

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

April 28, 2006

LEASE NO.

GS-03B-08338

THIS LEASE, made and entered into this date by and between ALCO Towers LLC.

whose address is 841 Windsor Road
Cumberland, MD 21502

and whose interest in the property hereinafter described is that of

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

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

1. The Lessor hereby leases to the Government the following described premises:

6,750 ANSI/BOMA office area square feet yielding 7,500 rentable square feet of office and related space located at 217 Glenn Street, Cumberland, MD 21502.

to be used for such purposes as may be determined by the General Services Administration.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning SEE LEASE RIDER PARAGRAPH 13 to SEE LEASE RIDER PARAGRAPH 13, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of SEE LEASE RIDER PARAGRAPH 13 at the rate of SEE LEASE RIDER PARAGRAPH 13 per month in arrears. Rent for a lesser period shall be prorated. Payment shall be made electronically and shall be payable to:

ALCO Towers LLC.
841 Windsor Road
Cumberland, MD 21502

4. The Government may terminate this lease in whole or in part at any time after the fifth full year of occupancy by giving at least 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.

5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals:

One (5) year renewal option at a shell rate of \$18.00/RSF plus all operating cost escalations.

provided notice be given in writing to the Lessor at least 180 days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.

Initials: *MT* *JN*

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

- A) All services, utilities, maintenance, alterations and other considerations as set forth in the lease.
- B) The restrooms shall be made accessible to persons with disabilities in accordance with the Architectural Barriers Act Accessibly Standard (ABAAS). The restrooms can be relocated as required per GSA layout needs at the lessor's expense
- C) This lease contains 71 pages.

7. The following are attached and made a part hereof:

- A) Rider to Lease GS-03B-08338 being paragraphs 9 through 18
- B) Solicitation for Offers 6MD0103
- C) General Clauses (GSA form 3517)
- D) Representations and Certifications (GSA form 3518)
- E) Drawing dated 02/24/2008

8. The following changes were made in this lease prior to its execution:

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed

LESSOR 

BY _____

IN PRESENCE _____

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION, PBS, ALLEGHENY SERVICE CENTER

BY _____

Contracting Officer

(Official title)

STANDARD FORM 2
FEBRUARY 1965 EDITION

Initials: _____

Lessor

Government

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