

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

1. LEASE NUMBER

GS-04B- 61098

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 3,981 rentable square feet of space (3,462 ANSI BOMA SQUARE FEET) located at 3920 Arkwright rd. Macon GA 31210-1731, for occupancy not later than August 1, 2011 for approximately 29 months. There are to be no alterations under this lease and all terms and conditions as specified under SFO 3GA0099 under the original lease (LGA44137) will apply.

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.

Below-grade space to be occupied by the Government and all areas in a building referred to as "hazardous areas" in National Fire Protection Association Standard 101, or any successor standard thereto, must be protected by an automatic sprinkler system or an equivalent level of safety. A minimum of two separate stairways shall be provided for each floor of Government occupancy. Scissor stairs will be counted as one stairway. If offered space is 3 or more stories above grade, additional egress and fire alarm requirements may apply.

The Building and the leased space shall be accessible to the handicapped in accordance with the Americans With Disabilities Act Accessibility Guidelines (36 CFR Part 36, App. A) and the Uniform Federal Accessibility Standards (41 CFR 101-19.6, App. A). Where standards conflict, the more stringent shall apply.

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, utilities, and maintenance will be provided daily, extending from (as established under Lease # LGA44137 except Saturday, Sunday, and Federal holidays. 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.

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 type="checkbox"/> OTHER
<input checked="" type="checkbox"/> ELECTRICITY	<input checked="" type="checkbox"/> CHILLED DRINKING WATER	<input type="checkbox"/> WINDOW WASHING	LAMPS, TUBES & BALLASTS	(Specify below)
<input checked="" type="checkbox"/> POWER (Special Equip.)	<input checked="" type="checkbox"/> AIR CONDITIONING	Frequency Annually	PAINTING FREQUENCY	
<input checked="" type="checkbox"/> WATER (Hot & Cold)	<input checked="" type="checkbox"/> TOILET SUPPLIES	<input checked="" type="checkbox"/> CARPET CLEANING	Space <u>every 5 years</u>	
	<input checked="" type="checkbox"/> JANITORIAL SERV. & SUPP.	Frequency Annually	Public Areas <u>every 3 years</u>	

3. OTHER REQUIREMENTS

No alterations are required under this lease.

Lessor waives right of restoration.

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 Z65.1-1996 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

<p>5. NAME AND ADDRESS OF BUILDING (Include ZIP Code)</p> <p>HUB HIGHRIDGE, LLC 3920 Arkwright Road Macon GA 31210-1731</p> <p>LESSORS DUNS# 615185373</p>	6. LOCATION(S) IN BUILDING	
	<p>Suites</p>	<p>b. RENTABLE SQUARE FEET BOMA USABLE S.F.:</p> <p>3,462 ANSI BOMA 3,981 RSF</p>
<p>c. COMMON AREA FACTOR: % 1.15</p>	<p>d. TYPE</p> <p><input checked="" type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> OTHER (Specify)</p> <p><input type="checkbox"/> WAREHOUSE</p>	

B. TERM

To have and to hold, for the term commencing on AUGUST 1, 2011 and continuing through December 31, 2013 inclusive. The Government may not terminate this lease, in whole or in part.

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.

<p>7. AMOUNT OF ANNUAL RENT</p> <p>\$83,456.62</p>	<p>9. MAKE CHECKS PAYABLE TO (Name and address)</p> <p>Hub Highridge, LLC C/O Reit Management P.O. BOX 89-5199 Boston MA 02289-8199</p>
<p>8. RATE PER MONTH</p> <p>RATE PER RENTABLE S.F.: 20.96rsf</p>	

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.)

Hub Highridge, LLC
255 Washington Street, Suite 300
Newton MA 02458

<p>10b. TELEPHONE NUMBER OF OWNER</p> <p>[REDACTED]</p>	<p>11. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING</p> <p><input checked="" type="checkbox"/> OWNER <input type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> OTHER (Specify)</p>		
<p>12. NAME OF OWNER OR AUTHORIZED AGENT</p> <p>Hub Highridge, LLC</p>		<p>13. TITLE OF PERSON SIGNING</p> <p>Senior Vice President</p>	
<p>14. SIGNATURE OF OWNER OR AUTHORIZED AGENT</p> <p><i>D. L. Davis</i></p>	<p>15. DATE</p> <p>Sept. 1, 2011</p>	<p>16. OFFER REMAINS OPEN UNTIL 4:30 P.M. (Date)</p>	

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) Representations and Certifications, (c) the Government's General Clauses, and (d) the following changes or additions made or agreed to by you:

The base cost of services \$27,125.47.

For tax adjustment purposes, the Government's percent of occupancy is 2.03% 3,981 DIV BY 196,134

The hourly overtime rate for HVAC is \$33.55 per hour (for entire space)..

The adjustment for vacant space is \$0.00per rsf.

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

<p>17a. NAME OF CONTRACTING OFFICER (Type or Print)</p> <p>Darnell Chavis</p>	<p>17b. SIGNATURE OF CONTRACTING OFFICER</p> <p><i>[Signature]</i></p>	<p>17c. DATE</p> <p>9/20/11</p>
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