

**LEASE NO. GS-10B-07402**

Streamlined Lease  
GSA FORM L201B (September 2012)

This Lease is made and entered into between

960 ELLENDALE LLC

(Lessor), whose principal place of business is 4894 N RUNWAY DR STE 101, CENTRAL POINT, OR 97502-3005, 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

Ellendale Building  
960 Ellendale  
Medford, OR 97504-8216

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 term February 20, 2014-February 19, 2024; subject to termination and renewal rights as are hereinafter set forth.

In Witness Whereof, the parties hereto have hereunto set their hands and seals, and their names and conditions set forth herein by their signatures below, to be effective as of the date hereinafter written.

FOR THE LESSOR:

Name: DONALD A DIMSER  
Title: MANAGING PARTNER  
Entity Name: 960 ELLENDALE LLC

General Services Administration, Public Buildings Service

Date: FEB 4 2014

WITNESSED FOR THE LESSOR BY:

Title: Administrative Asst.

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 (JUN 2012)**

The Premises are described as follows:

A. Office and Related Space: 5,384 rentable square feet (RSF), yielding 5,023 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the first floor of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

B. Common Area Factor: The Common Area Factor (CAF) is established as 1.07187% 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.

**1.02 EXPRESS APPURTENANT RIGHTS (JUN 2012)**

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: 3 reserved parking spaces shall be provided. In addition, 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: Space located on the roof of the Building sufficient in size for the installation and placement of the telecommunications equipment as such may be described herein, together with the right to access the roof and use of, all Building areas (e.g., chases, plenums) necessary for the use, operation and maintenance of such equipment at all times during the term of this Lease.

**1.03 RENT AND OTHER CONSIDERATIONS (SEP 2012)**

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	2/20/14-4/19/14	4/20/14-2/19/19	2/20/19-2/19/24
	ANNUAL RENT <sup>1</sup>	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$00.00	\$93,250.88 <sup>1</sup>	\$103,965.04 <sup>2</sup>
TENANT IMPROVEMENTS RENT	\$ 00.00	\$TBD <sup>3</sup>	\$0.00
OPERATING COSTS	\$ 00.00	\$ 33,919.20 <sup>4</sup>	\$ 39,034.00 <sup>5</sup>
BUILDING SPECIFIC AMORTIZED CAPITAL	\$ 00.00	\$ TBD <sup>6</sup>	\$ 0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$00.00</b>	<b>\$127,170.08</b>	<b>\$142,999.04</b>

<sup>1</sup>Two month's free rent (to include shell and operating costs)

<sup>2</sup>Shell rent (Firm Term) calculation: \$17.32 per RSF multiplied by 5,384 RSF

<sup>3</sup>Shell rent (Non-Firm Term) calculation: \$19.31 per RSF multiplied by 5,384 RSF

<sup>4</sup>The Tenant Improvement Allowance of \$38.17 is available for use by the Government and shall be amortized at a rate of 7 percent per annum over the remaining firm term once improvements are completed.

<sup>5</sup>Operating Costs rent (Firm Term) calculation: \$6.30 per RSF multiplied by 5,384 RSF

<sup>6</sup>Operating Costs rent (Non-Firm Term) calculation: \$7.25 per RSF multiplied by 5,384 RSF

<sup>7</sup>Building Specific Amortized Capital (BSAC) will be amortized at a rate of 7 percent per annum over the remaining firm term once improvements are completed.

B. 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.

C. 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.

D. 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 in the Lessor's System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered in SAM.

E. 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.

**1.04 INTENTIONALLY DELETED**

**1.05 TERMINATION RIGHTS (AUG 2011)**

The Government may terminate this Lease, in whole or in parts, at any time effective after 2/19/19, 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 (AUG 2011)**

This Lease may be renewed at the option of the Government for two terms of [REDACTED] each at the following rental rate(s):

	[REDACTED]	[REDACTED]
	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	[REDACTED]	[REDACTED]
OPERATING COSTS	[REDACTED]	[REDACTED]

provided notice is given to the Lessor at least 90 days before the end of the original Lease term, all other terms and conditions of this Lease, as same may have been amended, shall remain in force and effect during any renewal term.

**1.07 DOCUMENTS INCORPORATED IN THE LEASE (SEP 2012)**

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	1	A
PARKING PLAN(S)	1	B
AGENCY SPECIAL REQUIREMENTS	12	C
SECURITY REQUIREMENTS	2	D
GSA FORM 3517B GENERAL CLAUSES	46	
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	10	

**1.08 TENANT IMPROVEMENTS AND PRICING (STREAMLINED) (SEP 2012)**

The Tenant Improvement Allowance (TIA) for purposes of this Lease is \$191,727.91, or \$38.17 per ABOA SF. The TIA is the amount that the Lessor shall make available for the Government to be used for the TIs. This amount is amortized in the rent over the Firm Term of this Lease at an annual interest rate of 7 percent.

The Government shall have the right to make lump sum payments for any or all TI work.

**1.09 TENANT IMPROVEMENT RENTAL ADJUSTMENT (AUG 2011)**

A. The Government, at its sole discretion, shall make all decisions as to the use of the TIA. The Government may use all or part of the TIA. The Government may return to the Lessor any unused portion of the TIA in exchange for a decrease in rent according to the agreed-upon amortization rate over the Firm Term.

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

- C. If it is anticipated that the Government will spend more than the allowance identified above, the Government shall have the right to either:
1. Reduce the TI requirements;
  2. Pay lump sum for the overage upon substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph;
  3. Negotiate an increase in the rent.

**1.10 TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012)**

For pricing TI costs,, the following rates shall apply for the initial build-out of the Space:

	INITIAL BUILD-OUT
Architect/Engineer Fees (\$ per ABOA SF or % of TI Construction Costs)	TBD at Post Award
Lessor's Project Management Fee (% of TI Construction Costs)	TBD at Post Award

**1.11 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 86 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 5,384 RSF by the total Building space of 6,259 RSF.

**1.12 ESTABLISHMENT OF TAX BASE (JUN 2012)**

The Real Estate Tax Base, as defined in the Real Estate Tax Adjustment paragraph of the Lease is \$7,917.14.

**1.13 OPERATING COST BASE (AUG 2011)**

The parties agree that for the purpose of applying the paragraph titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$33,319.20/annum.

**1.14 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (JUN 2012)**

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 leased 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 \$4.00 per ABOA SF of Space vacated by the Government.

**1.15 HOURLY OVERTIME HVAC RATES (AUG 2011)**

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

- \$10.00 per hour for the entire Space.

**1.16 24-HOUR HVAC REQUIREMENT (APR 2011)**

The hourly overtime HVAC rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the Premises, such services shall be provided by the Lessor at an annual rate of \$0.00 per ABOA SF. of the area receiving the 24-hour HVAC. Notwithstanding the foregoing, Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the Building at no additional charge.

**1.17 BUILDING IMPROVEMENTS (SEP 2012)**


The Lessor shall complete the following additional Building improvements prior to acceptance of Tenant Improvements:

- A. Patch and paint damaged portion of walls
- B. Ensure that fire extinguishers have passed annual inspection
- C. Steam clean or replace dirty carpet in lobby
- D. Seismic modifications shall be made at Lessor's expense in coordination with construction for Tenant Improvements.

**1.18 HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (MAR 2012)**

If the Lessor is a qualified HUBZone small business concern (SBC) that did not waive the price evaluation preference then as required by 13 C.F.R. 126.700, the HUBZone SBC must spend at least 50% of the cost of the contract incurred for personnel on its own employees or employees of other

qualified HUBZone SBC's and must meet the performance of the work requirements for subcontracting in 13 C.F.R. § 125.6(c). If the Lessor is a HUBZone joint venture, the aggregate of the qualified HUBZone SBC's to the joint venture, not each concern separately, must perform the applicable percentage of work required by this clause.

LESSOR  GOVERNMENT: 