

LEASE NO. GS-09B-03120Streamlined Lease
GSA FORM L201B (June 2012)

This Lease is made and entered into between

Howard Ranches LLC, dba Silver Crest Business Center

(Lessor), whose principal place of business is 195 Mountain City Highway Unit 3, Elko NV 89801-9515, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(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:

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

555 W. Silver Street, Elko NV 89801 (Office Space)

559 W. Silver Street, Elko NV 89801 (Warehouse Space)

and more fully described in Section 1 and Exhibits A and B, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning **August 1, 2014** and continuing for a period of

10 Years, 5 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth.

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.

Name: Gerri Howard
Title: Owner
Entity Name: Howard Ranches LLC
Date: 7-25-14

Name: Megan M. Stitt
Title: Lease Contracting Officer
General Services Administration, Public Buildings Service
Date: August 14, 2014

WITNESSED FOR THE LESSOR BY:

Name: _____
Title: Business Representative
Date: 7/25/2014

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (JUN 2012)

The Premises are described as follows:

A. Office and Related Space:

Block A: 5,055 rentable square feet (RSF), yielding 4,674 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1st floor of building 555 W. Silver Street, Elko NV and known as Suites 101, 102 and 103, as depicted on the floor plan(s) attached hereto as Exhibit A.

Block B: 1,100 rentable square feet (RSF), yielding 1,100 ANSI/BOMA Office Area (ABOA) square feet (SF) of warehouse space located on the 1st floor of building 559 W. Silver Street, Elko NV and known as Suite 302B, as depicted on the floor plan(s) attached hereto as Exhibit B.

B. Common Area Factor: The Common Area Factor (CAF) is established as 8 percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

1.02 EXPRESS APPURTENANT RIGHTS (JUN 2012)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41, CFR, Part 102-74, Subpart C within such areas. The Lessor shall be responsible for providing signage consistent with the Service Center Sign specifications included in the Agency Specific Requirements Package, as part of the tenant improvement costs. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards and Government signage requirements. Appurtenant to the Premises and included in the Lease are rights to use the following:

A. Parking: 20 structured, on-site parking spaces as depicted on the plan attached hereto as Exhibit D "Parking Plan", reserved for the exclusive use of the Government. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. Secure Fenced Parking for Government Vehicles: In addition to the on-site parking requirements above, and as provided for in Exhibit A, parking for Government owned vehicles shall comply with the following additional requirements. **Parking areas or spaces for official Government vehicles shall be on-site, paved and secured by means of an enclosed fenced parking area.** The fenced area must be 1.) fully enclosed with a minimum fence height of 6 feet, 2.) accessible to the Government by a locking gate, 3.) enclosed with a minimum of cyclone or chain-link quality fencing materials and 4.) be well lit, subject to any applicable local ordinances. This parking area shall be assigned for the exclusive access and use by the Government.

C. Antennas, Satellite Dishes, and Related Transmission Devices: Space located on the roof of the Building sufficient in size for the installation and placement of the telecommunications equipment as such may be described herein, together with the right to access the roof and use of, all Building areas (e.g., chases, plenums) necessary for the use, operation and maintenance of such equipment at all times during the term of this Lease.

1.03 RENT AND OTHER CONSIDERATION (JUN 2012)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

BLOCK A:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$104,335.20	\$104,689.05
TENANT IMPROVEMENTS RENT ²	\$ 3,100.73	\$0
OPERATING COSTS ³	\$41,501.55	\$41,501.55
BUILDING SPECIFIC SECURITY ⁴	\$0	\$0
PARKING ⁵	\$0	\$0
TOTAL ANNUAL RENT	\$148,937.48	\$146,190.60

¹Shell rent (Firm Term) calculation: \$20.64 per RSF multiplied by 5,055 RSF

²The Tenant Improvement Allowance of \$4.46 per USF is amortized at a rate of 5 percent per annum over 5 years.

³Operating Costs rent calculation: \$8.21 per RSF multiplied by 5,055 RSF

⁴Building Specific Security Costs of \$0 are amortized at a rate of X percent per annum over XX years

⁵Parking costs: none

Block B:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$ 8,580.00	\$ 8,668.00
TENANT IMPROVEMENTS RENT ²	\$ 190.92	\$ -
OPERATING COSTS ³	\$ 2,640.00	\$ 2,640.00
BUILDING SPECIFIC SECURITY ⁴	\$0	\$0
PARKING ⁵	\$0	\$0
TOTAL ANNUAL RENT	\$ 11,410.92	\$ 11,308.00

¹Shell rent calculation: Firm Term- \$7.80 per RSF multiplied by 1,100 RSF/Non Firm Term- \$7.88 per RSF multiplied by 1,100 RSF.

²The Tenant Improvement Allowance of \$1.36 per USF is amortized at a rate of 5 percent per annum over 5 years.

³Operating Costs rent calculation: \$2.40 per RSF multiplied by 1,100 RSF

⁴Building Specific Security Costs of \$0 are amortized at a rate of X percent per annum over XX years

⁵Parking costs: none

Total: Block A and Block B

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$ 112,915.20	\$113,357.05
TENANT IMPROVEMENTS RENT ²	\$ 3,291.65	\$ -
OPERATING COSTS ³	\$44,141.55	\$44,141.55
BUILDING SPECIFIC SECURITY ⁴	\$0	\$0
PARKING ⁵	\$0	\$0
TOTAL ANNUAL RENT	\$ 160,348.40	\$ 157,498.60

In Instances where the Lessor amortizes either the TI or Building Specific Security for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any unamortized costs beyond the Firm Term.

B. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 4,674 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

C. Rent is subject to adjustment based upon the final Tenant Improvement (TI) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

D. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

E. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration (CCR). If the payee is different from the Lessor, both payee and Lessor must be registered in CCR.

F. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in "the paragraph entitled "The Premises";

2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;

3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

G. Parking shall be provided at a rate of \$0 per parking space per month (Structure), and \$XX per parking space per month (Surface).

1.04 INTENTIONALLY DELETED

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, after August 1, 2019, by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

1.06 INTENTIONALLY DELETED

1.07 DOCUMENTS INCORPORATED IN THE LEASE (JUN 2012)

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
BLOCK A: FLOOR PLAN: SQ FT BREAKDOWN PER ROOM	1	A
BLOCK B: WAREHOUSE SPACE- FLOOR PLAN	1	B
SITE PLAN	1	C
PARKING PLAN	1	D
FLOOR PLAN: BREAKDOWN BY AGENCY	1	E
TI SCOPE OF WORK AND SUMMARY	5	F
GSA FORM 3516, SOLICITATION PROVISIONS	5	G
GSA FORM 3517B GENERAL CLAUSES	33	H
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	10	I
SECURITY REQUIREMENTS, LEVEL I	4	J
SEISMIC CERTIFICATE	1	K

1.08 TENANT IMPROVEMENTS AND PRICING (STREAMLINED) (SEPT 2011)

The Lessor has agreed to total TI pricing of \$15,192.48 based on the TI Scope of Work and Summary included in Exhibit F. This amount is amortized in the rent over the Firm Term of this Lease at an interest rate of 5 percent per year.

~~The Unit Costs listed in Attachment X will be used to make the adjustment for variances between turnkey pricing based on the agency requirements package and the approved design intent drawings. The prices quoted will also be used to order alterations during the first year of the Lease. The prices quoted shall be the cost to furnish, install, and maintain each item, unless otherwise specified. These prices may be indexed or renegotiated to apply to subsequent years of the Lease upon mutual agreement of the Lessor and the Government. Final rent calculations will be reconciled and the Lease will be amended after acceptance of the Space.~~

The Government shall have the right to make lump sum payments for any or all TI work.

1.09 TENANT IMPROVEMENT RENTAL ADJUSTMENT (AUG 2011)

A. The Government, at its sole discretion, shall make all decisions as to the use of the TIA. The Government may use all or part of the TIA. The Government may return to the Lessor any unused portion of the TIA in exchange for a decrease in rent according to the agreed-upon amortization rate over the Firm Term.

B. The Government may elect to make lump sum payments for any or all work covered by the TIA. That part of the TIA amortized in the rent shall be reduced accordingly. At any time after occupancy and during the Firm Term of the Lease, the Government, at its sole discretion, may elect to pay lump sum for any part or all of the remaining unpaid amortized balance of the TIA. If the Government elects to make a lump sum payment for the TIA after occupancy, the payment of the TIA by the Government will result in a decrease in the rent according to the amortization rate over the Firm Term of the Lease.

C. If it is anticipated that the Government will spend more than the allowance identified above, the Government shall have the right to either:

1. Reduce the TI requirements;

2. Pay lump sum for the overage upon substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph;

3. Negotiate an increase in the rent.

1.10 INTENTIONALLY DELETED

1.11 INTENTIONALLY DELETED

1.12 INTENTIONALLY DELETED

1.13 INTENTIONALLY DELETED

1.14 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (JUN 2012)

In accordance with the paragraph entitled "Adjustment for Vacant Premises," if the Government fails to occupy or vacates the entire or any portion of the leased Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by \$1.83 per ABOA SF of Space vacated by the Government.

1.15 HOURLY OVERTIME HVAC RATES (AUG 2011)

The following rates shall apply in the application of the paragraph titled "Overtime HVAC Usage:"

\$0 per hour per zone
No. of zones: 1
\$ 0 per hour for the entire Space.

1.16 24-HOUR HVAC REQUIREMENT (APR 2011)

The hourly overtime HVAC rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the Premises, such services shall be provided by the Lessor at an annual rate of \$0.00 per ABOA SF of the area receiving the 24-hour HVAC. Notwithstanding the foregoing, Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the Building at no additional charge.

1.17 BUILDING IMPROVEMENTS (JUN 2012)

The Lessor shall complete the following additional Building Improvements prior to acceptance of the Space:

A. _____
B. _____
C. _____

1.18 HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (MAR 2012)

If the Lessor is a qualified HUBZone small business concern (SBC) that did not waive the price evaluation preference then as required by 13 C.F.R. 126.700, the HUBZone SBC must spend at least 50% of the cost of the contract incurred for personnel on its own employees or employees of other qualified HUBZone SBC's and must meet the performance of the work requirements for subcontracting in 13 C.F.R. § 125.6(c). If the Lessor is a HUBZone joint venture, the aggregate of the qualified HUBZone SBC's to the joint venture, not each concern separately, must perform the applicable percentage of work required by this clause.