

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

1. LEASE NUMBER  
LOR07210

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

A. REQUIREMENTS

2. The Government of the United States of America is seeking to lease approximately 4,893 rentable square feet of office/warehouse space located in Wilsonville, Oregon for occupancy not later than October 2010 for a term of ten (10) years five (5) years firm. Rentable space must yield a minimum of 4,255 square feet of ANSI/BOMA Area (ABOA) which includes 2,541 square feet for warehouse use and 1,714 square feet for office use by Tenant for personnel, furnishing, and equipment.

3. INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS April 30, 2010 by 5:00 p.m., (MST).

B. STANDARD CONDITIONS AND REQUIREMENTS

4. The following standard conditions and requirements shall apply to any premises offered for lease to the UNITED STATES OF AMERICA (the GOVERNMENT):
- a. Space offered must be in a quality building of sound and substantial construction meeting the Government's requirements for the intended use.
  - b. The Lessor shall provide floor plans for the offered space and 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.
  - c. 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 6<sup>th</sup> 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.
  - d. The Building and the leased space shall be accessible to persons with disabilities in accordance with appendices C and D of 36 CFR Part 1191 (ABA Chapters 1 and 2 and Chapters 3 through 10 of the ADA-ABA Accessibility Guidelines).
  - e. 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 and in compliance with applicable Federal, State, and local environmental laws and regulations.
  - f. 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.
  - g. The Lessor shall complete any necessary alterations within 60 days after receipt of approved layout drawings.
  - h. The Offeror must have an active registration in the Central Contractor Registration (CCR) System (via the Internet at <http://www.ccr.gov>) prior to lease award and throughout the life of the lease. To remain active, the Lessor must update or renew its registration annually. The Government will not process rent payments to Lessors without an active CCR Registration. The Government will recognize no change of ownership of the leased premises until the new owner registers in the CCR system.
  - i. As part of the Proposal to Lease Space, Offeror must include an estimated cost of all improvements to the Government leased premises.

5. SERVICES AND UTILITIES (To be provided by Lessor as part of rent)

|  |  |   |   |   |
|--|--|---|---|---|
| <input checked="" type="checkbox"/> HEAT                   | <input checked="" type="checkbox"/> TRASH REMOVAL            | <input type="checkbox"/> ELEVATOR SERVICE           | <input checked="" type="checkbox"/> INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS | <input checked="" type="checkbox"/> OTHER (Specify below) |
| <input checked="" type="checkbox"/> ELECTRICITY            | <input checked="" type="checkbox"/> CHILLED DRINKING WATER   | <input checked="" type="checkbox"/> WINDOW WASHING  | <input checked="" type="checkbox"/> PAINTING FREQUENCY                            | Annually: Warehouse Cleaning                              |
| <input checked="" type="checkbox"/> POWER (Special Equip.) | <input checked="" type="checkbox"/> AIR CONDITIONING         | Frequency <u>Bi-annually</u>                        | Space <u>Every 5 years</u>  | CARPET REPLACEMENT:                                       |
| <input checked="" type="checkbox"/> WATER (Hot & Cold)     | <input checked="" type="checkbox"/> TOILET SUPPLIES          | <input checked="" type="checkbox"/> CARPET CLEANING | Public Areas <u>Every 3 years</u>   | Space: <u>Every 5 years</u>                               |
| <input checked="" type="checkbox"/> SNOW REMOVAL           | <input checked="" type="checkbox"/> JANITORIAL SERV. & SUPP. | Frequency <u>Annually</u>                           |   | AND repair/replace as required per SFO                    |

6. OTHER REQUIREMENTS

Offerors should also include the following with their offers:

The estimated cost to prepare the space for occupancy by the Government and the Offeror's proposed amortization rate for tenant alterations.

(1) Attachments are listed below:

- Attachment #1 to GSA Form 3626 Minimum Lease Security Standards (3-pages)
- Attachment #2 to GSA Form 3626 Minimum GSA Requirements (16-pages)
- Form 3516A - Solicitation Provisions (6-pages)
- Form 3518A - Representations and Certifications (4-pages)
- Form 3517A - General Clauses (2-pages)
- Pre-Lease Building Security Plan (6-pages)
- Seismic Certification (1-pages)
- Form 12000 - Pre-Lease Fire & Life Safety Evaluation with a CAD/PDF of the building and leased space (4-pages)
- Form 1364 - Proposal to Lease Space
- Form 1217 - Lessor's Annual Cost Statement
- Updated CCR's- <https://www.bpn.gov/CCRSearch/Detail.aspx>
- Broker Commission Agreement
- Floor Plan

*Wm*  
*rs*

7. NOTE: All offers are subject to the terms and conditions outlined above, and elsewhere in this solicitation, including the Government's General Clauses and Representations and Certifications.

8. BASIS OF AWARD

- THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER SQUARE FOOT, ACCORDING TO THE ANSI/BOMA Z65.1-1996 DEFINITION FOR 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
  - APPROXIMATELY EQUAL TO PRICE
  - SIGNIFICANTLY LESS IMPORTANT THAN PRICE
  - (Listed in descending order, unless stated otherwise):

*Wm*  
*rs*

**PART II - OFFER (To be completed by Offeror/Owner and remain open until lease award)**

**A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT**

|  |   |  |
|--|---|--|
| 1. NAME AND ADDRESS OF BUILDING (Include ZIP Code)<br><br>Wilsonville Business Center<br>Building 31<br>9025 SW Hillman Court<br>Wilsonville, OR 97070 | 2. LOCATION(S) IN BUILDING  |  |
|  | a. FLOOR(S)<br>1  | b. ROOM NUMBER(S)<br>3134  |
|  | c. SQ. FT.<br>RENTABLE <u>4,842</u><br>ABOA <u>4,818</u><br>Common Area Factor <u>1.005</u> | d. TYPE<br><input checked="" type="checkbox"/> GENERAL OFFICE <u>1,736</u><br><input checked="" type="checkbox"/> WAREHOUSE <u>3,106</u> |

**B. TERM**

3. To have and to hold, for the term commencing on October 1, 2010 and continuing through September 30, 2020 inclusive. The Government may terminate this lease in whole or in part at any time on or after September 30, 2015, by giving at least 90 days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

**C. RENTAL**

4. Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. Rent for a period of less than a month shall be prorated.

|   |  |   |
|---|--|---|
| 5. AMOUNT OF ANNUAL RENT<br>\$75,970.98 FOR YEARS 1-5<br>\$86,284.44 FOR YEARS 6-10 | 7. HVAC OVERTIME RATE PER HOUR<br>\$45.00 Per Hour | 8. ELECTRONIC FUNDS TRANSFER PAYMENT SHALL BE MADE TO (Name and Address)<br>BIT Holdings Fifty Seven, Inc.<br>1300 SW 5 <sup>th</sup> Avenue, Suite 3000<br>Portland, OR 97201-5609 |
| 6. RATE PER MONTH<br>\$6,330.92 FOR YEARS 1-5<br>\$7,190.37 FOR YEARS 6-10          |  |   |

9a. NAME AND ADDRESS OF OWNER (Include ZIP code. If requested by the Government and the owner is a partnership or joint venture, list all General Partners, using a separate sheet, if necessary.)  
BIT Holdings Fifty Seven, Inc.  
7616 SW Mohawk, Tualatin, OR 97062-8121

|   |  |
|---|--|
| 9b. TELEPHONE NUMBER OF OWNER<br>[REDACTED] | 10. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING<br><input checked="" type="checkbox"/> OWNER <input type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> OTHER (Specify) |
|---|--|

|  |  |
|--|--|
| 11a. NAME OF OWNER OR AUTHORIZED AGENT (Type or Print)<br>William Mihm | 11b. TITLE OF PERSON SIGNING<br>Vice President |
|--|--|

|   |                      |
|---|----------------------|
| 11c. SIGNATURE OF OWNER OR AUTHORIZED AGENT<br>[REDACTED] | 11d. DATE<br>9.29.10 |
|---|----------------------|

**POST III - AWARD (To be completed by Government)**

- Your offer is hereby accepted. This award consummates the lease which consists of the following attached documents: (a) this GSA Form 3626, (b) Representations and Certifications, (c) the Government's General Clauses, and (d) Attachment #1 to GSA Form 3626 Minimum Lease Standards (3-pages), (e) Attachment #2 to GSA Form 3626 Minimum GSA Requirements (16-pages), (f) Commission Agreement, (g) Floor Plan, (h) Amendment #1
- Included in the rental rate are Lessor's Annual Operating Expenses of \$6.67 per Rentable Square Foot (\$32,296.14 per Rentable Square Foot annually). Operating expenses will not escalate.
- The Government shall have access to eleven surface parking spaces at all times. The Government reserves the right to reserve the 11 provided spaces anytime through-out the term of the lease at a cost mutually agreeable between the Owner and Government.
- Carpet and Paint to be completed within 90 days after award per paragraph 44 of Attachment 2 to GSA Form 3626.
- Tenant Improvements have not been completed as of the effective date of this GSA Form 3626. The Government intends to pay Annual Rent per Section C.Rental 5. effective October 1, 2010. Upon completion and acceptance by the Government of Tenant Improvements for the space, a Supplemental Lease Agreement will be issued to pay lump sum for the Tenant Improvements per paragraph 7.A.2 of Attachment 2 to GSA Form 3626.
- Broker Commission and Commission Credit to be applied per paragraph 4 of Attachment 2 to GSA Form 3626.
- Adjustment for Vacant Premises to be applied per paragraph 9 of Attachment 2 to GSA Form 3626.

**2. THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT OF THE UNITED STATES OF AMERICA UNLESS SIGNED BELOW BY AUTHORIZED CONTRACTING OFFICER.**

|   |  |                         |
|---|--|-------------------------|
| 3a. NAME OF CONTRACTING OFFICER (Type or Print)<br>LINDSEY D. SNOW<br>CONTRACTING OFFICER | 3b. SIGNATURE OF CONTRACTING OFFICER<br>[REDACTED] | 3c. DATE<br>OCT 12 2010 |
|---|--|-------------------------|