

LEASE NO. GS-05B-18838

THIS LEASE is made and entered into between

Pentastar Aviation, LLC

("the Lessor") and

THE UNITED STATES OF AMERICA

("the 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:

The Lessor hereby leases to the Government the premises described in Sections I and II of the Form 1364A, Simplified Lease Proposal, attached hereto as Exhibit A, as further described on the floor plan attached hereto as Exhibit B ("the Premises"), together with the right to the use of the parking spaces and other areas described in said Section II of said Exhibit A, to have and to hold for a term of

5 YEARS FIRM

commencing on October 1, 2012 through September 30, 2017.


Jpp 8/24/12

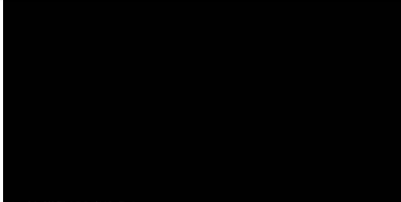
IN WITNESS WHEREOF, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

The following persons are designated by each party as having full authority to bind their respective principles with regard to all matters relating to this Lease: No person other than those designated below shall be understood to have any authority to bind their respective principles, except to the extent that such authority may be explicitly delegated by notice to the other party, or to the extent that such authority is transferred by succession of interest. The Government shall have the right to substitute its Lease Contracting Officer ("LCO") by notice, without an express delegation by the LCO.

FOR THE LESSOR:
(See Exhibit A, Box 18B)

FOR THE GOVERNMENT:

Name: 
Title: Senior Vice President/Pentastar Aviation, LLC
Date: 8/24/12


312-353-5601
Jim.Sharp@gsa.gov
Date: 10/11/12

WITNESSED BY:

Name:
Title:
Date: _____

SECTION 1 RENT AND OTHER TERMS

1. RENTAL CONSIDERATION (SIMPLIFIED LEASE) (APR 2011)

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 in Line 10, Boxes 10C and Line 24 on Exhibit A, Section II and V, and the actual Rentable Area delivered for occupancy and use by the Government. 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 specified in the Lease, including those described in Exhibit A, all taxes of any kind, and all operating costs. Unless a separate rate is specified in Line 16 of Exhibit A, rights to parking areas will be deemed included in the rent. Rent shall not be adjusted for changes in taxes or operating costs.

2. EARLY TERMINATION RIGHT (SIMPLIFIED LEASE) (APR 2011)**3. RENEWAL OPTIONS (SIMPLIFIED LEASE) (APR 2011)****4. DOCUMENTS INCORPORATED BY REFERENCE (SIMPLIFIED LEASE) (APR 2011)**

The following documents are incorporated by reference, as though fully set forth herein:

- L201A (Lease), GS-05B-18838 (29 pages)
- Exhibit A, GSA Form 1364A, (2 pages)
- Exhibit B, Pentastar Security Information (4 pages)
- Exhibit C, Floor Plan Delineating the Premises (1 page)
- Exhibit D, GSA Form 3518A, Representations and Certifications (Rev. 1/07)(7 pages)

SECTION 2 GENERAL TERMS AND CONDITIONS

1. DEFINITIONS, STANDARDS, AND FORMULAS (SIMPLIFIED LEASE) (APR 2011)

Unless otherwise specifically noted, all terms and conditions set forth in this Lease shall be interpreted by reference to the following definitions, standards, and formulas:

- A. Appurtenant Areas. Appurtenant Areas are defined as those areas and facilities on the Property that are not located within the Premises, but for which rights are expressly granted under this Lease, or for which rights to use are reasonably necessary or reasonably anticipated with respect to the Government's enjoyment of the Premises.
- B. Broker. If GSA awarded this Lease using a contract real estate broker, Broker shall refer to GSA's broker.
- C. Commission Credit. If GSA awarded this Lease using a Broker, and the Broker agreed to forego a percentage of its commission to which it is entitled in connection with the award of this Lease, the amount of this credit is referred to as the Commission Credit.
- D. Days. All references to days in this Lease shall be understood to mean calendar days, unless specified otherwise.
- E. FAR/GSAR. All references to the FAR shall be understood to mean the Federal Acquisition Regulation, codified at 48 CFR Chapter 1. All references to the GSAR shall be understood to mean the GSA supplement to the FAR, codified at 48 CFR Chapter 5.
- F. Firm Term. The Firm Term is that part of the Lease term that is not subject to termination rights.
- G. Lease Term Commencement Date. The Lease Term Commencement Date means the date on which the lease term commences.
- H. Lease Award Date. The Lease Award Date means the date that the Lease is signed by the LCO (and on which the Lessor's obligations under the Lease commence).
- I. The Premises. The Premises are defined as the total Office Area or other type of space, together with all associated Common Areas, described in Section II, Line 9, of Exhibit A, and delineated by plan on Exhibit B. If Exhibit A and B are inconsistent with respect to the description of the space, Exhibit A shall be controlling. Parking and other areas to which the Government has rights under this Lease are not included in the Premises.
- J. The Property and the Building. The Property is defined as the land and buildings in which the Premises are located, including all appurtenant areas (e.g., parking areas to which the Government is granted rights). The building(s) situated on the Property in which the Leased Premises are located shall be referred to herein as "the Building(s)."
- K. The Space. The space shall refer to that part of the Premises to which the Government has exclusive use, such as Office Area, or other type of space. Parking areas to which the Government has rights under this Lease are not included in the space.
- L. Standard for Measuring Office Area and Other Space. For the purposes of this Lease, space shall be measured in accordance with the standard provided by American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) for Office Area. ANSI/BOMA Z65.1-1996 shall be used. References to ABOA mean ANSI/BOMA Office Area.
- M. Standard for Determining Common Area Factor. The Common Area Factor ("CAF") is the conversion factor expressed as the percentage of space in the Premises that constitutes Common Area. For the purposes of this Lease, the CAF shall be determined in accordance with the applicable ANSI/BOMA standard for the type of space to which the CAF shall apply.
- N. Formula for Calculation of Rentable Area. Rentable Area is calculated using the following formula for each type of space (e.g., Office, Warehouse, etc.) included in the Premises: $\text{ANSI/BOMA Square Feet of space} \times (1 + \text{CAF}) = \text{Rentable Square Feet}$. The CAF set forth in Exhibit A shall be applied, but is subject to adjustment at the Government's option to comply with the standard set forth herein.
- O. Formula for Calculation of Rent. The rental consideration shall be calculated by multiplying the Rentable Square Feet in the Premises for each type of space delivered for occupancy and use by the applicable rental rate set forth in Exhibit A. The annual rent shall be established in accordance with Section 3 of this Lease.

2. NOTICES (SIMPLIFIED LEASE) (APR 2011)

All required notices under any clause of this Lease shall be in writing and sent to the signatories or to the following representatives:



For the Government:
Jim Sharp
Lease Contracting Officer
General Services Administration
230 S. Dearborn Street, Suite 3300
Chicago, IL 60604
312-353-5601
Jim.Sharp@gsa.gov

For the Lessor: (See Exhibit A, Box 18B.)

B. Either party may change the designation of its representative for the receipt of notices by providing notice of such change in accordance with this clause.

C. Unless otherwise specified, all notices sent by United States Mail will be deemed effective as of the date of mailing; however, only a receipt or postmark issued by the United States Postal Service shall be valid for establishing date of mailing. For all means of notice other than the United States Mail, notice shall be effective upon receipt.

D. Designation of other representatives by either party for various other purposes, such as property management matters or emergency contacts, shall not be understood to designate a representative for the receipt of notices under this Lease.

3. USE OF APPURTENANT AREAS (APR 2011)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards.

4. ROOFTOP ANTENNAS (APR 2011)

If the rights granted under this Lease include the use of rooftop areas for the installation of antennas (to include dish antennas and all related equipment), the Government shall have the non-exclusive right of access to, and use of, all building areas (e.g., chases, plenums) necessary for the use and operation of such equipment.

5. CHANGE OF OWNERSHIP (APR 2011)

A. If during the term of the Lease, title to the Property is transferred, the Lease is assigned, or the Lessor changes its legal name, the Lessor and its successor shall comply with the requirements of FAR Subpart 42.12. If title is transferred, the Lessor shall notify the Government within five days of the transfer of title.

B. The Government and the Lessor may execute a Change of Name Agreement if the Lessor is only changing its legal name, and the Government's and the Lessor's respective rights and obligations remain unaffected. A sample form is found at FAR 42.1205.

C. If title to the Property is transferred, or the Lease is assigned, the Government, the original Lessor ("Transferor"), and the new owner or assignee ("Transferee") shall execute a Novation Agreement providing for the transfer of Transferor's rights and obligations under the Lease to the Transferee. When executed on behalf of the Government, a Novation Agreement will be made part of the Lease via Amendment.

D. In addition to all documents required by FAR 42.1204, the LCO may request additional information (e.g., copy of the deed, bill of sale, certificate of merger, contract, court decree, articles of incorporation, operation agreement, partnership certificate of good standing, etc.) from the Transferor or Transferee to verify the parties' representations regarding the transfer, and to determine whether the transfer of the Lease is in the Government's interest.

E. If the LCO determines that recognizing the Transferee as the Lessor will not be in the Government's interest, the Transferor shall remain fully liable to the Government for the Transferee's performance of obligations under the Lease, notwithstanding the transfer. Under no condition shall the Government be obligated to recognize the Transferee as its Lessor until (a) the payment of rent has commenced; and (b) any amounts due and owing to the Government under the Lease have been paid in full or completely set off against the rental payments due under the Lease.

F. As a condition for being recognized as the Lessor and entitlement to receiving rent, the Transferee must complete a Central Contractor Registration ("CCR") (See FAR 52.232-33), provide the information to be substituted in Exhibit A, Section III, and complete and sign GSA Form 3518A, Representations and Certifications (to substitute Exhibit D).

G. If title to the Property is transferred, or the Lease is assigned, rent shall continue to accrue, subject to the Government's rights as provided for in this Lease. However, the Government's obligation to pay rent to the Transferee shall be suspended until the Government has received all information reasonably required by the LCO under subparagraph D., the Government has determined that recognizing the Transferee as the Lessor is in the Government's interest (which determination will be prompt and not unreasonably withheld), and the Transferee has met all conditions specified in subparagraph F. So long as any delays in effecting the recognition of Transferee as Lessor are not the responsibility of the Government, no interest shall accrue on suspended rent.

6. MAINTENANCE OF THE PROPERTY, RIGHT TO INSPECT (SIMPLIFIED LEASE) (APR 2011)

The Lessor shall maintain the Property, including the building, building systems, and all equipment, fixtures, and appurtenances furnished by the Lessor under this Lease, in good repair and tenable condition. Such maintenance and repairs include the site and private access roads. All equipment and systems shall be maintained to provide reliable, energy-efficient service without unusual interruption, disturbing noises, exposure to fire or safety hazards, uncomfortable drafts, excessive air velocities, or unusual emissions of dirt. The Lessor's maintenance responsibility includes initial supply and replacement of all supplies, materials, and equipment necessary for such maintenance. Upon request of the LCO, the Lessor shall provide written documentation that building systems and equipment have been properly maintained, tested, and inspected in accordance with applicable codes and are operational within manufacturer's warranted operating standards. The Lessor shall maintain the Premises in a safe and healthful condition according to applicable OSHA standards, including standards governing indoor air quality, existence of mold and other biological hazards, presence of hazardous materials, etc. The Government shall have the right, at any time after the Lease is signed and during the term of the Lease, to inspect all areas of the Property to which access is necessary for determining the Lessor's compliance with this clause. Without any additional charge, the Government reserves the right to require documentation of inspection, testing, and maintenance records of fire protection systems, such as, but not limited to: fire alarm, fire sprinkler, fire pumps, emergency lighting, emergency generator, etc. prior to occupancy and throughout the term of the lease.

7. FIRE AND CASUALTY DAMAGE (SIMPLIFIED LEASE) (APR 2011)

If the building in which the Premises are located is totally destroyed or damaged by fire or other casualty, this Lease shall immediately terminate. If the building in which the Premises are located are only partially destroyed or damaged, so as to render the Premises untenable, the Lessor shall have the option to elect to repair and restore the Premises or terminate the Lease. The Lessor shall be permitted a reasonable amount of time, not to exceed **180 days** from the event of destruction or damage, to repair or restore the Premises, if the Lessor submits to the Government a reasonable schedule for repair of the Premises within **30 days** of the event of destruction or damage. If the Lessor fails to timely submit a reasonable schedule for completing the work, the Government may elect to terminate the Lease effective as of the date of the event of destruction or damage. If the Lessor elects to repair or restore the Premises, but fails to repair or restore the Premises within **180 days** from the event of destruction or damage, or fails to diligently pursue such repairs or restoration so as to render timely completion commercially impracticable, the Government may terminate the Lease effective as of the date of the destruction or damage. During the time that the Premises are untenable, rent shall be abated. Termination of the Lease by either party under this clause shall not give rise to liability for either party.

8. DEFAULT BY LESSOR (APR 2011)

The following conditions shall constitute default by the Lessor, and shall give rise to the following rights and remedies for the Government:

A. Prior to Acceptance of the Premises. Failure by the Lessor to perform diligently all obligations required for Acceptance of the space within the times specified, without excuse, shall constitute a default by the Lessor. Subject to provision of notice of default to the Lessor, and provision of a reasonable opportunity for the Lessor to cure its default, the Government may terminate the Lease because of the Lessor's default.

B. After Acceptance of the Premises. Failure by the Lessor to perform any service, to provide any item, or satisfy any requirement of this Lease, without excuse, shall constitute a default by the Lessor. Subject to provision of notice of default to the Lessor, and provision of a reasonable opportunity for the Lessor to cure its default, the Government may perform the service, provide the item, or obtain satisfaction of the requirement by its own employees or contractors. If the Government elects to take such action, the Government may deduct from rental payments its costs incurred in connection with taking the action. Alternatively, the Government may reduce the rent by an amount reasonably calculated to approximate the cost or value of the service not performed, item not provided, or requirement not satisfied, such reduction effective as of the date of the commencement of the default condition. If the Lessor's default persists notwithstanding provision of notice and reasonable opportunity to cure by the Government, or the Lessor fails to take such actions as are necessary to prevent the recurrence of default conditions, such that the tenability or safe and healthful occupancy of the Premises is substantially impaired, the Government may terminate the Lease on account of the Lessor's default.

C. Excuse. Failure by the Lessor to timely deliver the space or perform any service, provide any item, or satisfy any requirement of this Lease shall not be excused if its failure in performance arises from:

1. Circumstances within the Lessor's control;
2. Circumstances about which the Lessor had actual or constructive knowledge prior to the Lease Award Date that could reasonably be expected to affect the Lessor's capability to perform, regardless of the Government's knowledge of such matters (including weather conditions that are not unusual or severe);
3. The condition of the Property (save for Fire and Casualty Damage, in which case the Fire and Casualty Damage clause shall apply);
4. The acts or omissions of the Lessor, its employees, agents or contractors; or

5. The Lessor's inability to obtain sufficient financial resources to perform its obligations.

D. The rights and remedies specified in this clause are in addition to all remedies to which the Government may be entitled as a matter of law.

9. INTEGRATED AGREEMENT (APR 2011)

This Lease, upon execution, contains the entire agreement of the parties and no prior written or oral agreement, express or implied, shall be admissible to contradict the provisions of the Lease. Except as expressly incorporated by reference in Section 1 of the Lease, neither the Request for Lease Proposals nor any pre-award communications by either party shall be incorporated in the Lease.

10. MUTUALITY OF OBLIGATION (SIMPLIFIED LEASE) (APR 2011)

The obligations and covenants of the Lessor, and the Government's obligation to pay rent and perform such other obligations as may be specified herein, are interdependent.

11. CHANGES (SIMPLIFIED LEASE) (APR 2011)

A. The LCO may at any time, by written order, direct changes to the TIs within the space, Building Security Requirements, or the services required under the Lease.

B. If any such change causes an increase or decrease in Lessor's costs or time required for performance of its obligations under this Lease, whether or not changed by the order, the Lessor shall be entitled to an amendment to the Lease providing for one or more of the following:

1. An adjustment of the delivery date;
2. An equitable adjustment in the rental rate; or
3. A lump sum equitable adjustment.

C. The Lessor shall assert its right to an amendment under this clause within **30 days** from the date of receipt of the change order and shall submit a proposal for adjustment. Failure to agree to any adjustment shall be a dispute under the Disputes clause. However, the pendency of an adjustment or existence of a dispute shall not excuse the Lessor from proceeding with the change, except the Lessor shall not be obligated to comply with such order or direction if the adjustment to which it is entitled causes the annual rent (net of operating costs) to exceed the Simplified Lease Acquisition Threshold established under GSAR 570.102.

D. Absent a written change order from the LCO, or from a Government official to whom the LCO has explicitly delegated in writing the authority to direct changes, the Government shall not be liable to Lessor under this clause.

12. COMPLIANCE WITH APPLICABLE LAW (APR 2011)

Lessor shall comply with all Federal, state and local laws applicable to its ownership of the Property, including, without limitation, laws applicable to the construction, demolition, ownership, alteration or operation of all buildings, structures, and facilities located thereon, and obtain all necessary permits, licenses and similar items at its own expense. The Government will comply with all Federal, State and local laws applicable to and enforceable against it as a tenant under this lease, provided that nothing in this Lease shall be construed as a waiver of the sovereign immunity of the Government. This Lease shall be governed by Federal law.

13. ~~ADJUSTMENT FOR VACANT PREMISES (SIMPLIFIED LEASE) (APR 2011)~~

14. WAIVER OF RESTORATION (APR 2011)

The Lessor shall have no right to require the Government to restore the Premises upon termination of the Lease, and waives all claims against the Government for waste, damages, or restoration arising from or related to (a) the Government's normal and customary use of the Premises during the term of the Lease (including any extensions thereof), as well as (b) any initial or subsequent alteration to the Premises regardless of whether such alterations are performed by the Lessor or by the Government. At its sole option, the Government may abandon property in the space following expiration of the Lease, in which case, the property will become the property of the Lessor and the Government will be relieved of any liability in connection therewith.

15. CLAUSES INCORPORATED BY REFERENCE (SIMPLIFIED LEASE) (APR 2011)

This Lease incorporates one or more clauses by reference, with the same force and effect as if they were given in full text. Upon request, the LCO will make the full text available, or the full text may be found in GSA Form 3517C at <http://www.gsa.gov/leasingform>. All dollar thresholds set forth below refer to Total Contract Value, or the total of all gross rental payments to be made during the initial term of the Lease plus any options. All citations to the FAR are provided for convenience of reference, and shall not be understood as subjecting this Lease to any provision of the FAR except to the extent that clauses prescribed by the FAR are expressly incorporated into this Lease.

- A. FAR 52.204-7, CENTRAL CONTRACTOR REGISTRATION (APR 2008) (VARIATION)
- B. FAR 52.209-6, PROTECTING THE GOVERNMENT'S INTEREST WHEN SUBCONTRACTING WITH CONTRACTORS DEBARRED, SUSPENDED, OR PROPOSED FOR DEBARMENT (SEP 2006) (Applicable to leases over \$30,000.)
- C. FAR 52.215-10, PRICE REDUCTION FOR DEFECTIVE COST OR PRICING DATA (OCT 1997) (Applicable when cost or pricing data are required for work or services over \$650,000.)
- D. FAR 52.215-12, SUBCONTRACTOR COST OR PRICING DATA (OCT 1997) (Applicable when the clause at FAR 52.215-10 is applicable.)
- E. FAR 52.219-1, SMALL BUSINESS REPRESENTATIONS (MAY 2004) (Applicable to leases exceeding the micro-purchase threshold)
- F. FAR 52.219-9, SMALL BUSINESS SUBCONTRACTING PLAN (JUL 2010) (Applicable to leases over \$550,000.)
- G. FAR 52.219-16, LIQUIDATED DAMAGES—SUBCONTRACTING PLAN (JAN 1999) (Applicable to leases over \$550,000.)
- H. FAR 52.219-25, SMALL DISADVANTAGED BUSINESS PARTICIPATION PROGRAM—DISADVANTAGED STATUS AND REPORTING (APR 2008) (Applicable to leases exceeding \$550,000)
- I. FAR 52.219-28, POST AWARD SMALL BUSINESS PROGRAM REPRESENTATION (APR 2009) (Applicable if lease exceeds five years and the micro-purchase threshold)
- J. FAR 52.222-21, PROHIBITION OF SEGREGATED FACILITIES (FEB 1999) (Applicable to leases over \$10,000.)
- K. FAR 52.222-26, EQUAL OPPORTUNITY (MAR 2007) (Applicable to leases over \$10,000.)
- L. FAR 52.222-35, EQUAL OPPORTUNITY FOR SPECIAL DISABLED VETERANS, VETERANS OF THE VIETNAM ERA, AND OTHER ELIGIBLE VETERANS (SEP 2006) (Applicable to leases over \$100,000.)
- M. FAR 52.222-36, AFFIRMATIVE ACTION FOR WORKERS WITH DISABILITIES (JUN 1998) (Applicable to leases over \$10,000.)
- N. FAR 52.222-37, EMPLOYMENT REPORTS ON SPECIAL DISABLED VETERANS, VETERANS OF THE VIETNAM ERA, AND OTHER ELIGIBLE VETERANS (SEP 2006) (Applicable to leases over \$100,000.)
- O. FAR 52.223-6, DRUG FREE WORKPLACE (MAY 2001)
- P. FAR 52.232-23, ASSIGNMENT OF CLAIMS (SEP 1999) (Applicable to leases exceeding the micro-purchase threshold.)
- Q. FAR 52.232-33, ELECTRONIC FUNDS TRANSFER- CENTRAL CONTRACT REGISTRATION (OCT 2003)
- R. FAR 52.233-1, DISPUTES (JUL 2002)
- S. GSAR 552.232.25, PROMPT PAYMENT (NOV 2009)

SECTION 3 CONDITIONS FOR ACCEPTANCE, COMMENCEMENT OF TERM, AND PAYMENT OF RENT

1. ~~COMPLETION OF BUILDING AND TENANT IMPROVEMENTS (SIMPLIFIED LEASE) (APR 2011)~~

2. ~~GOVERNMENT ACCESS PRIOR TO ACCEPTANCE OF SPACE (SIMPLIFIED LEASE) (APR 2011)~~

Subject to the Lessor's permission, which shall not be unreasonably withheld, the Government or its contractors shall have access to the Premises prior to acceptance of the space for preparing the space for occupancy. If work to be completed by the Government is a prerequisite for the issuance of a Certificate of Occupancy, or its equivalent, the Government shall be entitled to at least **10 working days** to complete work by its own contractors.

3. ACCEPTANCE (SIMPLIFIED LEASE) (APR 2011)

Lease is accepted upon the commencement date of this lease.

4. ~~ESTABLISHMENT OF LEASE TERM COMMENCEMENT DATE, ANNUAL RENT (SIMPLIFIED LEASE) (APR 2011)~~

5. PAYMENT OF BROKER (SIMPLIFIED LEASE) (JULY 2011)

A. **UGL Services-Equis Operations** ("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 CBRE, Inc. 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 3 equal monthly installments..

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 \$2,649.72 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.

Month 2 Rental Payment \$2,649.72 minus prorated Commission Credit of [REDACTED] equals [REDACTED].34 adjusted 2nd Month's Rent.

Month 3 Rental Payment \$2,649.72 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3rd Month's Rent.

6. AS-BUILT DRAWINGS (SIMPLIFIED LEASE) (APR 2011)

Not later than **60 days** after the acceptance of the space, the Lessor shall furnish to the Government a complete set Computer Aided Design (CAD) files of as-built floor plans showing the space under lease, as well as corridors, stairways, and core areas. The plans shall have been generated by a CAD program which is compatible with the latest release of AutoCAD. The required file extension is .DWG. Clean and purged files shall be submitted on CD-ROM. They shall be labeled with the building name, address, list of drawings, dates of drawings, and Lessor's architect's name and phone number. The Lessor's operator shall demonstrate the submission on GSA equipment, if requested by the LCO. **As of this lease, a CAD Disc has been furnished to GSA.**

SECTION 7 ADDITIONAL TERMS AND CONDITIONS

1. 24 hour per day, all weather access for the operation of aircraft is required and fueling service for Both the Cessna 206 and Bell 206 must be available
2. Ramp space will be available at no additional cost for occasional transient aircraft owned by the [REDACTED]
3. 24 hour in and out service available with one hour notice
4. The following specifications for the airport are required:
 - o 24 hour access fuel availability and security.
 - o Airport Specifications:
 - o The space provided must be in a setting that allows for aircraft to taxi onto runways.
 - o The area must not experience traffic congestion.
 - o 24 hour operation
 - o Runway lighting
 - o Instrument capabilities – IFR and VFR
 - o Radar available – ILS, GPS and VOR
 - o Acceptable Airport Operations – General Aviation Security Requested
 - o Fences
 - o Gates
 - o [REDACTED]
 - o Airport Services Required
 - o Helicopter dolly
 - o A/C in and out
 - o FBO Requirements
 - o Showers
 - o Phones
 - o Rest area
 - o Work space
 - o Fax
 - o Lockers
5. Payee's phone number is [REDACTED]
6. The Government acknowledges the following information for the Lessor:
 - a) The DUNS Number is 10-351-7793
 - b) The Employer Identification Number (EIN) /Taxpayer Identification Number (TIN) is [REDACTED]
7. It is mutually agreed there is no common area factor for the Leased Premises.
8. The Contracting Officer represents the General Services Administration as an agent with authority to enter into the Lease on behalf of the Government and execute this document in his/her official capacity only and not as an individual.
9. The Government assumes no responsibility for any conclusions or interpretations made by the Lessor based on information made available by the Government and/or its contractors. Nor does the Government assume responsibility for any understanding reached or representation made concerning conditions which can affect the work by any of its officers or agents before execution of this contract unless that understanding or representation is expressly stated in the Lease contract.
10. It is agreed to by the parties hereto that all the terms and conditions of this Lease as expressly contained herein represent the total obligations of the Lessor and the Government. Any agreements, written or oral, between the Lessor and the Government prior to execution of this Lease are neither applicable nor binding. This agreement may be amended only by written instrument executed by the Lessor and the Government.
11. It is agreed that there are no operating costs associated with this lease. There are also no tax or operating escalations.

