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

1. LEASE NUMBER
LAZ02558

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 1,504 rentable square feet of office space located in Moccasin, Arizona for occupancy not later than July 11, 2010 for a term of 5 years with 3 surface, onsite, reserved parking spaces. Rentable space must yield a minimum of 1,308 square feet of ANSI/BOMA Office Area (ABOA) for use by Tenant for personnel, furnishing, and equipment.

INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS at 4:00 pm Pacific Time on June 18, 2010.

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 (the GOVERNMENT):

Space offered must be in a quality building of sound and substantial construction.

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. Below-grade space to be occupied by the Government and all areas in a building referred to as "hazardous areas" in National Fire Protection Association Standard 101, or any successor standard thereto, must be protected by an automatic sprinkler system or equivalent level of safety. A minimum of two separate stairways shall be provided for each floor of Government occupancy. Scissor stairs will be counted as one stairway. If offered space is three or more stories above stories above grade, additional egress and fire alarm requirements may apply.

The Building and the leased space shall be accessible to workers with disabilities in accordance with the Americans With Disabilities Act Accessibility Guidelines (36 CFR Part 1191, App. A) and the Uniform Federal Accessibility Standards (Federal Register vol. 49, No. 153, August 7, 1984, reissued as FED. STD. 795, dated April 1, 1988, and amended by Federal Property Management Regulations CFR 41, Subpart 101-19.6, Appendix A, 54 FR 12628, March 28, 1989). Where standards conflict, the more stringent will apply.

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 and in compliance with applicable Federal, State, and local environmental laws and regulatioos.

Services, utilities, and maintenance will be provided daily, 24 hours a day, 365 days a year. The Government shall have access to the leased space at all times, including the use of electrical services, toilets, lights, elevators, and Government office machines without additional payment.

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

☒ HEAT	☒ TRASH REMOVAL	☒ ELEVATOR SERVICE	☒ INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS	☐ OTHER See below
☒ ELECTRICITY	☒ CHILLED DRINKING WATER	☒ WINDOW WASHING Frequency 6 mos	☒ PAINTING FREQUENCY Space 3 years Public Areas	
☒ POWER (Special Equip.)	☒ AIR CONDITIONING	☒ CARPET CLEANING Frequency 2 yrs		
☒ WATER (Hot & Cold)	☒ TOILET SUPPLIES			
☒ SNOW REMOVAL	☒ JANITORIAL SERV. & SUPP.			

3. OTHER REQUIREMENTS

Offerors should also include the following with their offers:

a. Solicitation for Offers

b. GSA Short Form 3517A (General Clauses)

c. GSA Short Form 3518A (Representations and Certifications)

d. Floor plan highlighting demised space

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 SQUARE FOOT, ACCORDING TO THE ANSI/BOMA Z65.1-1996 DEFINITION FOR BOMA USABLE OFFICE AREA, WHICH MEANS "THE AREA WHERE A TENANT NORMALLY HOUSES PERSONNEL AND/OR FURNITURE, FOR WHICH A MEASUREMENT IS TO BE COMPUTED."

PART II - OFFER ***(To be completed by Offeror/Owner and remain open until lease award)***

A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT

5. NAME AND ADDRESS OF BUILDING *(Include ZIP Code)*	6. LOCATION(S) IN BUILDING	
LAW ENFORCEMENT OFFICE KAIBAB PAIUTE INDIAN RESERVATION PIPE SPRING, ARIZONA 86022	a. FLOOR(S) ONE	b. ROOM NUMBER(S) EIGHT
	c. RENTABLE SQ. FT. 1,504 Sq. Ft.	d. TYPE ☒ GENERAL OFFICE ☐ OTHER *(Specify)* ☐ WAREHOUSE

B. TERM

To have and to hold, for the term commencing on July 11, 2010 and continuing through 5 years inclusive. The Government may terminate this lease in whole or in part at any time on or after thirty six (36) months, by giving at least 30 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	9. MAKE CHECKS PAYABLE TO (Name and address)
$ 22,860.80	KAIBAB PAIUTE INDIAN TRIBE HC 65 BOX 2 PIPE SPRING, ARIZONA 86022
8. RATE PER MONTH $ 1,905.06	

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.)*

KAIBAB PAIUTE INDIAN TRIBE
HC 65 BOX 2
PIPE SPRING, ARIZONA 86022

10b. TELEPHONE NUMBER OF OWNER	11. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING	
(928) 643-7245	☐ OWNER ☐ AUTHORIZED AGENT	☒ OTHER *Indian Tribe*
12. NAME OF OWNER OR AUTHORIZED AGENT *(Type or Print)* [redacted]	13. TITLE OF PERSON SIGNING TRIBAL CHAIRPERSON	
14. SIGNATURE OF OWNER OR AUTHORIZED AGENT		15. DATE 07/19/10

PART III - AWARD ***(To be completed by Government)***

Your offer is hereby accepted. This award consummates the lease which consists of the following attached documents: (a) Solicitation for Offers (b) this GSA Form 3626, (c) Representations and Certifications, (d) the Government's General Clauses, and (e) the following changes or additions made or agreed to by you:

- The 3 parking spaces required by this lease agreement are included as part of the rental consideration.
- During the course of this lease agreement there shall be no Operating Cost nor Tax escalations.
- The Lessor will provide and install new carpet and paint, including moving of furniture, at no additional cost to the Government within 30 (Thirty) calendar days of lease award. Carpet and paint must meet standards set forth in the SFO. Finish samples must be provided to the Government within 10 (Ten) calendar days of lease award.

THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT OF THE UNITED STATES OF AMERICA UNLESS SIGNED BELOW BY AUTHORIZED CONTRACTING OFFICER.

16a. NAME OF CONTRACTING OFFICER *(Type or Print)*	16b. SIGNATURE OF CONTRACTING OFFICER	16c. DATE
Susan Dornauer	Susan Dornauer	8/4/10