LEASE NO. GS-08P-14832

INSTRUCTIONS TO OFFERORS: Fill in this form with the required information where appropriate, initial each page, sign on this page (type in name and title), and have a witness to your signature sign also. Upon selection for award, GSA will countersign the Lease document.

Judy M Lee Living Trust					
(Lessor), whose principal place of business address is the Property described herein is that of Fee Owner, and representative of the General Services Administration (GSA),	The United States of				nose interest in the designate
Witnesseth: The parties hereto, for the consideration hereina	ifter mentioned, covenant	t and agree as foll	ows:		
Lessor hereby leases to the Government the Premises descri	ibed herein, being all or a	a portion of the Pr	operty located at		11.11
171 S VAN GORDON ST, UNIT E, LAKEWO	DOD, CO 80228				1
and more fully described in Section 1 and Exhibit XX, togethe purposes as determined by GSA.	er with rights to the use o	of parking and othe	er areas as set fo	rth herein, to be	e used for suc
LEASE TERM				: :	
To Have and To Hold the said Premises with its appurtenanc continuing for a period of	es for the term beginning	g upon acceptance	e of the Premises	as required by	this Lease and
10 Years, 5 Years Firm,		:			
subject to termination and renewal rights as may be hereing 2014, along with any applicable termination and renewal rights.					
		1			: "
completion and acceptance of the Space by the Government. In Witness Whereof, the parties to this Lease evidence their effective as of the date of delivery of the fully executed Lease	r agreement to all terms	1	et forth herein by	their signature	es below, to be
completion and acceptance of the Space by the Government. In Witness Whereof, the parties to this Lease evidence their	r agreement to all terms	1	et forth herein by	their signature	es below, to b
completion and acceptance of the Space by the Government. In Witness Whereof, the parties to this Lease evidence their effective as of the date of delivery of the fully executed Lease	r agreement to all terms	and conditions s	et forth herein by		es below, to b
completion and acceptance of the Space by the Government. In Witness Whereof, the parties to this Lease evidence their effective as of the date of delivery of the fully executed Lease FOR THE LESSOR;	r agreement to all terms to the Lessor.	and conditions s	a-N-		es below, to b
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LESSOR GOVERNMENT:

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SIMPLIFIED) (SEP 2013)

The Premises are as described under Exhibit A, Simplified Lease Proposal, GSA Form 1384A.

1.02 EXPRESS APPURTENANT RIGHTS (SIMPLIFIED) (JUN 2012)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41, CFR, Part 102-74, Subpart C, within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lesso are rights to use parking as described under Block 16 of Exhibit A, Simplified Lesse Proposal, GSA Form 1364A. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

1.03 RENTAL CONSIDERATION FOR SIMPLIFIED LEASES (SEP 2013)

In consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Lessor's other obligations set forth herein, the Government shall pay the Lessor annual rent to be computed using the rental rate(s) specified on Exhibit A, GSA Form 1364A and the actual ANSI BOMA Office Area (ABOA) delivered for occupancy and use by the Government, not to exceed the amount of ABOA square footage stated in the Lease. Payment shall be made monthly in arrears. Rent for a lesser period shall be protected. Rent shall be paid by Electronic Funds Transfer to an account to be designated by Lessor. Rent shall be inclusive of all costs incurred by the Lessor for the construction of Building shall and Tenant Improvements (Tis) specified in the Lease, including those described on Exhibit A, GSA Form 1364A and the Agency Specific Requirements (ASR) attached herefo, all taxes of any kind, and all operating costs. Unless a separate-rate is specified on Exhibit A, GSA Form 1364A, rights to parking areas will be deemed included in the rent.

Rent shall not be adjusted for changes in taxes or operating costs.

1.04 INTENTIONALLY OMITTED

1.05 TERMINATION RIGHTS (SIMPLIFIED) (JUN 2012)

The Government may terminate this Lease, in whole or in part, after the Firm Term of this Lease by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination. The Government must provide termination notice no later than 120 days after the last day of the Firm Term.

1.06 INTENTIONALLY OMITTED

1.07 DOCUMENTS INCORPORATED IN THE LEASE (SIMPLIFIED) (SEP 2013).

The following documents are as attached to and made part of the Lease:

DOCUMENT NAME	NOTOF
Simplified Lease Proposal (GSA Form 1364A)	6
Representations and Certifications (GSA Form 3518A)	7
Floor Plan Delineating the Premises	1.

1.08 INTENTIONALLY OMITTED

1.09 OPERATING COST BASE (SEP 2013)

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be \$XX.XX per RSF (\$XX,XXX/annum).

1.10 BUILDING IMPROVEMENTS (SEP 2012)

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A.	-	
B.		
C.		

1.11 HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (SIMPLIFIED) (MAR 2012)

If the Lessor is a qualified HUBZone small business concern (SBC) that did not waive the price evaluation preference then as required by 13 C.F.R., 126.700, the HUBZone SBC must spend at least 50% of the cost of the contract incurred for personnel on its own employees or employees of other qualified HUBZone SBC's and must meet the performance of the work requirements for subcontracting in 13 C.F.R. § 125.6(c). If the Lessor is a HUBZone joint venture, the aggregate of the qualified HUBZone SBC's to the joint venture, not each concern separately, must perform the applicable percentage of work required by this clause.

If the Lessor is a HUBZone small business concern (SBC) that did not waive the price evaluation preference, the Lessor shall provide a certification within 10 days after Lease award to the LCO (or representative designated by the LCO) that the Lessor was an eligible HUBZone SBC on the date of award. If it is determined within 20 days after award that a HUBZone SBC Offeror that has been awarded the Lease was not an eligible HUBZone SBC at the time of award, and the HUBZone SBC Lessor failed to provide the LCO with information regarding a change to its HUBZone eligibility prior to award, then the Lease shall be subject, at the LCO's discretion, to termination, and the Government will be relieved of all obligations to the Lessor in such an event and not be liable to the Lessor for any costs, claims, or damages of any nature whatsoever.