

US GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

3/12/10

LEASE NO.

GS-04B-50027

THIS LEASE, made and entered into this date by and between Louisville Regional Airport Authority

whose address

Mailing Address:

Physical Address:

is

P.O. Box 9129

700 Administration Drive

Louisville, KY 40209-0129

Louisville, KY 40209-0129

and whose interest in the property hereinafter described is that of: Owner

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

A total of 2,168 rentable square feet (RSF) of office and related space, which yields 1,890 ANSI/BOMA Office Area square feet (BOSF) of space on the first floor 2700 Moran Avenue, Louisville KY 40205-5100 as indicated on the attached Floor Plan marked Exhibit A.1 and A.3 along with 8 reserved parking spaces, to be used for such purposes as determined by the General Services Administration.

to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on May 01, 2010 THROUGH April 30, 2020, subject to termination and renewal rights as may be hereinafter set forth.

2. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>RATE PRSF</u>	<u>MONTHLY RATE</u>
05/01/10 through 07/31/10	\$35,475.73	\$16.36	\$3,967.87
08/01/10 through 04/30/20	\$31,429.48	\$14.50	\$2,619.12

3. The Government may terminate this lease, in whole or in part, at any time on or after April 30, 2015, by giving the Lessor at least 60 days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing.

CEP

4. Rental is subject to the Government's measurement of plans submitted by the Lessor or a mutual on-site measurement of the space and will be based on the rate, per ANSI BOMA usable square foot (PUSF) as noted in Paragraph 3 above, in accordance with Clause 27 (PAYMENT), GSA form 3517, General Clauses. The lease contract and the amount of rent will be adjusted accordingly, but not to exceed the maximum BOMA usable square footage of 1,890 requested in SFO Paragraph 1.1, (Amount and Type of Space). Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Louisville Regional Airport Authority
P.O. Box 9129
Louisville, KY 40209-0129

5. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

- CTM WSK/MS
- A. Those facilities, services, supplies, utilities, and maintenance in accordance with Solicitation for Offers (SFO) 9KY2036.
 - B. Buildout in accordance with Solicitation for Offers. All tenant alterations to be completed within 90 days from receipt of approved Government space layouts, or the lease effective date identified under Paragraph 2, whichever is later. Lease term to be effective on date of occupancy, if different from Paragraph 2.
 - C. Deviations to the approved space layouts furnished by GSA to the Lessor subsequent to award will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.
 - D. Lessor shall provide 8 reserved surface parking spaces at no additional cost to the Government, in accordance with SFO.

6. The following are attached and made a part hereof:

- A. Solicitation for Offers 9KY2069.
- B. GSA Form 3516A, Solicitation Provisions (Rev. 12/03)
- C. GSA Form 3517B, General Clauses (Rev.11/05).
- D. GSA Form 3518, Representations and Certification (Rev.1/07).
- E. Floor plans, dated 08/18/08 and 06/01/09.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: C. T. Miller, AAE, Executive Director

Louisville Regional Airport Authority by
C.T. Miller, AAE, Executive Director

BY _____
Authorized Official, Title

C. T. Miller
(Signature)

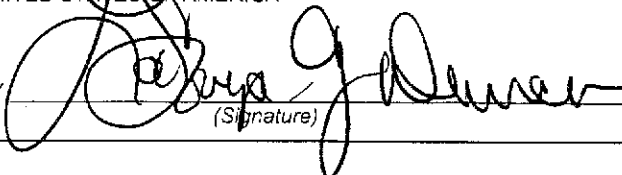
WYB

IN THE PRESENCE OF:

(Signature)

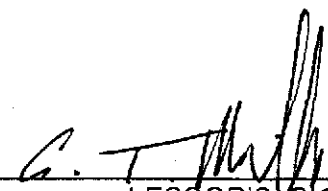
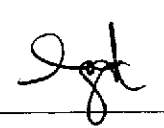
(Address)

UNITED STATES OF AMERICA

BY 
(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION CTM
(Official title)

1. The premises described in Paragraph 1 of this Standard Form 2 shall contain 1,890 BOMA usable square feet (USF) of office and space, related
2. In accordance with Paragraph 4.1 (Common Area Factor), the common area factor (CAF) is established as "1.14709".
3. In accordance with Paragraph 4.3 (Operating Costs), the escalation base is established as \$4.52 per BOMA rentable square foot.
4. In accordance with Paragraph 4.2 (Tax Adjustment), the percentage of Government occupancy is established as 19.1%. (Based on Government occupancy of 2,168 rentable sq. ft. and total building area of 11,350 sq. ft.) Percentage of occupancy is subject to revision based on actual measurement of Government occupied space at time of final inspection, not to exceed the maximum BOMA usable square footage stated in the SFO, and in accordance with GSAF 3517, GENERAL CLAUSES.
5. In accordance with Paragraph 4.4 (Adjustment for Vacant Premises), the adjustment is established as \$4.52 (rental reduction) per BOMA rentable square foot.
6. In accordance with Paragraph 4.6, (Overtime Usage), the rate for overtime usage is established as \$0.00 per hour for the entire space.
7. All handicapped accessibility deficiencies must be corrected prior to occupancy and at no extra cost to the Government, including but not limited to the following, as required by SFO
 - A. Restrooms
 - B. Exit Doors
 - C. Parking Areas / Curb Cuts
 - D. Door Entrances
 - E. Width of Exit Corridors
8. Radon Certification must be furnished within 30 days after award. Any corrective action must be completed within 30 days after tests are completed. Re-testing is required and results forwarded to the Contracting Officer.


LESSOR'S SIGNATURE
GOVERNMENT'S SIGNATURE
INITIALS: cmj &
Lessor Gov't