

LEASE NO. GS-07P-LOK17453

This Lease is made and entered into between

DLI McAlester LLC

(Lessor), whose principal place of business is 818 N. Oak Street, Guthrie, OK 73044, 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

**100 Airport Road
McAlester, OK 74501**

and more fully described in Section 1 and Exhibit A, 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 **November 20, 2016** and continuing for a period of **15 Years, 10 Years Firm,**

subject to termination and renewal rights as may be hereinafter set forth.

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:

[Redacted Signature]
Name: TREY WATERS
Title: Vice President
Entity Name: DLI McAlester LLC
Date: 9-8-2016

FOR THE GOVERNMENT:

[Redacted Signature]
Name: Nancy Lopez
Title: Lease Contracting Officer
GSA, Public Buildings Service, Leasing Division
Date: 9-28-2016

WITNESSED FOR THE LESSOR BY:

[Redacted Signature]
Name: JONES HEWLING
Title: CFO
Date: 09.08.2016

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: **9,593** rentable square feet (RSF), yielding **7,699** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit **B**.
- B. Common Area Factor: The Common Area Factor (CAF) is established as **24.60** 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. Unless otherwise noted, the Government accepts the Premises and tenant improvements in their existing condition, except where specifications or standards are contained elsewhere in this Lease. These standards include security improvements, Fire Protection and Life Safety requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. Such acceptance by the Government of existing Premises shall not relieve Lessor of continuing obligations for cleaning, janitorial, maintenance, repair, etc. as set forth in the Lease paragraphs and attached General Clauses.

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: **41** parking spaces as depicted on the plan attached hereto as Exhibit **C**, reserved for the exclusive use of the Government, of which **21** shall be structured/inside parking spaces, and **20** shall be surface/outside parking spaces. 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.
- 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, and (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.

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:

	FIRM TERM (YEARS 1-10)	YEAR 11	YEAR 12
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$85,857.35	\$84,418.40	\$88,351.53
TENANT IMPROVEMENTS RENT ²	\$ 6,736.81	\$0.00	\$0.00
OPERATING COSTS ³	\$ 114,636.35	\$ 114,636.35	\$ 114,636.35
PARKING ⁴	\$ 69,600.00	\$ 69,600.00	\$ 69,600.00
TOTAL ANNUAL RENT	\$276,830.51	\$268,654.75	\$272,587.88

	YEAR 13	YEAR 14	YEAR 15
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$92,380.59	\$96,601.51	\$100,822.43
TENANT IMPROVEMENTS RENT ²	\$ 0.00	\$0.00	\$0.00
OPERATING COSTS ³	\$ 114,636.35	\$ 114,636.35	\$ 114,636.35
PARKING ⁴	\$ 69,600.00	\$ 69,600.00	\$ 69,600.00
TOTAL ANNUAL RENT	\$276,616.94	\$280,837.86	\$285,058.78

¹Shell rent calculation:

(Years 1-10) \$8.95 per RSF multiplied by 9,593 RSF
 (Year 11) \$8.80 per RSF multiplied by 9,593 RSF
 (Year 12) \$9.21 per RSF multiplied by 9,593 RSF
 (Year 13) \$9.63 per RSF multiplied by 9,593 RSF
 (Year 14) \$10.07 per RSF multiplied by 9,593 RSF
 (Year 15) \$10.51 per RSF multiplied by 9,593 RSF

²Tenant Improvements of \$50,000 are amortized at a rate of 6.25 percent per annum over 10 years.

³Operating Costs rent calculation: \$11.95 per RSF multiplied by 9,593 RSF

⁴Parking costs described under sub-paragraph H below

B. In instances where the Lessor amortizes either the TI or BSAC for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term.

C. Rent is subject to adjustment upon reconciliation from quantities in the Lease to the approved DIDs and post-DID change orders, based on unit costs negotiated and agreed upon prior to Lease award.

D. Rent is subject to adjustment based on the final Building Specific Amortized Capital (BSAC) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

E. 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.

F. 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.

G. 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, and maintenance required for the proper operation of the Property, the Building, and the 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.

H. Parking shall be provided at a rate of \$200.00 per parking space per month (structured/inside), and \$80.00 per parking space per month (surface/outside).

1.04 ~~BROKER COMMISSION AND COMMISSION CREDIT (SEP 2015) INTENTIONALLY DELETED~~

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, at any time effective after the Firm Term of this Lease, by providing not less than 90 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.

1.06 ~~RENEWAL RIGHTS (SEP 2013) INTENTIONALLY DELETED~~

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
LEGAL DESCRIPTION	1	A
FLOOR PLAN(S)	1	B
PARKING PLAN(S)	1	C
AGENCY REQUIREMENTS	1	D
SECURITY REQUIREMENTS FOR LEVEL III	10	E
GSA FORM 3517B GENERAL CLAUSES	46	F
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 Lessor has agreed to total TI pricing of **\$50,000.00** based on the Agency's Requirements, items listed in 1.18 Building Improvements, and design schematic included in Exhibit D. This amount is amortized in the rent over the Firm Term of this Lease at an interest rate of **6.25** percent per year.

B. The Government may elect to make lump sum payments for any or all work covered by the TI scope. That part of the TI 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 TI. If the Government elects to make a lump sum payment for the TI after occupancy, the payment of the TI by the Government will result in a decrease in the rent according to the amortization rate over the Firm Term of the Lease.

1.09 TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012) INTENTIONALLY DELETED

1.10 BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012) INTENTIONALLY DELETED

1.11 BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP 2013) 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 **9,593** RSF by the total Building space of **9,593** RSF.

1.13 REAL ESTATE TAX BASE (SEP 2013) INTENTIONALLY DELETED

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 **\$11.95** per RSF (**\$9,593/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 **\$1.00** per ABOA SF of Space vacated by the Government.

1.16 HOURLY OVERTIME HVAC RATES (AUG 2011)

The following rates shall apply in the application of the paragraph titled "Overtime HVAC Usage:"

- **\$15.00** per hour for the entire Space.

1.17 24-HOUR HVAC REQUIREMENT (SEP 2014) INTENTIONALLY DELETED

1.18 BUILDING IMPROVEMENTS (MAR 2016)

Before the lease commences, the Lessor shall complete the following additional Building improvements:

- A. Carpet and Paint replacement within 60 days of lease award
- B. Tenant 24/7 access to thermostat control
- C. Install Water Filtration System

D. Relocate gate card reader at back roll up door from center of the drive to far east side of the drive

1.19 ~~HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (MAR 2012)~~ INTENTIONALLY DELETED