

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

1. LEASE NUMBER
GS-05B-18745

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 1,466 rentable square feet of office and related space located in Galesburg, Illinois for occupancy no later than September 1, 2011, for a term of five (5) years, three (3) years firm. Rentable space must yield approximately 1,275 BOMA Usable square feet for use by Tenant for personnel, furnishing, and equipment.

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 first class restoration or rehabilitation for the intended use.

The Lessor shall provide a valid Occupancy Permit for the intended use of the Government and shall maintain and operate the building in conformance with all applicable current (as of the date of this solicitation) codes and ordinances. Below-grade space to be occupied by the Government and all areas in the 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 three or more stories above grade, additional egress and fire alarm requirements may apply.

The building, leased space, and areas serving the leased space shall be accessible to persons with disabilities in accordance with the Architectural Barriers Act Accessibility Standard (ABAAS), Appendices C and D to 36 CFR Part 1191 (ABA Chapters 1 and 2, and Chapters 3 through 10). To the extent the standard referenced in the preceding sentence conflicts with local accessibility requirements, 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 7:00 a.m. to 6:00 p.m. 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, and Government office machines without additional payment.

The Lessor shall complete any necessary alterations within 90 days after Award, which is defined as the execution of this document by the contracting officer.

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

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

3. OTHER REQUIREMENTS

Offerors should also include, at no additional cost, the following with offer:

1. Replace carpet in areas that were not completed during the upgrade.
2. Public restrooms need s to be upgraded with new finishes and must comply with current ABAAS standards to insure handicap accessibility.
3. The Lessor shall provide 35 surface parking spaces on the premises, which shall be made available for use by [REDACTED]. Additionally daily parking shall be made available on the premises for use by the [REDACTED] customers on an as needed basis.

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 OCCUPIABLE SQUARE FOOT, AND WHICH MEETS THE REQUIREMENTS AND SPECIFICATIONS CONTAINED IN THE SOLICITATION. ACCORDING TO THE ANSI/BOMA Z65.1-1996, THE DEFINITION FOR BOMA USABLE OFFICE AREA MEANS "THE AREA WHERE A TENNANT NORMALLY HOUSES PERSONNEL AND/OR FURNITURE, FOR WHICH A MEASUREMENT IS TO BE COMPUTED"

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

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

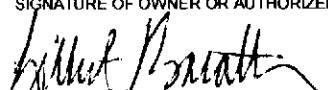
5. NAME AND ADDRESS OF BUILDING (Include ZIP Code) Office 2066 Windish Drive Galesburg, Illinois 61401-9773	6. LOCATION(S) IN BUILDING	
	a. FLOOR(S) 1	b. ROOM NUMBER(S) n/a
	c. RENTABLE SQ. FT. Rentable 1,466 Usable 1,275	d. TYPE X GENERAL OFFICE " OTHER (Specify) " WAREHOUSE

B. TERM

To have and to hold, for the term commencing on September 1, 2011 and continuing through August 31, 2016. The Government may terminate this lease at any time on or after September 1, 2014, by giving at least 60 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

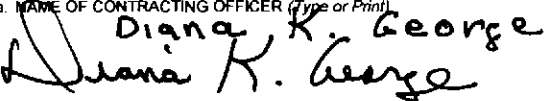
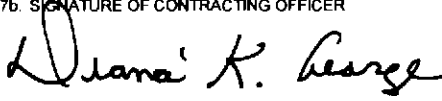
Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. Rent for a period of less than a month shall be prorated.

7. AMOUNT OF ANNUAL RENT 23,456.00	9. MAKE CHECKS PAYABLE TO (Name and address) Gilbert Barattini [Redacted] [Redacted]
8. RATE PER MONTH 1954.66	
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.) Gilbert Barattini [Redacted] [Redacted]	
10b. TELEPHONE NUMBER OF OWNER [Redacted]	11. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING <input checked="" type="checkbox"/> OWNER <input type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> OTHER (Specify)
12. NAME OF OWNER OR AUTHORIZED AGENT Gilbert Barattini	13. TITLE OF PERSON SIGNING Owner
14. SIGNATURE OF OWNER OR AUTHORIZED AGENT 	15. DATE 8-31-2011
16. OFFER REMAINS OPEN UNTIL 4:30 P.M. 12-31-2011 (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:

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) Diana K. George 	17b. SIGNATURE OF CONTRACTING OFFICER 	17c. DATE 9-14-11
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