1.0 AGREEMENT

THIS LEASE, made and entered into this date by and between <u>The City of Los Angeles - Department of Airports</u>, organized and existing under the laws of the State of <u>California</u>,

Whose address is:

1 World Way Los Angeles, CA 90045-5803

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:

1.1 AMOUNT AND TYPE OF SPACE

The Lessor hereby leases to the Government the following described premises:

- A. A total of 5,193 rentable square feet (RSF) of office and related space, which yields 5,040 ANSI/BOMA Office Area square feet (USF) of space, and 153 square feet of ground space for dog kennels, located at Los Angeles International Airport, 203 World Way, Los Angeles, CA 90045, for use by the Comparison of the space shall be used for such purposes as determined by the General Services Administration.
- B. The common area factor for the leased premises occupied by the Government is established as one (1.0).
- C. Space offered must be in a quality building of sound and substantial construction meeting the Government's requirements for the intended use.
- D. The Space is taken "as is".

1.2 LEASE TERM

TO HAVE AND TO HOLD the said premises with their appurtenances for a term of 5 years firm commencing on March 1, 2015 and continuing through February 29, 2020, subject to termination rights as may be hereinafter set forth.

1.3 TERMINATION RIGHTS

The Government and Lessor reserve the right to terminate this lease in whole or in part with at least ninety (90) calendar days written notice to the other. Notices shall be sent to:

FOR THE GOVERNMENT:

U.S. General Services Administration Real Estate Acquisition Division, Los Angeles Branch Attn: Linda Luong 300 N. Los Angeles Street, Suite 4100 Los Angeles, CA 90012

FOR THE LESSOR:

Los Angeles International Airport/Los Angeles World Airports

Attn: Commercial Development Group

- One World Way
- P.O. Box 92216
- Los Angeles, CA 90009-2216

No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

1.4 AUTHORITY TO RELOCATE

The Lessor reserves the right to relocate the Government upon written notice to the Government within the airport for comparable space up to a ten percent (10%) increase or decrease in total ANSI/BOMA square footages, subject to the Government's approval, which shall not be unreasonably withheld.

INITIALS:

1.5 RENTAL RATE

The Government shall pay the Lessor annual rent for years 1-5. See schedule of rent components below for details of step rents. 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 lesser period shall be prorated. Rent checks (electronic funds transfer payments) shall be made payable to:

> City of Los Angeles – Department of Airports 1 World Way Los Angeles, CA 90045-5803

	Year 1		Year 2		Year 3		Year 4		Year 5	
	Annual Rent	RSF / Annum	Annual Rent	RSF / Annum	Annual Rent	RSF / Annum		RSF / Annum	Annual Rent	RSF / Annum
Rental Rate	\$189,440.64	\$36.48	\$198,912.67	\$38.30	\$208,858.31	\$40.22	\$219,301.22	\$42.23	\$230,266.28	\$44.34

2.0 UTILITIES, SERVICES, AND LEASE ADMINISTRATION

2.1 SERVICES, UTILITIES, MAINTENANCE

The Lessor is responsible for providing all utilities necessary for base building operations and all associated costs are included as a part of the established rental rates. The following services, utilities, and maintenance shall be provided by the Lessor as part of the rental consideration (check all that apply):

X	HEAT ELECTRICITY		TRASH REMOVAL CHILLED DRINKING WATER (PUBLIC)	ELEVATOR SERVICE WINDOW WASHING (EXTERIOR)	INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS	OTHER (Specify below)
	POWER (Special Equip.)	\boxtimes	AIR CONDITIONING	· · ·	PAINTING FREQUENCY	
X	WATER (Hot & Cold)		TOILET SUPPLIES	CARPET CLEANING		
	SNOW REMOVAL		JANITORIAL SERV. & SUPP.			

The Lessor shall have an onsite building superintendent or a locally designated representative available to promptly respond to deficiencies, and immediately address all emergency situations.

2.2 MEASUREMENT OF SPACE (AUG 2008)

A. ANSI/BOMA OFFICE AREA SQUARE FEET:

- For the purposes of this Lease, the Government recognizes the American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) international standard (Z65.1-1996) definition for Office Area, which means "the area where a tenant normally houses personnel and/or furniture, for which a measurement is to be computed."
- 2. ANSI/BOMA Office Area (ABOA) square feet shall be computed by measuring the area enclosed by the finished surface of the room side of corridors (corridors in place as well as those required by local codes and ordinances to provide an acceptable level of safety and/or to provide access to essential building elements) and other permanent walls, the dominant portion (refer to Z65.1) of building exterior walls, and the center of tenant-separating partitions. Where alcoves, recessed entrances, or similar deviations from the corridor are present, ABOA square feet shall be computed as if the deviation were not present.
- 3. ABOA square feet and usable square feet (USF) may be used interchangeably throughout the lease documents.

B. <u>RENTABLE SPACE</u>:

Rentable space is the area for which a tenant is charged rent. It is determined by the building owner and may vary by city or by building within the same city. The rentable space may include a share of building support/common areas such as elevator lobbies, building corridors, and floor service areas. Floor service areas typically include restrooms, janitor rooms, telephone closets, electrical closets, and mechanical rooms. The rentable space does not include vertical building penetrations and their enclosing walls, such as stairs, elevator shafts, and vertical ducts.

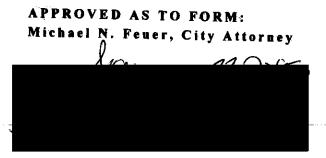
2.3 NORMAL HOURS

Services, utilities, and maintenance shall be provided daily. The Government shall have access to the leased space at all times without additional payment, during other than normal hours, including the use of necessary services and utilities such as electrical services, toilets, lights, elevators, and Government office machines.

8 <u>5/</u> INITIALS:

	LESSOR
SIGNATURE	
	Debbie Bowers
	Deputy Executive Director I
ADDRESS	
	NAME AND OFFICIAL TITLE OF SIGNER
	Sandra J. Miller Secretary
	ED STATES OF AMERICA
- 1	Jason Reising
	OFFICIAL TITLE OF SIGNER
	Lease Contracting Officer

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



~____ & <u>~____</u> GOV'T INITIALS: