

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

1. LEASE NUMBER
LLA16772

PART I - SOLICITATION/DESCRIPTION OF REQUIREMENTS (To be completed by Government)

A. REQUIREMENTS

2. The Government of the United States of America is seeking to lease approximately 4,125 rentable square feet of office and related space located in Metairie, Louisiana for occupancy not later than August 13, 2010 for a term of 10 years, 5 years firm. Rentable space must yield 3,587 square feet of ANSI/BOMA Office Area (ABOA) for use by Tenant for personnel, furnishing, and equipment. Six (6) structured parking spaces are required.

3. ~~INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS~~

B. STANDARD CONDITIONS AND REQUIREMENTS

4. The following standard conditions and requirements shall apply to any premises offered for lease to the UNITED STATES OF AMERICA (the GOVERNMENT):

- a. Space offered must be in a quality building of sound and substantial construction meeting the Government's requirements for the intended use.
- b. The Lessor shall provide floor plans for the offered space and a valid Certificate of Occupancy for the intended use of the Government and shall meet, maintain, and operate the building in conformance with all applicable current (as of the date of this solicitation) codes and ordinances. If space is offered in a building to be constructed for lease to the Government, the building must be in compliance with the most recent edition of the building code, fire code, and ordinances adopted by the jurisdiction in which the building is located.
- c. Offered space shall meet or be upgraded to meet the applicable egress requirements in National Fire Protection Association (NFPA) 101, *Life Safety Code* or an alternative approach or method for achieving a level of safety deemed equivalent and acceptable by the Government. Offered space located below-grade, including parking garage areas, and all areas referred to as "hazardous areas" (defined in NFPA 101) within the entire building (including non-Government areas), shall be protected by an automatic sprinkler system or an equivalent level of safety. Additional automatic fire sprinkler requirements will apply when offered space is located on or above the 6th floor. Unrestricted access to a minimum of two remote exits shall be provided on each floor of Government occupancy. Scissor stairs shall be counted as only one approved exit. Open-air exterior fire escapes will not be counted as an approved exit. Additional fire alarm system requirements will apply when offered space is located 2 or more stories in height above the lowest level of exit discharge.
- d. The Building and the leased space shall be accessible to persons with disabilities in accordance with appendices C and D of 36 CFR Part 1191 (ABA Chapters 1 and 2 and Chapters 3 through 10 of the ADA-ABA Accessibility Guidelines).
- e. 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 and in compliance with applicable Federal, State, and local environmental laws and regulations.
- f. Services, utilities, and maintenance will be provided daily, extending from 7:00a.m. to 5:00 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.
- g. The Lessor shall complete any necessary alterations within 45 days after receipt of approved layout drawings.
- h. The Offeror must have an active registration in the Central Contractor Registration (CCR) System (via the Internet at <http://www.ccr.gov>) prior to lease award and throughout the life of the lease. To remain active, the Lessor must update or renew its registration annually. The Government will not process rent payments to Lessors without an active CCR Registration. The Government will recognize no change of ownership of the leased premises until the new owner registers in the CCR system.

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

6. OTHER REQUIREMENTS

Offerors should also include the following with their offers:

- a) The estimated cost to prepare the space for occupancy by the Government and the Offeror's proposed amortization rate for tenant alterations. Tenant Improvement Allowance = \$158,503.07
- b) Offeror must provide the percentage of occupancy the Government will occupy in the building per Paragraph 1.10 Tax Adjustment in Supplemental Lease Requirements Attachment #2.
- c) As indicated in the Supplemental Lease Requirements Attachment #2 Paragraph 1.9 (c), "The Lessor shall clearly state whether the rental is firm throughout the term of the lease or if it is subject to annual adjustment of operating costs. If operating costs will be subject to adjustment, it should be specified on the "Lease Costs Breakdown Summary", contained elsewhere in this solicitation. If it is not indicated clearly, the Government will assume that you DO NOT want annual adjustments."
- d) **SPECIAL REQUIREMENT BY THE STATE OF LOUISIANA**
LESSOR SHALL RECORD A LEASE EXTRACT, WHICH MUST BE FILED FOR REGISTRY IN THE OFFICE OF THE PARISH RECORDER OF THE PARISH WHERE THE LAND OR IMMOVABLE PROPERTY IS LOCATED THAT IS TO BE LEASED (OCCUPIED) BY THE U.S. GOVERNMENT. THIS PERTAINS TO THE ORIGINAL LEASE AND ALL SUPPLEMENTAL LEASE AGREEMENTS ON TOP OF THE ORIGINAL LEASE. THE LESSOR MUST PROVIDE ORIGINAL REGISTRY DOCUMENTS, TO THE CONTRACTING OFFICER OR HIS/HER REPRESENTATIVE WITHIN 30 DAYS OF OCCUPANCY BY THE GOVERNMENT.

7. 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.

8. BASIS OF AWARD

☒ THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER SQUARE FOOT, ACCORDING TO THE ANSI/BOMA 265.1-1996 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 and remain open until lease award)

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

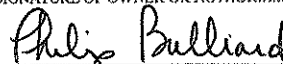
1. NAME AND ADDRESS OF BUILDING (Include ZIP Code)	2. LOCATION(S) IN BUILDING	
	a. FLOOR(S)	b. ROOM NUMBER(S)
	4th	4
	c. SQ. FT.	d. TYPE
Metairie Center	RENTABLE <u>4,125</u>	<input checked="" type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> OTHER (Specify)
2424 Edenborn Avenue	ABOA <u>3,587</u>	<input type="checkbox"/> WAREHOUSE
Metairie, Louisiana 70001	Common Area Factor <u>1.15</u>	

B. TERM

3. TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning on the day the space is accepted by the Government through the following ten (10) year term, subject to termination rights as may be hereinafter set forth. The Government may terminate this lease, in whole or in part, effective any time after the fifth (5th) year of this lease by giving at least 60 days' prior 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

4. 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.

5. AMOUNT OF ANNUAL RENT Years 1-5: \$127,338.75 Years 6-10: \$90,750.00	7. HVAC OVERTIME RATE PER HOUR \$25.00	8. ELECTRONIC FUNDS TRANSFER PAYMENT SHALL BE MADE TO (Name and Address) EDENBORN PARTNERS LIMITED PARTNERSHIP 2424 EDENBORN AVENUE SUITE 600 METAIRIE, LOUISIANA 70001
6. RATE PER MONTH Months 1-60: \$10,611.56 Months 61-120: \$7,562.50		
9a. 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.) EDENBORN PARTNERS LIMITED PARTNERSHIP, 2424 Edenborn Avenue, Suite 600, Metairie, LA 70001 Att: Mr. Philip R. Bulliard, Managing General Partner		
9b. TELEPHONE NUMBER OF OWNER 504-835-5209	10. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING <input checked="" type="checkbox"/> OWNER <input type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> OTHER (Specify)	
11a. NAME OF OWNER OR AUTHORIZED AGENT (Type or Print) Philip R. Bulliard	11b. TITLE OF PERSON SIGNING Managing General Partner	
11c. SIGNATURE OF OWNER OR AUTHORIZED AGENT 		11d. DATE 11/9/10

PART III - AWARD (To be completed by Government)

1. Your offer is hereby accepted. This award consummates the lease which consists of the following attached documents including this form 3626:

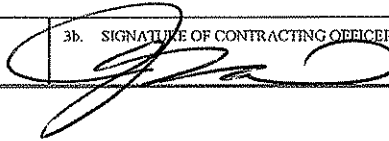
Rider Lease No. LLA16772 Comprising 2 pages, Paragraphs 1 -12
GSA Form 3626- Attachment #1 - Minimum Lease Security Standards
GSA Form 3626 - Attachment #2 - Supplemental Lease Requirements
Physical Security Requirements /Specifications for Facilities 7/14/09
GSA Form 3517A - General Clauses
GSA Form 3518A - Representations and Certifications
Floor Plan - labeled Attachment "A"
Site Plan - labeled Attachment "B"
Parking Plan - labeled Attachment "C"
Legal Description

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

3a. NAME OF CONTRACTING OFFICER (Type or Print)

Jeffrey NAVARRO

3b. SIGNATURE OF CONTRACTING OFFICER



3c. DATE

11/19/2010