U.S. GOVERNMENT LEASE FOR REAL PROPERTY (Short Form)

 LEASE NUMBER GS-04B-59132

PART I - SOLICITATION/DESCRIPTION OF REQUIREMENTS (To be completed by Government)

A. REQUIREMENTS

The Government of the United States of America is seeking to lease approximately 2,000 rentable square feet of warehouse space located in Washington, NC for occupancy no later than May 15, 2010 for a term of ten (10) years, five (5) years firm. Rentable space must yield a minimum of 2,000 square feet of ANSI/BOMA Office Area (previously Usable) for use by Tenant for personnel, furnishing, and equipment.

INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS: Three (3) weeks after receipt.

B. STANDARD CONDITIONS AND REQUIREMENTS

The following standard conditions and requirements shall apply to any premises offered for lease to the UNITED STATES OF AMERICA (hereinafter called the GOVERNMENT):

Space offered must be in a quality building of sound and substantial construction, either a new, modern building or one that has undergone restoration or rehabilitation for the intended use.

The Lessor shall provide a valid Certificate of Occupancy for the intended use of the Government and shall meet, maintain, and operate the building in conformance with all applicable current (as of the date of this solicitation) codes and ordinances. If space is offered in a building to be constructed for lease to the Government, the building must be in compliance with the most recent edition of the building code, fire code, and ordinances adopted by the jurisdiction in which the building is located.

Offered space shall meet or be upgraded to meet the applicable egress requirements in National Fire Protection Association (NFPA) 101, Life Safety Code or an alternative approach or method for achieving a level of safety deemed equivalent and acceptable by the Government. Offered space located below-grade, including parking garage areas, and all areas referred to as "hazardous areas" (defined in NFPA 101) within the entire building (including non-Government areas), shall be protected by an automatic sprinkler system or an equivalent level of safety. Additional automatic fire sprinkler requirements will apply when offered space is located on or above the 6th floor. Unrestricted access to a minimum of two remote exits shall be provided on each floor of Government occupancy. Scissor stairs shall be counted as only one approved exit. Open-air exterior fire escapes will not be counted as an approved exit. Additional fire alarm system requirements will apply when offered space is located 2 or more stories in height above the lowest level of exit discharge.

The Building and the leased space shall be accessible to workers with disabilities in accordance with the Americans With Disabilities Act Accessibility Guidelines (36 CFR Part 1191, App. A) and the Uniform Federal Accessibility Standards (Federal Register vol. 49, No. 153, August 7, 1984, reissued as FED. STD. 795, dated April 1, 1988, and amended by Federal Property Management Regulations CFR 41, Subpart 101-19.6, Appendix A, 54 FR 12628, March 28, 1989). Where standards conflict, the more stringent shall apply.

The leased space shall be free of all asbestos containing materials, except undamaged asbestos flooring in the space or undamaged boiler or pipe insulation outside the space, in which case an asbestos management program conforming to Environmental Protection Agency guidance shall be implemented. The space shall be free of other hazardous materials according to applicable Federal, State, and local environmental regulations.

Services, utilities, and maintenance will be provided daily, extending from 7:00 a.m. to 5:00 p.m. except Saturday, Sunday, and Federal holidays. The Government shall have access to the leased space at all times, including the use of electrical services, toilets, lights, elevators, and Government office machines without additional payment.

				2 SERVICES	AND UTILITIES (To be provided by	Lessor as part of rent)				
	POW	TETRICITY FER (Special Equip.) FER (Hot & Cold) W REMOVAL		TRASH REMOVAL CHILLED DRINKING WATER AIR CONDITIONING TOILET SUPPLIES JANITORIAL SERV. & SUPP.	ELEVATOR SERVICE WINDOW WASHING Frequency CARPET CLEANING Frequency	INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS PAINTING FREQUENCY Space Public Areas	OTHER (Specify below)			
3.	ОТН	ER REQUIREMENTS		Ä						
	nera	Clauses and Rep S OF AWARD THE ACCEPTABLE OF	FER W	tations and Certification TH THE LOWEST PRICE PER SC	DUARE FOOT, ACCORDING TO TH	elsewhere in this solicitation, i	R BOMA USABLE OFFICE AREA.			
		WHICH MEANS "THE AREA WHERE A TENANT NORMALLY HOUSES PERSONNEL AND/OR FURNITURE, FOR WHICH A MEASUREMENT IS TO BE COMPUTED." OFFER MOST ADVANTAGEOUS TO THE GOVERNMENT, WITH THE FOLLOWING EVALUATION FACTORS BEING SIGNIFICANTLY MORE IMPORTANT THAN PRICE SIGNIFICANTLY LESS IMPORTANT THAN PRICE (Listed in descending order, unless stated otherwise):								

		R (To be completed by Offeror/	5,0428.65/4			
A. LOCAT	ION AND DESCRIPTION C	OF PREMISES OFFERED FOR I	LEASE BY GOV	ERNMENT		
NAME AND ADDRESS OF BUILDING (Inc.	lude ZIP Code)	6. LOCATION(S) IN BUILDING				
McMullan Warehouse		a. FLOOR(S)		b. ROOM NUMBER(S)		
1539 Grimes Road		1				
Washington, NC 27889						
		c. RENTABLE SQ. FT.	d. TYPE			
		2,000	GENERAL OFFICE OTHER (Special			
				WAREHOUSE		
		B. TERM				
o have and to hold, for the term of	commencing on May 15, 20	10 and continuing through May	14, 2020 inclusi	ve. The Government may termina		
nia logge at any time on or after N	May 15 2015 by giving at I	least sixty (60) days notice in w	riting to the Lee	sor. No rental shall accrue after t		
AND THE PROPERTY OF THE PROPER	(A)			sor. No rental silali accide alter t		
ffective date of termination. Said n	otice shall be computed cor	mmencing with the day after the	date of mailing.			
		C. RENTAL				
tant shall be navable in arrears an	d will be due on the first w	orkday of each month. When the	e date for comm	nencement of the lease falls after t		
5th day of the month, the initial ren	ital payment shall be due on			the commencement date. Rent fo		
eriod of less than a month shall be	prorated.					
AMOUNT OF ANNUAL RENT	The second second second second	LE TO (Name and address)				
\$5,700.00	James B. McMullar	n				
RATE PER MONTH						
\$475.00						
Da. NAME AND ADDRESS OF OWNER (Inci- necessary.)	ude ZIP code. If requested by the	Government and the owner is a partnershi	ip or joint venture, lis	t all General Partners, using a separate shee		
James B. McMullan,						
Cb. TELEPHONE NUMBER OF OWNER		PROPERTY OF PERSON SIGNING				
	OWNER	AUTHORIZED AGENT		OTHER (Specify)		
2. NAME OF OWNER OR AUTHORIZED AG	iEN (13. TITLE OF PERSON S Owner	SIGNING			
		15. DATE	16. OFFER	REMAINS OPEN UNTIL 4:30 P.M.		
		F F				
		5-4-10		(Date)		
4	DADT III AMAG	RD (To be completed by Gover	mmont)	(Date)		
our offer is hereby accepted. To	his award consummates to	the lease which consists of the	e following doc	uments: (a) this GSA Form 36 additions made or agreed to by yo		
// Representations and Certification	ns, (o) the covernment a ce	moral olduses, and (a) the lollon	ring changes or	additions made of agreed to by yo		
		OF THE UNITED STATES OF A	AMERICA UNLE	ESS SIGNED BELOW BY		
AUTHORIZED CONTRACTING OF	FICER.					
THIS DOCUMENT IS NOT BINDING AUTHORIZED CONTRACTING OF 178. NAME OF CONTRACTING OFFICER (Ty) Justin Kidwell	FICER.	OF THE UNITED STATES OF A		ESS SIGNED BELOW BY		