STANDARD FORM 2
FEBRUARY 1965 EDITION
GENERAL SERVICES
ADMINISTRATION
FPR (41CFR) 1D16 601

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE: 4/7/10

LEASE No. GS-09B-02495 Building No. CA6747

THIS LEASE, made and entered into this date between Andrew Liddell, an individual,

whose address is: [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 considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises: **8,510** rentable square feet (RSF), yielding approximately 8,331 ANSI/BOMA Office Area square feet and related space located on the first and second floors at the [redacted] **Building, 2436 Professional Parkway, Santa Maria, CA 93455-1683**, together with two (2) on-site surface reserved parking spaces, to be used for such purposes as determined by the General Services Administration, as depicted on the attached (Exhibits A & B) (the "Premises").

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of fifteen (15) years beginning upon the substantial completion of the space, and acceptance by the Government as satisfactorily complete. The commencement date of this lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Supplemental Lease Agreement upon substantial completion and acceptance of the space by the Government. The lease term is for **fifteen (15) years, ten (10) years firm**, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of **$247,130.40** at the rate of $20,594.20 month in arrears. Rent for a lesser period shall be prorated.

	Annual Rent (yrs 1-5)	Monthly Rent (yrs 1-5)	Annual Rent (yrs 6-10)	Monthly Rent (yrs 6-10)	Annual Rent (yrs 11-15)	Monthly Rent (yrs 11-15)
Shell Rental Rent	$152,318.08	$12,693.173	$171,380.44	$12,693.173	$198,623.44	$12,693.173
TI Rental Rent	$ 52,602.72	$ 4,383.560	$ 52,602.72	$ 4,383.560	$ 0.00	$ 0.00
Operating Cost Rent	$ 42,209.60	$..3,517.467	$ 42,209.60	$..3,517.467	$ 42,209.60	$..3,517.467
Full Service Rent	$247,130.40	$20,594.200	$266,192.76	$22,182.730	$240,833.04	$20,069.420
Full Service Rental Rate per RSF	**$29.040000 /RSF**		**$31.279995 /RSF**		**$28.300005 /RSF**	

Rent checks shall be payable to:

Andrew Liddell
[redacted]

4. The Government may terminate this lease, in whole or in part, at any time after the tenth (10th) year by giving at least one hundred twenty (120) days' prior 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.

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

A. Two (2) on-site surface reserved parking spaces. Also, as part of the SFO parking requirement, the lessor shall also provide twenty-eight (28) non-reserved on-site parking spaces, to be used for such purposes as solely determined by the General Services Administration based on the local Santa Maria, California local parking code-ratio of 3.3 spaces for every 1,000 rentable square feet of Government-demised area, as depicted on the attached (Exhibit B).

B. All labor, materials, equipment, design, professional fees, permit fees, inspection fees, utilities, construction drawings (including, without limitation, plans and specifications), construction costs and services and all other similar costs and expenses associated with making the space, common areas, and related facilities ready for occupancy in accordance with the requirements of this lease and the Government's final construction drawings. Rent is subject to adjustment in accordance with Paragraph 3.3, "Tenant Improvement Rental Adjustment" of the SFO. All cost associated with services, utilities, maintenance, repair, replacement, inspections, improvements and other requirements as required by the Solicitation For Offers No. 8CA2843 and its attachments.

C. Adequate space for telecommunications antennae and transmission devises in accordance with Paragraph entitled, "Telecommunications: Local Exchange Access," of the Solicitation for Offers.

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

All terms, conditions, and obligations of the Lessor and the Government as set forth in the following:

The Solicitation For Offers Number 8CA2843 (pages 1-53) (all references to SFO shall also refer to any Special Requirements and Amendments);
GSA Form 3517;
GSA Form 3518;
Site Plan (Exhibit "A");
Parking Plan (Exhibit "B")

7. The following changes were made in this lease prior to its execution:
Paragraphs 8 through 24 (Sheets 1 thru 3) have been added.

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

LESSOR Andrew Liddell, an individual

BY _____ _____
(Signature) (Signature)

IN PRESENCE OF:

_____ [redacted]
(Signature)

UNITED STATES OF AMERICA: GENERAL SERVICES ADMINISTRATION, Public Buildings Service:

BY _____
CONTRACTING OFFICER, GSA

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FEBRUARY 1965 EDITION

ROBERT W. [illegible]

EXCEPTION TO SF2 APPROVED