

**LEASE NO. GS-04P-  
LGA60054 (REV 1.2.14)**

Simplified Lease  
GSA FORM L201A (September 2013)  
January 2, 2014

This Lease is made and entered into between **Albany Towers, LLC** (Lessor),

Whose principal place of business address is **800 N. Flagler Drive, West Palm Beach, FL 33401-3706**

and whose interest in the Property described herein is that of Fee Owner, and The United States of America (Government), acting by and through the designated representative of the General Services Administration (GSA), upon the terms and conditions set forth herein.

**Witnesseth:** The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property comprising a total of **5,517 RSF / 4,420 ABOASF** located at **235 W. Roosevelt Avenue, Albany, GA 31701** and more fully described in Section 1 and Exhibit A, together with rights to the use of general parking, surface or structured, and other areas as set forth herein, to be used for such purposes as determined by GSA.

**LEASE TERM**

To Have and To Hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of **ten (10) Years, five (5) Years Firm term**, subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease **to be on or about January 14, 2014**, along with any applicable termination and renewal rights, shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

[Redacted Signature]

Name: Gerald Assenhardt  
Title: Manager  
Entity Name: Albany Towers, LLC  
Date: 1/13/14

[Redacted Signature]

General Services Administration, Public Buildings Service  
Date: 1.27.2014

[Redacted Signature]

Name: SUSAN DERR  
Title: ADMIN. ASST.  
Date: 1/13/14

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

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**SECTION 1 THE PREMISES, RENT, AND OTHER TERMS**

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**1.01 THE PREMISES (SIMPLIFIED) (SEP 2013)**

The Premises are as described under Exhibit A, Simplified Lease Proposal, GSA Form 1364A.

**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 Lease are rights to use parking as described under Block 16 of Exhibit A, Simplified Lease 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 prorated. 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 shell and Tenant Improvements (TIs) specified in the Lease, including those described on Exhibit A, GSA Form 1364A and the Agency Specific Requirements (ASR) attached hereto, 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 ~~BROKER COMMISSION AND COMMISSION CREDIT (SIMPLIFIED) (JUN 2012)~~ – INTENTIONALLY DELETED****1.05 TERMINATION RIGHTS (SIMPLIFIED) (JUN 2012)**

The Government may terminate this Lease, in whole or in part, after the first year of the Firm Term of this Lease by providing not less than 120 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 first year of the Firm Term.

**1.06 ~~RENEWAL RIGHTS (SIMPLIFIED) (APR 2011)~~ INTENTIONALLY DELETED****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	NO. OF PAGES	EXHIBIT
Simplified Lease Proposal (GSA Form 1364A)	2	A
Agency Specific Requirements	NONE	N/A
Security Requirements – ISC LEVEL 2	3	B
Representations and Certifications (GSA Form 3518A)	7	F
Seismic Form C, Building Retrofit Or New Construction	3	G
Pre-Award Commitment – EXEMPT in Green Zone		
Floor Plan Delineating the Premises	3	A1

**1.08 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (SIMPLIFIED) (SEP 2013)**

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease, is **7.44% percent** based upon **5,517 RSF** and **Total Building Area of 74,165 square feet**. Percentage of Occupancy is subject to revision based on actual measurement of Government occupied space at time of inspection, not to exceed the maximum ANSI BOMA usable square footage stated in the Request for Lease Proposal (RLP), and in accordance with GSAF3517, GENERAL CLAUSES.

**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 **\$4.62 per RSF (\$25,488.54/annum) / \$5.76 per ABOASF (\$25,459.20)**

**1.10 BUILDING IMPROVEMENTS (SEP 2012)**

Before the Government accepts the Space, the Lessor shall complete the following additional Building improvements within sixty (60) days following Lease Award:

- A. Clean carpet in areas currently carpeted.
- B. Refresh paint in areas where walls are painted.

**1.11 ~~HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (SIMPLIFIED)~~  
(MAR 2012) INTENTIONALLY DELETED**