LEASE NO. GS-09B-02994

INSTRUCTIONS TO OFFERORS: Fill in this form with the required information where appropriate, initial each page, sign on this page (type in name and title), and have a witness to your signature sign also. Upon selection for award, GSA will countersign the lease document.

This Lease is made and entered into between

Lessor's Name: Desert Alliance for Community Empowerment

("the Lessor"), whose principal place of business is **53990 Enterprise Way, Suite 1, Coachella, CA 92236**, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America ("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

1287 West Hobsonway Blythe, CA 92225

and more fully described in Section 1 and **Site Plan,** together with rights to the use of parking and other areas as set forth herein.

LEASE TERM

To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

1 Year, 3 Months Firm,

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA. The commencement date of this Lease estimated to be **January 16, 2012** along with any applicable termination and renewal rights, shall more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the space by the Government.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:

Name: Jeff Hays

Title: Executive Director

Date: 1-6-12

FOR THE GOVERNMENT:

Don Crawford

Lease Contracting Officer

Date: 1.6.12

WITNESSED BY:

Bertha Rodriguez

Name: Bertha Rodriguez

Title: Housing Manager

Date: 1-6-2012