

LEASE NO. GS-10P-LID07401
BLDG NO. ID4412

Global Lease
GSA FORM L100 (03/2016)

This Lease is made and entered into between

Acquest Development Company, LLC

(Lessor), whose principal place of business is 80 Curtwright Drive, Suite 5, Williamsville, NY 14221-7055, 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 located at

TBD American Avenue
Jerome, ID 83338-0000

and more fully described in Section 1 and Exhibit **A and A-1**, together with rights to the use of parking 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

20 Years Firm.

The commencement date of this Lease shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government. Occupancy is required no later than 318 Working Days following award.

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.

FOR THE LESSOR:

Name: Michael Huntress
Title: Manager
Entity Name: Acquest Development Company LLC
Date: 7/21/16

FOR THE GOVERNMENT:

Name: Lindsey Snow
Title: Lease Contracting Officer
General Services Administration, Public Buildings Service
Date: JUL 25 2016

LINDSEY D. SNOW
CONTRACTING OFFICER

WITNESSED FOR THE LESSOR BY:

Name: Cindy Daumen
Title: Executive Asst.
Date: 7/22/16

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.

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SEP 2015)

The Premises are described as follows:

A. Office and Related Space: **13,330** rentable square feet (RSF), yielding **11,596** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space and, **5,414** square feet of warehouse space for a total of **18,744 RSF**. Also included is **43,318** square feet of fenced ware-yard space, as depicted on the floor and site plan(s) attached hereto as Exhibit A and Exhibit A-1, respectively.

B. Common Area Factor: The blended Common Area Factor (CAF) is established as **10** percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

C. INTENTIONALLY DELETED

1.02 EXPRESS APPURTENANT RIGHTS (SEP 2013)

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 the following:

A. Parking: **137** parking spaces as depicted on the plan attached hereto as Exhibit A-1, reserved for the exclusive use of the Government, defined as follows: 71 full-sized reserved and marked spaces for employees (of which four (4) shall be ADA accessible and located nearest to the entrance providing a barrier-free access route), 14 spaces for visitors (of which two (2) shall be ADA accessible and located nearest to the entrance providing a barrier-free access route), and a parking area large enough to accommodate 2 pull-through RV spaces (12 X 40ft spaces). Additionally, fifty (50) secured Government Vehicle parking spaces shall be located within the ware-yard requirement. Bicycle rack parking for 6 bicycles is required.

B. Antennas, Satellite Dishes, and Related Transmission Devices: (1) Space located on the roof of the Building sufficient in size for the installation and placement of telecommunications equipment, (2) the right to access the roof of the Building, (3) use of all Building areas (e.g., chases, plenums, etc.) necessary for the use, operation, and maintenance of such telecommunications equipment at all times during the term of this Lease, and (4) Radio antenna tower and areas surrounding the radio antenna tower (to be located within 100 feet of telecommunications room). See ASR for specifications."

1.03 RENT AND OTHER CONSIDERATION (SEP 2015)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	YEARS 1-20
	ANNUAL RENT
SHELL RENT	\$330,733.75
TENANT IMPROVEMENT RENT ¹	\$39,081.25
OPERATING COSTS	\$49,685.00
TOTAL ANNUAL RENT	\$419,500.00

¹Tenant Improvements of **\$537,438.33** are amortized at a rate of **4.0** percent per annum over **20** years.

B. SUB-PARAGRAPH INTENTIONALLY DELETED

C. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed **11,596** ABOA SF of Office space, **5,414** usable square feet of warehouse space, and **43,318** usable square feet of fenced ware-yard space based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

D. Rent is subject to adjustment based upon the final Tenant Improvement (TI) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

E. INTENTIONALLY DELETED

F. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

G. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated by the Lessor in the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered and active in SAM.

H. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in the paragraph entitled "The Premises."

2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses.

3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities (with the exclusion of **gas and electricity, water/sewer and trash collection**), maintenance required for the proper operation of the Property, the Building, and the Leased Premises, in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements and improvements required to be made thereto to meet the requirements of this Lease. The Government shall be responsible for paying the cost of **gas and electricity, water/sewer and trash collection** directly to the utility provider. The Lessor shall ensure that such metered utilities are separately metered. The Lessor shall provide and install as part of shell rent, separate meters for utilities. Sub-meters are not acceptable. The Lessor shall furnish in writing to the LCO, prior to occupancy by the Government, a record of the meter numbers and verification that the meters measure Government usage only. Proration is not permissible. In addition, an automatic control system shall be provided to assure compliance with heating, ventilation, and air conditioning requirements.

I. SUB-PARAGRAPH INTENTIONALLY DELETED

J. SUB-PARAGRAPH INTENTIONALLY DELETED

1.04 BROKER COMMISSION AND COMMISSION CREDIT (SEP 2015)

A. **DTZ AMERICAS, INC. d/b/a Cushman & Wakefield** (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [REDACTED] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission will be payable to **DTZ AMERICAS, INC. d/b/a Cushman & Wakefield** with the remaining [REDACTED], which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment **\$34,958.33** minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1ST Month's Rent.*

Month 2 Rental Payment **\$34,958.33** minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2ND Month's Rent.*

Month 3 Rental Payment **\$34,958.33** minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3RD Month's Rent.*

Month 4 Rental Payment **\$34,958.33** minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 4TH Month's Rent.*

Month 5 Rental Payment **\$34,958.33** minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 5TH Month's Rent.*

* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

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1.07 DOCUMENTS INCORPORATED IN THE LEASE (SEP 2015)

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

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	2	A
SITE/PARKING PLAN(S)	1	A-1
AGENCY SPECIAL REQUIREMENTS DATED MAY 15, 2015	12	B
SPACE REQUIREMENTS, TWIN FALLS FOREST SERVICE	3	B-1
COMMUNICATIONS AND WIRING SYSTEM	36	B-2
SECURITY REQUIREMENTS	8	C
SECURITY UNIT PRICE LIST	2	D
GSA FORM 3517B GENERAL CLAUSES	47	E
SEISMIC FORMS	8	F
DAVIS BACON WAGE INFORMATION	9	G
GSA FORM 3518-SAM, ADDENDUM TO SYSTEM FOR AWARD MANAGEMENT (SAM) REPRESENTATIONS AND CERTIFICATIONS (ACQUISITIONS OF LEASEHOLD INTERESTS IN REAL PROPERTY)	2	H

1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT (SEP 2015)

A. The Tenant Improvement Allowance (TIA) for purposes of this Lease is **\$43.0008** per ABOA SF for office space and **\$7.1668** per Usable SF for Warehouse space. The TIA is the amount that the Lessor shall make available for the Government to be used for TIs. This amount is amortized in the rent over the 20 year term of this Lease at an annual interest rate of **4.0** percent.

B. The Government, at its sole discretion, shall make all decisions as to the use of the TIA. The Government may use all or part of the TIA. The Government may return to the Lessor any unused portion of the TIA in exchange for a decrease in rent according to the agreed-upon amortization rate over the Firm Term.

C. The Government may elect to make lump sum payments for any or all work covered by the TIA. That part of the TIA amortized in the rent shall be reduced accordingly. At any time after occupancy and during the Firm Term of the Lease, the Government, at its sole discretion, may elect to pay lump sum for any part or all of the remaining unpaid amortized balance of the TIA. If the Government elects to make a lump sum payment for the TIA after occupancy, the payment of the TIA by the Government will result in a decrease in the rent according to the amortization rate over the Firm Term of the Lease.

D. It is anticipated that the Government will spend more than the allowance identified above, therefore the Government reserves the right to:

1. Amortize additional TIs up to a total TI cost of \$1,184,390.00 (or up to an amount that would not cause the annual rent to exceed the overall rent cap, whichever is lower) at the same amortization rate and periods as the initial TIs;
2. Reduce the TI requirements; and/or
3. Pay lump sum for the overage upon substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph.

1.09 TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012)

For pricing TI costs, the following rates shall apply for the initial build-out of the Space.

	INITIAL BUILD-OUT
ARCHITECT/ENGINEER FEES (\$ PER ABOA SF OR % OF TI CONSTRUCTION COSTS)	7%
LESSOR'S PROJECT MANAGEMENT FEE (% OF TI CONSTRUCTION COSTS)	8%

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1.11 INTENTIONALLY DELETED

1.12 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)

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 **100** percent. The Percentage of Occupancy is derived by dividing the total Government Space of **18,744** RSF by the total Building space of **18,744** RSF.

1.13 REAL ESTATE TAX BASE (SEP 2013)

The Real Estate Tax Base is established as of commencement of the lease for **\$30,000.00** for the Government occupied space of 18,744 RSF. The tax parcel number is **RP 002000010030 A**. The first tax adjustment will be for the tax year in which the lease commences and will be prorated for the days of occupancy in that tax year. Annual tax adjustments will be done in accordance with Paragraph 2.07.

1.14 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 **\$49,685.00/annum**.

1.15 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013)

In accordance with the paragraph entitled "Adjustment for Vacant Premises," if the Government fails to occupy or vacates the entire or any portion of the Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by **\$1.50** per ABOA SF of Space vacated by the Government.

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