

LEASE NO. GS-09P-LCA03473

Global Lease
GSA FORM L100 (09/2015)

This Lease is made and entered into between

IMPERIAL PARKING (U.S.), INC.

(Lessor), whose principal place of business is 510 Walnut Street, Suite 420, Philadelphia, PA 19106-3619 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

Golden Gateway Garage, 250 Clay Street, San Francisco, CA 94111-3402

and more fully described in Section 1 and Exhibit A, together with rights to the use of 86 structured/inside reserved, secured, fenced-in parking spaces 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 period of

1 Year, 4 Months Firm,

for the term commencement date of JANUARY 1, 2016 and continuing through DECEMBER 31, 2016, subject to termination and renewal rights as may be hereinafter set forth.

In Witness Whereof, the parties have hereunto set their hands and seals at Washington, D.C., this 12th day of December, 2015, 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 Premises to the Lessor.

FOR THE LESSOR:

Signature: _____

Name: SEMU HABTE

Title: MANAGER

Entity Name: IMPERIAL PARKING

Date: December 11/2015

FOR THE GOVERNMENT:

Signature: _____

Name: Eileen Khanloo

Title: Lease Contracting Officer

General Services Administration, Public Buildings Service

Date: 12/14/15

WITNESSED BY:

Signature: _____

Name: S

Title: A

Date: 12/11/15

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.

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LESSOR: _____ GOVERNMENT: ek

GSA FORM L100 (09/15)

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SEP 2015)

The Premises are described as follows:

A. Office and Related Space: 0 rentable square feet (RSF), yielding 0 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space.

B. Intentionally Deleted

1.02 EXPRESS APPURTENANT RIGHTS (SEP 2013)

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 Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use the following:

A. Parking: 86 structured/inside reserved, secured, fenced-in parking spaces on one (1) level of contiguous space as depicted on the plan attached hereto as Exhibit A, reserved for the exclusive use of the Government, of which 86 shall be structured/inside reserved, secured, fenced-in parking spaces on a single level of contiguous space, and 0 shall be surface/outside parking spaces.

B. Intentionally Deleted

1.03 RENT AND OTHER CONSIDERATION (SEP 2015)

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
PARKING	\$ 464,400.00	\$ 464,400.00
TOTAL ANNUAL RENT	\$ 464,400.00	\$ 464,400.00

Parking costs described under sub-paragraph I below

B. Intentionally Deleted

C. Intentionally Deleted

D. Intentionally Deleted

E. Intentionally Deleted

F. Intentionally Deleted

G. 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 by the Lessor in the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered and active in SAM.

H. 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. Intentionally Deleted
3. Intentionally Deleted

I. Parking shall be provided at a rate of \$38,700.00 per parking space per month (structured/inside).

J. Intentionally Deleted

1.04 INTENTIONALLY DELETED

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, at any time effective after the Firm Term of this Lease, 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 (SEP 2015)

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

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
PARKING PLAN	1	A
GSA FORM 3517B GENERAL CLAUSES	46	B
GSA FORM 3518-SAM, ADDENDUM TO SYSTEM FOR AWARD MANAGEMENT (SAM) REPRESENTATIONS AND CERTIFICATIONS (ACQUISITIONS OF LEASEHOLD INTERESTS IN REAL PROPERTY)	2	C

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