

LEASE NO. GS-10B-07329

Succeeding/Superseding Lease
GSA FORM L202 (January 2012)

This Lease is made and entered into between

NICOLAI ALASKA LLC

("the Lessor"), whose principal place of business is 3201 C Street, Suite 200, Anchorage, Alaska 99503-3962, 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

4000 West 50th Avenue, Building A, Anchorage, Alaska 99502-1039

and more fully described in Section 1 and Exhibit A, 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 **NOVEMBER 1, 2012** and continuing through **OCTOBER 31, 2022**,

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.

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:

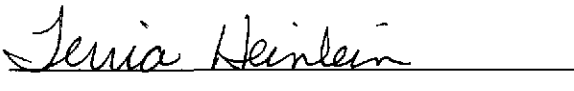


Name: Stuart Bond

Title: Managing Member

Date: April 20, 2012

FOR THE GOVERNMENT:



Teria Heinlein

Lease LCO

Date: 5/1/12

WITNESSED BY:



Name: Yvette M. Lund

Title: Licensed Assistant

Date: April 20, 2012

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS	4
1.01 THE PREMISES (SUCCEEDING) (SEPT 2011).....	4
1.02 EXPRESS APPURTENANT RIGHTS (SEPT 2011).....	4
1.03 RENT AND OTHER CONSIDERATION (SUCCEEDING) (SEPT 2011).....	4
1.04 INTENTIONALLY DELETED	4
1.05 INTENTIONALLY DELETED	4
1.06 RENEWAL RIGHTS (SEPT 2011).....	5
1.07 DOCUMENTS INCORPORATED BY REFERENCE (SEPT 2011)	5
1.08 INTENTIONALLY DELETED	5
1.09 INTENTIONALLY DELETED	5
1.10 OPERATING COST BASE (SEPT 2011).....	5
1.11 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEPT 2011).....	5
1.12 HOURLY OVERTIME HVAC RATES (SEPT 2011)	5
1.13 24-HOUR HVAC REQUIREMENT (APR 2011).....	5
1.14 INTENTIONALLY DELETED	6
 SECTION 2 GENERAL TERMS, CONDITIONS AND STANDARDS	 7
2.01 DEFINITIONS AND GENERAL TERMS (SEPT 2011).....	7
2.02 AUTHORIZED REPRESENTATIVES (SEPT 2011).....	7
2.03 WAIVER OF RESTORATION (APR 2011).....	7
2.04 INTENTIONALLY DELETED	8
2.05 CHANGE OF OWNERSHIP (APR 2011).....	8
2.06 INTENTIONALLY DELETED	8
2.07 ADJUSTMENT FOR VACANT PREMISES (APR 2011).....	8
2.08 OPERATING COSTS ADJUSTMENT (APR 2011)	8
 SECTION 3 CONSTRUCTION STANDARDS AND SHELL COMPONENTS.....	 9
3.01 WORK PERFORMANCE (SEPT 2011)	9
3.02 RECYCLED CONTENT PRODUCTS (COMPREHENSIVE PROCUREMENT GUIDELINES) (SEP 2000)	9
3.03 BUILDING SHELL REQUIREMENTS (APR 2011).....	9
3.04 ENVIRONMENTALLY PREFERABLE BUILDING PRODUCTS AND MATERIALS (DEC 2007)	9
3.05 CONSTRUCTION WASTE MANAGEMENT (SEP 2011).....	9
3.06 RESPONSIBILITY OF THE LESSOR AND LESSOR'S ARCHITECT/ENGINEER (SUCCEEDING) (APR 2011).....	10
3.07 QUALITY AND APPEARANCE OF BUILDING (SUCCEEDING) (SEPT 2011)	10
3.08 VESTIBULES (SUCCEEDING) (APR 2011)	10
3.09 MEANS OF EGRESS (SEPT 2011).....	10
3.10 AUTOMATIC FIRE SPRINKLER SYSTEM (SEPT 2011).....	10
3.11 FIRE ALARM SYSTEM (SEPT 2011)	11
3.12 ENERGY INDEPENDENCE AND SECURITY ACT (DEC 2011).....	11
3.13 ELEVATORS (SEPT 2011).....	11
3.14 BUILDING DIRECTORY (APR 2011)	12
3.15 INTENTIONALLY DELETED	12
3.16 DEMOLITION (SUCCEEDING) (SEPT 2011)	12
3.17 ACCESSIBILITY (FEB 2007).....	12
3.18 CEILINGS (SUCCEEDING) (DEC 2011)	12
3.19 EXTERIOR AND COMMON AREA DOORS AND HARDWARE (SUCCEEDING) (SEPT 2011)	12
3.20 DOORS: IDENTIFICATION (APR 2011).....	12
3.21 WINDOWS (SUCCEEDING) (SEPT 2011).....	13
3.22 PARTITIONS: GENERAL (APR 2011).....	13
3.23 PARTITIONS: PERMANENT (APR 2011).....	13
3.24 INSULATION: THERMAL, ACOUSTIC, AND HVAC (APR 2011).....	13
3.25 WALL FINISHES (SEPT 2011).....	13
3.26 PAINTING (SEPT 2011).....	13
3.27 FLOORS AND FLOOR LOAD (SEPT 2011)	13
3.28 FLOOR COVERING AND PERIMETERS (SEPT 2011).....	13
3.29 MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (APR 2011).....	14
3.30 BUILDING SYSTEMS (APR 2011)	14
3.31 ELECTRICAL (SEPT 2011).....	14
3.32 INTENTIONALLY DELETED	14
3.33 DRINKING FOUNTAINS (APR 2011)	14
3.34 TOILET ROOMS (DEC 2011).....	14
3.35 PLUMBING FIXTURES: WATER CONSERVATION (DEC 2011).....	15
3.36 JANITOR CLOSETS (SUCCEEDING) (SEPT 2011).....	15
3.37 HEATING VENTILATION AND AIR CONDITIONING (APR 2011).....	15
3.38 HEATING AND AIR CONDITIONING (APR 2011).....	15
3.39 VENTILATION (SEPT 2011).....	15
3.40 TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (SUCCEEDING) (SEPT 2011).....	15
3.41 TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (AUG 2008)	16
3.42 LIGHTING: INTERIOR AND PARKING (SUCCEEDING) (SEPT 2011).....	16

3.43	ACOUSTICAL REQUIREMENTS (SEP 2009).....	16
3.44	INDOOR AIR QUALITY DURING CONSTRUCTION (DEC 2007)	16
3.45	SYSTEMS COMMISSIONING (SUCCEEDING) (SEPT 2011).....	17
3.46	EXISTING FIT-OUT, SALVAGED, OR REUSED BUILDING MATERIAL (DEC 2010)	17
4	DESIGN, CONSTRUCTION, AND POST AWARD ACTIVITIES	18
4.01	SCHEDULE FOR COMPLETION OF SPACE—SUCCEEDING (SEPT 2011)	18
4.02	AS-BUILT DRAWINGS (APR 2011).....	18
5	TENANT IMPROVEMENT COMPONENTS	19
5.01	TENANT IMPROVEMENT (TI) REQUIREMENTS (SEPT 2011).....	19
5.02	INTENTIONALLY DELETED	19
5.03	DOORS: INTERIOR (SUCCEEDING) (SEPT 2011)	19
5.04	DOORS: HARDWARE (SUCCEEDING) (SEPT 2011).....	19
5.05	PARTITIONS: SUBDIVIDING (SUCCEEDING) (SEPT 2011)	19
5.06	WALL FINISHES (SUCCEEDING) (SEPT 2011)	19
5.07	PAINTING (SUCCEEDING) (SEPT 2011)	19
5.08	FLOOR COVERINGS AND PERIMETERS (SUCCEEDING) (SEPT 2011).....	20
5.09	HEATING AND AIR CONDITIONING (SUCCEEDING) (SEPT 2011)	21
5.10	ELECTRICAL: DISTRIBUTION (SUCCEEDING) (SEPT 2011).....	21
5.11	LIGHTING: INTERIOR AND PARKING (SUCCEEDING) (SEPT 2011).....	21
6	UTILITIES, SERVICES, AND OBLIGATIONS DURING THE LEASE TERM	22
6.01	PROVISION OF SERVICES, ACCESS, AND NORMAL HOURS (SEPT 2011)	22
6.02	UTILITIES (APR 2011).....	22
6.03	INTENTIONALLY DELETED	22
6.04	UTILITY CONSUMPTION REPORTING (SEP 2011).....	22
6.05	HEATING AND AIR CONDITIONING (SEPT 2011).....	22
6.06	INTENTIONALLY DELETED	22
6.07	JANITORIAL SERVICES (SEPT 2011).....	22
6.08	SELECTION OF CLEANING PRODUCTS (APR 2011)	23
6.09	SELECTION OF PAPER PRODUCTS (APR 2011)	23
6.10	SNOW REMOVAL (APR 2011).....	23
6.11	MAINTENANCE AND TESTING OF SYSTEMS (APR 2011)	23
6.12	MAINTENANCE OF PROVIDED FINISHES (DEC 2011).....	24
6.13	ASBESTOS ABATEMENT (APR 2011)	24
6.14	ONSITE LESSOR MANAGEMENT (APR 2011)	24
6.15	SCHEDULE OF PERIODIC SERVICES (APR 2011).....	24
6.16	LANDSCAPING (APR 2011)	24
6.17	LANDSCAPE MAINTENANCE (APR 2011).....	24
6.18	RECYCLING (DEC 2007).....	24
6.19	INTENTIONALLY DELETED	25
6.20	SAFEGUARDING AND DISSEMINATION OF SENSITIVE BUT UNCLASSIFIED (SBU) BUILDING INFORMATION (JUN 2009).....	25
6.21	INDOOR AIR QUALITY (DEC 2007).....	26
6.22	RADON IN AIR (SUCCEEDING) (SEPT 2011).....	26
6.23	RADON IN WATER (AUG 2008)	27
6.24	HAZARDOUS MATERIALS (OCT 1998)	27
6.25	MOLD (AUG 2008).....	27
6.26	OCCUPANT EMERGENCY PLANS (APR 2011).....	28
6.27	INTENTIONALLY DELETED	28
7	ADDITIONAL TERMS AND CONDITIONS	29
7.01	MODIFIED PARAGRAPHS	29
7.02	TENANT IMPROVEMENTS	29
7.03	PRIOR LEASE TERMINATION	29

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SUCCEEDING) (SEPT 2011)

Unless otherwise noted, the Government accepts the leased premises and tenant improvements in their current existing condition, with the following exceptions further outlined more thoroughly in this lease. These exceptions include, but are not limited to, security improvements, Fire Protection and Life Safety requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. The Lessor shall be responsible for continuing obligations for cleaning, janitorial, maintenance, repair, etc. as set forth in the lease paragraphs and attached General Clauses.

The Premises are described as follows:

Office and Related Space: 13,038 rentable square feet (RSF), yielding 13,038 ANSI/BOMA Office Area (ABOA) square feet of office and related space based upon a Common Area Factor of 0%, located on the 1st & 2nd floors and known as Suites 200 and 300, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

1.02 EXPRESS APPURTENANT RIGHTS (SEPT 2011)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

A. Parking: 35 parking spaces as depicted on the plan attached hereto as Exhibit B of which 0 shall be structured inside spaces reserved for the exclusive use of the Government, 0 shall be inside parking spaces, and 35 shall be surface parking spaces. 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. PARAGRAPH INTENTIONALLY DELETED

1.03 RENT AND OTHER CONSIDERATION (SUCCEEDING) (SEPT 2011)

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

11/01/2012 – 10/31/2022		
	Annual Rent	Annual Rate/RSF
Shell Rent	\$137,550.90	\$10.55
Tenant Improvements rent ¹	\$0.00	\$0.00
Operating Costs	\$80,835.60	\$6.20
Total Annual Rent	\$218,386.50	\$16.75

¹Any tenant improvements described in this document and in Exhibit F (Scope of Work) shall be provided by the Lessor at no cost to the Government.

B. 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.

C. Rent shall be paid to the 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.

D. The 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 "Paragraph 1.01 The Premises" created herein;

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.

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

1.04 INTENTIONALLY DELETED

1.05 INTENTIONALLY DELETED

1.06 RENEWAL RIGHTS (SEPT 2011)

This Lease may be renewed at the option of the Government for two separate terms of 5 YEARS at the following rental rate(s):

OPTION TERM #1, YEARS 11 - 15		
	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	\$184,878.84	\$14.18
OPERATING COST	OPERATING COST BASIS SHALL CONTINUE FROM YEAR 10 OF EXISTING LEASE TERM. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS.	

OPTION TERM #2, YEARS 16 - 20		
	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	\$184,878.84	\$14.18
OPERATING COST	OPERATING COST BASIS SHALL CONTINUE FROM YEAR 15 OF EXISTING LEASE TERM. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS.	

provided notice is given to the Lessor at least 90 days before the end of the original lease term, all other terms and conditions of this Lease, as same may have been amended, shall remain in force and effect during any renewal term.

1.07 DOCUMENTS INCORPORATED BY REFERENCE (SEPT 2011)

The following documents are incorporated by reference, as though fully set forth herein:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	3	A
PARKING PLAN(S)	2	B
SECURITY REQUIREMENTS	3	C
GSA FORM 3517B GENERAL CLAUSES	33	D
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	7	E
SCOPE OF WORK	2	F

1.08 INTENTIONALLY DELETED**1.09 INTENTIONALLY DELETED****1.10 OPERATING COST BASE (SEPT 2011)**

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$6.20 per rentable sq. ft. (\$80,835.60/annum).

1.11 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEPT 2011)

In accordance with the section 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 \$0.00 per ABOA sq. ft. of space vacated by the Government.

1.12 HOURLY OVERTIME HVAC RATES (SEPT 2011)

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

\$0.00 per hour per zone

Number of zones: 0

\$0.00 per hour for the entire space.

1.13 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 sq. ft. 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 at no additional charge.

1.14 INTENTIONALLY DELETED