

**U.S. GOVERNMENT LEASE FOR REAL PROPERTY
(Short Form)**

1. LEASE NUMBER
LMA04833

PART I - SOLICITATION/DESCRIPTION OF REQUIREMENTS (To be completed by Government)

A. REQUIREMENTS

The Government of the United States of America is seeking to lease approximately 2,875 rentable square feet (yielding a minimum of 2,500 usable square feet) of office space located in QUINCY, MA for occupancy not later than October 1st, 2011 for a term of ten (10) years with cancellation rights after five (5) years upon ninety (90) days notice.

B. STANDARD CONDITIONS AND REQUIREMENTS

The following standard conditions and requirements shall apply to any premises offered for lease to the UNITED STATES OF AMERICA (hereinafter called the GOVERNMENT):

Space offered must be in a quality building of sound and substantial construction, either a new, modern building or one that has undergone restoration or rehabilitation for the intended use.

The Lessor shall provide a valid Certificate of Occupancy for the intended use of the Government and shall meet, maintain, and operate the building in conformance with all applicable current (as of the date of this solicitation) codes and ordinances. If space is offered in a building to be constructed for lease to the Government, the building must be in compliance with the most recent edition of the building code, fire code, and ordinances adopted by the jurisdiction in which the building is located.

Offered space shall meet or be upgraded to meet the applicable egress requirements in National Fire Protection Association (NFPA) 101, *Life Safety Code* or an alternative approach or method for achieving a level of safety deemed equivalent and acceptable by the Government. Offered space located below-grade, including parking garage areas, and all areas referred to as "hazardous areas" (defined in NFPA 101) within the entire building (including non-Government areas), shall be protected by an automatic sprinkler system or an equivalent level of safety. Unrestricted access to a minimum of two remote exits shall be provided on each floor of Government occupancy. Additional fire alarm system requirements will apply when offered space is located 2 or more stories in height above the lowest level of exit discharge.

The Building and the leased space shall be accessible to persons with disabilities in accordance with appendices C and D of 36 CFR Part 1191 (ABA Chapters 1 and 2 and Chapters 3 through 10 of the ADA-ABA Accessibility Guidelines).

The leased space shall be free of all asbestos containing materials, except undamaged asbestos flooring in the space or undamaged boiler or pipe insulation outside the space, in which case an asbestos management program conforming to Environmental Protection Agency guidance shall be implemented. The space shall be free of other hazardous materials according to applicable Federal, State, and local environmental regulations.

Services (including daytime janitorial), utilities (including HVAC), and maintenance will be provided daily (including Saturday, Sunday and Federal holidays) from April 19 through November 10, extending from 7:00 a.m. to 6:00 p.m. November 11 through April 18, services (including daytime janitorial), utilities (including HVAC), and maintenance will be provided Monday through Friday extending from 7:00 a.m. to 6:00 p.m. The Government shall have access to the leased space at all times, including the use of electrical services, toilets, lights, elevators, and Government office machines without additional payment.

The Offeror must have an active registration in the Central Contractor Registration (CCR) System (via the Internet at <http://www.ccr.gov>) prior to lease award and throughout the life of the lease. To remain active, the Lessor must update or renew its registration annually. The Government will not process rent payments to Lessors without an active CCR Registration. The Government will recognize no change of ownership of the leased premises until the new owner registers in the CCR system.

2. SERVICES AND UTILITIES (To be provided by Lessor as part of rent)

<input checked="" type="checkbox"/> HEAT	<input checked="" type="checkbox"/> TRASH REMOVAL	<input checked="" type="checkbox"/> ELEVATOR SERVICE	<input checked="" type="checkbox"/> INITIAL & REPLACEMENT	<input checked="" type="checkbox"/> PEST CONTROL (as needed)
<input checked="" type="checkbox"/> ELECTRICITY (200 A service)	<input checked="" type="checkbox"/> CHILLED DRINKING WATER	<input checked="" type="checkbox"/> WINDOW WASHING	LAMPS, TUBES & BALLASTS	(Specify below)
<input checked="" type="checkbox"/> POWER (Special Equip.)	<input checked="" type="checkbox"/> AIR CONDITIONING	Frequency: 2X per year.		
<input checked="" type="checkbox"/> WATER (Hot & Cold)	<input checked="" type="checkbox"/> TOILET SUPPLIES	<input checked="" type="checkbox"/> CARPET CLEANING	<input checked="" type="checkbox"/> PAINTING FREQUENCY	
<input checked="" type="checkbox"/> SNOW REMOVAL	<input checked="" type="checkbox"/> JANITORIAL SERV. & SUPP.	Frequency: Every 2 years and as needed.	Frequency: Every 2 years	

3. OTHER REQUIREMENTS

Offerors should also include the following with their offers:

- Landlord shall provide the Government with three (3) unreserved parking spaces plus validation privileges.
- Interior signage denoting directions to the space occupied shall be provided and acceptable to the Contracting Officer.

The leased premises shall be subject to the performance specifications that are included within this entire solicitation package.

NOTE: All offers are subject to the terms and conditions outlined above, and elsewhere in this solicitation, including the Government's General Clauses and Representations and Certifications.

4. BASIS OF AWARD

- ☒ THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER SQUARE FOOT, ACCORDING TO THE ANSI/BOMA Z85.1-1996 DEFINITION FOR BOMA USABLE OFFICE AREA, WHICH MEANS "THE AREA WHERE A TENANT NORMALLY HOUSES PERSONNEL AND/OR FURNITURE, FOR WHICH A MEASUREMENT IS TO BE COMPUTED."
- ☐ OFFER MOST ADVANTAGEOUS TO THE GOVERNMENT, WITH THE FOLLOWING EVALUATION FACTORS BEING
- ☐ SIGNIFICANTLY MORE IMPORTANT THAN PRICE
 - ☐ APPROXIMATELY EQUAL TO PRICE
 - ☐ SIGNIFICANTLY LESS IMPORTANT THAN PRICE
 - ☐ (Listed in descending order, unless stated otherwise):

PART II - OFFER (To be completed by Offeror/Owner)

A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT

5. NAME AND ADDRESS OF BUILDING (Include ZIP Code) Presidents Place 1250 Hancock Street Quincy, MA 02169	6. LOCATION(S) IN BUILDING	
	a. FLOOR(S) First Floor	b. ROOM NUMBER(S) Suite 108N
	c. RENTABLE SQ. FT. 2,875	d. TYPE <input checked="" type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> OTHER (Specify) <input type="checkbox"/> WAREHOUSE

B. TERM

To have and to hold, for the term commencing on October 1st, 2011 and continuing through September 30th, 2021 inclusive. The Government may terminate this lease in whole or in part at any time on or after the last day of the fifth (5th) year of the lease by giving at least ninety (90) days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

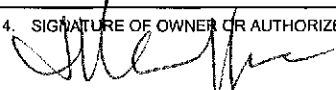
C. RENTAL

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 period of less than a month shall be prorated.

7. AMOUNT OF ANNUAL RENT Year(s) 1-5 10/1/2011 through 9/30/ 2016 Annual shell rent \$48,070.00 Annual operating rent \$15,956.25 Year(s) 6-10 10/1/2016 through 9/30/2021 Annual shell rent \$50,945.00 Annual operating rent \$15,956.25	9. MAKE CHECKS PAYABLE TO (Name and address) TR Presidents Place c/o Lincoln Property Company 1250 Hancock Street Quincy, MA 02169
8. RATE PER MONTH Year(s) 1-5 \$ 5,335.52 Year(s) 6-10 \$ 5,575.10	

10a. NAME AND ADDRESS OF OWNER (Include ZIP code. If requested by the Government and the owner is a partnership or joint venture, list all General Partners, using a separate sheet, if necessary.)

TR Presidents Place 1250 Hancock Street Quincy, MA 02169


10b. TELEPHONE NUMBER OF OWNER (617) 773-8339	11. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> OTHER (Specify)
12. NAME OF OWNER OR AUTHORIZED AGENT TR Presidents Place	13. TITLE OF PERSON SIGNING President
14. SIGNATURE OF OWNER OR AUTHORIZED AGENT 	15. DATE 10/19/11
16. OFFER REMAINS OPEN UNTIL 4:30 P.M. (Date)	

PART III - AWARD (To be completed by Government)

Your offer is hereby accepted. This award consummates the lease which consists of the following documents: (a) this GSA Form 3626, (b) Supplemental Lease Requirements (9MA2024), (c) Representations and Certifications, (d) the Government's General Clauses, and (e) the following changes or additions made or agreed to by you:

TENANT IMPROVEMENT ALLOWANCE: Referencing Paragraph 1.E.1.e of the Supplemental Lease Requirements, the Lessor has included in the offered rental rate a Tenant Improvement (TI) Allowance in the amount of \$43,000.00 amortized over five (5) years at the rate of eight (8%) percent. At this time, the Government has elected to start the shell and operating rent only as of October 1, 2011. The Government retains the right to use the full tenant improvement allowance of \$43,000.00. The actual TI cost used shall be reconciled at eight (8%) percent per annum over the remaining firm term of the lease. The Government shall confirm said rental adjustment of TIA used in writing by execution of a Supplemental Lease Agreement. No TI work shall begin without a Government approval of an issuance of an official Notice to Proceed. Per Supplemental Lease Requirements paragraph 13, the lessor is required to provide cost or pricing data in conjunction with the Tenant Improvements as specified by the Government on GSA Form 3517, General Clauses.

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

17a. NAME OF CONTRACTING OFFICER (Type or Print) LORI MELCHIN	17b. SIGNATURE OF CONTRACTING OFFICER 	17c. DATE 12-6-11
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