

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

1. LEASE NUMBER
GS-05B-18126

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 6,014 rentable square feet of office and related space located in Porter, Indiana for occupancy no later than December 1, 2011, for a term of five years. Rentable space must yield approximately 6,014 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):

First class office space is required. 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.

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).

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 9:00 a.m. to 8:00 p.m. 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.

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"/> INITIAL & REPLACEMENT	OTHER
<input checked="" type="checkbox"/> ELECTRICITY	<input checked="" type="checkbox"/> CHILLED DRINKING WATER	<input checked="" type="checkbox"/> LAMPS, TUBES & BALLASTS	(Specify below)
<input checked="" type="checkbox"/> POWER (Special Equip.)	<input checked="" type="checkbox"/> AIR CONDITIONING	<input checked="" type="checkbox"/> PAINTING FREQUENCY	
<input checked="" type="checkbox"/> WATER (Hot & Cold)	<input checked="" type="checkbox"/> TOILET SUPPLIES	Space <u>N/A</u>	
<input checked="" type="checkbox"/> SNOW REMOVAL	<input checked="" type="checkbox"/> JANITORIAL SERV. & SUPP.	Public Areas <u>N/A</u>	
	<input checked="" type="checkbox"/> WINDOW WASHING		
	<input checked="" type="checkbox"/> Frequency <u>Every 6 mos.</u>		
	<input checked="" type="checkbox"/> CARPET CLEANING		
	<input checked="" type="checkbox"/> Frequency <u>Start of lease</u>		

3. OTHER REQUIREMENTS

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) Indiana Dunes Visitors Center 1215 North State Road 49 Porter, Indiana 46304-1369	6. LOCATION(S) IN BUILDING	
	a. FLOOR(S) 1	b. ROOM NUMBER(S)
	c. RENTABLE SQ. FT. Rentable 6,014 Usable 6,014	d. TYPE X GENERAL OFFICE " OTHER (Specify) " WAREHOUSE

B. TERM

To have and to hold, for the term commencing on December 1, 2011 and continuing through November 30, 2016. The Government or Lessor may terminate this lease at any time by giving at least 120 days notice in writing to the other party. 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 12/1/11 - 12/31/12 - \$56,000.00 1/1/13 - 12/31/13 - \$57,680.00 1/1/14 - 12/31/14 - \$59,410.40 1/1/15 - 12/31/15 - \$61,192.71 1/1/16 - 11/30/16 - \$63,028.49	9. MAKE CHECKS PAYABLE TO (Name and address) Porter County Convention Recreation & Visitors Commission D/B/A Indiana Dunes Tourism 1215 North State Road 49 Porter, Indiana 46304-1369
---	---

8. RATE PER MONTH
See Attachment A, Para. 2

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.) Porter County Convention Recreation & Visitors Commission, D/B/A Indiana Dunes Tourism, 1215 North State Road 49, Porter, Indiana 46304-1369

10b. TELEPHONE NUMBER OF OWNER	11. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING <input type="checkbox"/> OWNER <input type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> " OTHER (Specify)
---------------------------------------	--


12. NAME OF OWNER OR AUTHORIZED AGENT Porter County Board of Commissioners **13. TITLE OF PERSON SIGNING** President

14. SIGNATURE OF OWNER OR AUTHORIZED AGENT 	15. DATE 9/4/2012	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:

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) Peggy J. Ivarra Lease Contracting Officer	17b. SIGNATURE OF CONTRACTING OFFICER 	17c. DATE 9/6/2012
---	--	------------------------------