

# U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE <b>FEB 10 2011</b>	LEASE NO. <b>GS-06P-11033</b>
-------------------------------------	----------------------------------

THIS LEASE, made and entered into this date by and between **Succession, LC**

whose address is **118 2<sup>nd</sup> Street SE STE 360  
Cedar Rapids, IA 52401-1201**

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:

- The Lessor hereby leases to the Government the following described premises:

A total of 1,000 rentable square feet (RSF) of office and related space, which yields 971 ANSI/BOMA Office Area square feet (USF) of space at 305 2<sup>nd</sup> Street SE, Suite 200, Cedar Rapids, IA 52401-1703 to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are 2 structured parking spaces for the exclusive use of Government employees and patrons.

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on February 14, 2011, and continuing for 10 years, subject to termination and renewal rights as may be hereinafter set forth.

- The Government shall pay the Lessor monthly in arrears in accordance with the following table:

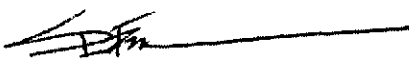
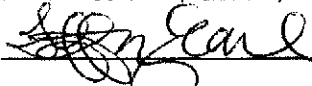
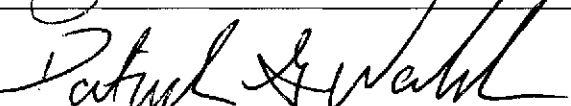
Months	Annualized			Total Monthly Rent
	Shell	Cost of Services	Total Annual Rent	
1-120	\$ 11,950.00	\$ 8,000.00	\$ 19,950.00	\$ 1,662.50

Rent shall be adjusted in accordance with the provisions of the Solicitation For Offers and General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Succession, LC  
118 2<sup>ND</sup> STREET SE STE 360  
CEDAR RAPIDS, IA 52401-1201

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

## LESSOR

SIGNATURE 	NAME OF SIGNER <b>Simon Emerson</b>
ADDRESS <b>118 2<sup>ND</sup> ST. SE, STE 360, Cedar Rapids, IA 52401</b>	
IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER <b>Tiffany Earl</b>
<b>UNITED STATES OF AMERICA</b>	
SIGNATURE 	NAME OF SIGNER <b>Patrick G. Walsh</b>
	OFFICIAL TITLE OF SIGNER <b>Contracting Officer</b>

5. The Government may terminate this lease in whole or in part at any time after the fifth (5<sup>th</sup>) year by giving at least ninety (90) days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
6. The Lessor shall furnish to the Government, as part to the rental consideration, those facilities, services, supplies, utilities, and maintenance in accordance with SFO 1IA2006 dated 02/03/2011.
7. The following are attached and made a part hereof:
  - A. Solicitation for Offers 1IA2006 dated 02/03/2011;
  - B. GSA Form 3517 entitled GENERAL CLAUSES (Rev. 11/05)
  - C. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 1/07)
8. In accordance with SFO paragraph 4.2A, *Operating Costs Base*, the escalation base is established as \$8,000.00 per annum.
9. In accordance with SFO paragraph 4.1C, *Common Area Factor*, the common area factor is established as 1.029866% (1,000 RSF / 971 USF).
10. All information submitted by the Lessor during negotiations, including but not limited to plans renderings, specifications, etc. are incorporated by reference.
11. The Lessor hereby waives restoration as a result of all improvements.

INITIALS:

  
LESSOR

&amp;

  
GOVT