

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE 9/27/2011

LEASE NO.
GS-03B-12011

THIS LEASE, made and entered into this date by and between Erie International Airport

4411 West 12th Street
whose address is Erie, PA 16505-3091

and whose interest in the property hereinafter described is that of the Owner

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WITNESSETH: The parties hereto for the consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

2,077 Rentable Square Feet yielding 1,809 ANSI/BOMA Office Area square feet and related space located on the 1st Floor, at the Erie International Airport, 4411 West 12th Street, Erie PA 16505-3091, together with 4 surface parking spaces, as depicted on Exhibit A (attached)

to be used for such purposes as determined by the General Services Administration.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on September 25, 2011 through September 24, 2021, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$ See Lease Rider Paragraph 8 at the rate of See Lease Rider Paragraph 8 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Erie International Airport
4411 West 12th Street
Erie, PA 16505-3091

4. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
- A. All services, utilities, maintenance, operations, and other considerations as set forth in this lease.
5. The following are attached and made a part hereof:
- A. Rider to Lease GS-03B-12011
 - B. Solicitation for Offers # 9PA2042 and Amendment #1
 - C. GSA Form 3517, "General Clauses"
 - D. GSA Form 3518A, "Representations and Certifications" dated 7/1/2011
 - E. Floor Plan "Exhibit A"

This lease contains 45 pages.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: Eric International Airport

[Redacted Signature]

4411 West 12th Street Eric PA 16505
(Address)

IN PRESENCE OF:

[Redacted Signature]

4411 West 12th Street Eric PA 16505
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE

BY

[Redacted Signature]

Contracting Officer
(Official title)

RIDER TO LEASE GS-03B-12011.

6. In no event shall the lessor enter into negotiations concerning the space leased with representatives of Federal agencies other than Contracting Officers and their designated representatives of the General Services Administration.

7. For purposes of determining the base rate for future adjustments to the operating cost, the Government agrees that the base rate of \$16.80 per ANSI/BOMA Office Area (ABOA) square foot, is acceptable. This figure includes the Government's pro-rata share of operating costs.

8. Lessor shall re-paint, re-carpet, and install new window blinds and install window film in the Government's space by November 25, 2011. When Lessor has completed all such alterations, Lessor shall promptly notify the Contracting Officer, who shall promptly cause the same to be inspected.

Upon Lease Commencement, rental shall be paid, in accordance with Paragraph 1.3 of the lease, "Measurement of Space" and Paragraph 27 General Clauses, GSA Form 3517, "Payment" at the rate of:

Years 1 through 10:

The total annual rent of \$42,347.03 breaks down as follows:

Shell Rent: \$9,461.07 per year or \$5.23 per ANSI/BOMA Office Area Square Foot (ABOA)

Amortized annual cost for Tenant Improvement Allowance*:
\$1,433.63

Interest rate at which Tenant Alterations are amortized: 4%

Amortized annual cost for Building Specific Security: \$1,061.13

Annual Cost of Services: \$30,391.20 per year or \$16.80 per ANSI/BOMA Office Area Square Foot (ABOA), plus accrued escalations per Paragraph 4.2, "Operating Costs."

*The annual rate is derived as follows: \$11,800 total TI allowance amortized at 4% over ten (10) years.

Lessor  Government 

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RIDER TO LEASE GS-03B-12011

9. It is understood and agreed that the Government retains title to all removable property covered by this agreement and may remove same if so desired. In the event such are not removed by the Government at the end of this lease term, or any extension thereof, title shall vest in the Lessor and all right of restoration waived.

10. Definitions:

- A. Where the word "Offeror" appears it shall be considered "Lessor"
- B. Where the word "should" appears it shall be considered to be "shall"
- C. Where the word(s) "Solicitation" or "Solicitation for Offers" appears it shall be considered to be "Lease"

Lessor  Government 

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