

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

1. LEASE NUMBER

57-6395-04-075

35-00

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 2900 - 3000 BOMA Useable square feet of Office/Lab space located in Romulus, MI for occupancy not later than December 1, 2004 (date) for a term of 5 years.

INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS N/A.

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 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 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 three or more stories above grade, additional egress and fire alarm requirements may apply.

The Building and the leased space shall be accessible to workers with disabilities in accordance with the Americans With Disabilities Act Accessibility Guidelines (36 CFR Part 1191, App. A) and the Uniform Federal Accessibility Standards (Federal Register vol. 49, No. 153, August 7, 1984, reissued as FED. STD. 795, dated April 1, 1988, and amended by Federal Property Management Regulations CFR 41, Subpart 101-19.5, Appendix A, 54 FR 12628, March 28, 1989). 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 6:00 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, elevators, and Government office machines without additional payment.

The Lessor shall complete any necessary alterations within 60 days after receipt of approved layout drawings.

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

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|--|--|---|---|---|
| <input checked="" type="checkbox"/> HEAT | <input checked="" type="checkbox"/> TRASH REMOVAL | <input type="checkbox"/> ELEVATOR SERVICE | <input checked="" type="checkbox"/> INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS | <input checked="" type="checkbox"/> OTHER (Specify below) |
| <input checked="" type="checkbox"/> ELECTRICITY | <input checked="" type="checkbox"/> CHILLED DRINKING WATER | <input checked="" type="checkbox"/> WINDOW WASHING | <input checked="" type="checkbox"/> PAINTING FREQUENCY | |
| <input type="checkbox"/> POWER (Special Equip.) | <input checked="" type="checkbox"/> AIR CONDITIONING | Per Basic Bldg. Requirements as attached. | Per Basic Bldg. Requirements as attached. | |
| <input checked="" type="checkbox"/> WATER (Hot & Cold) | <input checked="" type="checkbox"/> TOILET SUPPLIES | <input checked="" type="checkbox"/> CARPET CLEANING | | |
| <input checked="" type="checkbox"/> SNOW REMOVAL | <input checked="" type="checkbox"/> JANITORIAL SERV. & SUPP. | Per Basic Bldg. Requirements as attached. | | |

3. OTHER REQUIREMENTS

Offerors should also include the following with their offers:

The estimated cost to prepare the space for occupancy by the Government and the offeror's proposed amortization rate for tenant alterations.

- The Lessor shall provide eleven (11) reserved parking spaces and eleven (11) non-reserved parking spaces. (2 reserved spaces shall be directly in front of the leased space, 3 reserved spaces shall be directly behind the leased space, and 6 reserved spaces shall be in close proximity to the leased space.)
- Effective on the anniversary date of the lease, rent may be adjusted annually to reflect any increase in the cost of living index, per attachment 1.
- The Government shall pay for its own telephone service.
- Upon acceptance of the invoice and associated tenant improvements by the Government, the Government shall pay the Lessor a one-time, lump sum payment not to exceed \$65,000. The Lessor shall pay \$12,733.00 towards the Tenant Improvements.

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


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|--|--|--|------------------|--------------------------------|------------------------------|--|
| 5. NAME AND ADDRESS OF BUILDING (Include ZIP Code) Metro Airport Center Building G-2, Suite 140 11200 Metro Airport Center Drive Romulus, MI 48174 | 6. LOCATION(S) IN BUILDING <table border="1"> <tr> <td data-bbox="829 204 1153 293"> a. FLOOR(S) 1 </td> <td data-bbox="1153 204 1462 293"> b. ROOM NUMBER(S) Suite 140 </td> </tr> <tr> <td data-bbox="829 302 1032 387"> c. RENTABLE SQ. FT. 2,911 </td> <td data-bbox="1032 302 1462 387"> d. TYPE <input checked="" type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> OTHER (Specify) <input type="checkbox"/> WAREHOUSE </td> </tr> </table> | | a. FLOOR(S) 1 | b. ROOM NUMBER(S) Suite 140 | c. RENTABLE SQ. FT. 2,911 | d. TYPE <input checked="" type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> OTHER (Specify) <input type="checkbox"/> WAREHOUSE |
| a. FLOOR(S) 1 | b. ROOM NUMBER(S) Suite 140 | | | | | |
| c. RENTABLE SQ. FT. 2,911 | 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 December 1, 2004 and continuing through November 30, 2009 inclusive. The Government may terminate this lease, in whole or in part, at any time on or after December 1, 2007, by giving at least 180 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

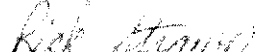
Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. Rent for a period of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

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|---|---|
| 7. AMOUNT OF ANNUAL RENT \$69,223.58 | 9. MAKE CHECKS PAYABLE TO (Name and address) IAC Metro L.L.C. |
| 8. RATE PER MONTH \$5,768.63 |  |

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.)

IAC Metro L.L.C.
 By: Detroit International Airport Investors, LLC, Managing Member
 By: Principal Real Estate Investors, LLC, its authorized signatory
 801 Grand Avenue
 Des Moines, Iowa 50392-1370

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| 10b. TELEPHONE NUMBER OF OWNER 515.246.7192 | 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 IAC Metro L.L.C. By: Detroit International Airport Investors, LLC, Managing Member By: Principal Real Estate Investors, LLC, its authorized signatory | 13. TITLE OF PERSON SIGNING Senior Asset Manager | |

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|--|---------------------|--|
| 14. SIGNATURE OF OWNER OR AUTHORIZED AGENT  Rick C. Strawn Senior Asset Manager | 15. DATE 8/30/04 | 16. OFFER REMAINS OPEN UNTIL 4:30 P.M. (Date) |
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SEP 01 2004

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:

1. Basic Building Requirements.
2. Floorplans
3. Attachment 1-Annual Rental Adjustment-Operating Costs

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

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|---|---|---------------------|
| 17a. NAME OF CONTRACTING OFFICER (Type or Print) GARY M. CROOK | 17b. SIGNATURE OF CONTRACTING OFFICER  | 17c. DATE 9/2/04 |
|---|---|---------------------|