be in a quality building of sound and substantial construction, either a new, modern building or one that has undergone first class restoration or rehabilitation for the intended use.

The Lessor shall provide a valid Occupancy Permit for the intended use of the Government and shall maintain and operate the building in conformance with all applicable current (as of the date of this solicitation) codes and ordinances.

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).

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 daily, extending from 9:00 a.m. to 8:00 p.m. The Government shall have access to the leased space at all times, including the use of electrical services, toilets, lights, and Government office machines without additional payment.

**2. SERVICES AND UTILITIES (To be provided by Lessor as part of rent)**

X HEAT		X TRASH REMOVAL		X INITIAL & REPLACEMENT		OTHER
X ELECTRICITY	X CHILLED DRINKING WATER	X WINDOW WASHING	X LAMPS, TUBES & BALLASTS			(Specify below)
X POWER (Special Equip.)	X AIR CONDITIONING	X Frequency <u>Every 6 mos.</u>	X PAINTING FREQUENCY			
X WATER (Hot & Cold)	X TOILET SUPPLIES	X CARPET CLEANING	Space <u>N/A</u>			
X SNOW REMOVAL	X JANITORIAL SERV. & SUPP.	X Frequency <u>Start of lease</u>	Public Areas <u>N/A</u>			

**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**

- X THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER OCCUPIABLE SQUARE FOOT, AND WHICH MEETS THE REQUIREMENTS AND SPECIFICATIONS CONTAINED IN THE SOLICITATION. ACCORDING TO THE ANSII/BOMA Z65.1-1996, THE DEFINITION FOR BOMA USABLE OFFICE AREA MEANS "THE AREA WHERE A TENNANT NORMALLY HOUSES PERSONNEL AND/OR FURNITURE, FOR WHICH A MEASUREMENT IS TO BE COMPUTED"

