

LEASE NO. GS-09P-LCA02841

Simplified Lease
GSA FORM L201A (October 2012)

This Lease is made and entered into between

Lessor's Full Legal Name (exactly as listed in Central Contractor Registration)

QUECHAN INDIAN TRIBE

(Lessor), whose principal place of business address is P.O. Box 1899, Yuma, Arizona 83566-1899 and whose interest in the Property described herein is that of Beneficial Owner of Tribal Lands held in Trust by the United States, 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 a parcel of land of approximately 2.160 acres situated within Lessor's Tribal Trust land within the Fort Yuma Indian Reservation, State of California, and more fully described in Section 1 and Exhibit A, to be used for such purposes as determined by GSA, which stated purpose is for the use of the leased premises as a Land Port of Entry, and alternate usage shall be subject to approval by the Tribe.

LEASE TERM

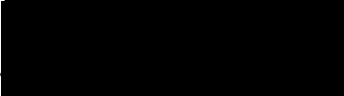
To Have and To Hold the said Premises with their appurtenances for the term beginning October 1, 2015 for a period of

20 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth. ~~The commencement date of this Lease, shall be the date of execution of this lease by the Government.~~ UB


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: Mike Jackson, Sr.
Title: President
Entity Name: Quechan Indian Tribe
Date: 7/13/15


Title: President
Date: 7/13/15

FOR THE GOVERNMENT:


~~Don Crawford~~ Lawrence C. Becker
Lease Contracting Officer
General Services Administration, Public Buildings Service
Date: 9/30/16

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SIMPLIFIED) (AUG 2011 MODIFIED)

The Leased Land is described under Exhibit A, attached hereto and made a part hereof.

1.02 EXPRESS APPURTENANT RIGHTS (SIMPLIFIED) (JUN 2012 MODIFIED)

The Government shall have the non-exclusive right to the use of any Easements or Covenants serving the premises 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.

1.03 RENTAL CONSIDERATION FOR SIMPLIFIED LEASES (JUN 2012 MODIFIED)

In consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Lessor's other obligations set forth herein, the Government shall pay the Lessor annual rent to be computed using the rental rate(s) specified on Exhibit B, attached hereto and made a part hereof. Payment shall be made monthly in arrears. Rent for a lesser period shall be prorated. Rent shall be paid by Electronic Funds Transfer to an account to be designated by Lessor. Rent shall be inclusive of all costs incurred by the Lessor, including all taxes of any kind.

1.04 LEASE PURPOSE

Lessee agrees that the Leased Land will be used as a site for the operation of a Land Port of Entry. Lessor recognizes that the Lessee's provision of Land Port of Entry services is subject to the continued availability of Federal appropriations for this purpose and the GSA programmatic determination to continue to provide Land Port of Entry services on the Leased Land. Lessee is under no obligation to provide Land Port of Entry services on the Leased Land as a condition of this lease.

1.05 DOCUMENTS INCORPORATED IN THE LEASE (SIMPLIFIED) (SEP 2012)

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

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
SITE PLAN & LEGAL DESCRIPTION	2	A
RENT SCHEDULE	1	B
General Clauses	12	C
SCHEDULE -- Resource Monitors	1	D