

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

1. LEASE NUMBER LSD14513

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 3,500 rentable square feet of general warehouse and office space located in Rapid City, SD for occupancy not later than August 1, 2010 (date) for a term of 3 years, 2 years firm. Rentable space must yield a minimum of 3,150 to a maximum of 3,850 square feet of ANSI/BOMA Office Area (ABOA) for use by Tenant for personnel, furnishing, and equipment. 3. INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS July 1, 2010.

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. 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. 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. f. Services, utilities, and maintenance will be provided daily, extending from 7:00 a.m. to 3:30 p.m. except Saturday, Sunday, and Federal holidays. g. The Lessor shall complete any necessary alterations within 90 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.

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

- HEAT, ELECTRICITY, POWER (Special Equip.), WATER (Hot & Cold), SNOW REMOVAL, TRASH REMOVAL, CHILLED DRINKING WATER, AIR CONDITIONING, TOILET SUPPLIES, JANITORIAL SERV. & SUPP., ELEVATOR SERVICE, WINDOW WASHING, CARPET CLEANING, INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS, PAINTING FREQUENCY, OTHER (Specify below)

6. OTHER REQUIREMENTS NOT APPLICABLE

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 265.1-1996 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).

**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) Rapid City GSA Bldg. 1810 Rand Road Rapid City, SD 57702-9393	2. LOCATION(S) IN BUILDING	
	a. FLOOR(S) 1	b. ROOM NUMBER(S) NA
	c. SQ. FT. RENTABLE 3500 ABDA 3500 Common Area Factor 1.00	d. TYPE <input checked="" type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> OTHER (Specify) <input type="checkbox"/> WAREHOUSE

**B. TERM**

3. To have and to hold, for the term commencing on August 1, 2010 and continuing through July 31, 2013 inclusive. The Government may terminate this lease in whole or in part at any time on or after July 31, 2012, by giving at least 60 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 \$63,000.00	7. HVAC OVERTIME RATE PER HOUR NA	8. ELECTRONIC FUNDS TRANSFER PAYMENT SHALL BE MADE TO (Name and Address) P&T Leasing 3221 Pine Tree Trail Sturgis, SD 57785-2734
6. RATES PER MONTH \$5,250.00		

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)  
P&T Leasing; 3221 Pine Tree Trail, Sturgis, SD 57785-2734

9b. TELEPHONE NUMBER OF OWNER [Redacted]	10. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING <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) Paul Lindstrom	11b. TITLE OF PERSON SIGNING Owner
11c. [Redacted] AUTHORIZED AGENT	11d. DATE

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

1. 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) the following changes or additions made or agreed to by you:

- Attachment 1 to GSA Form 3626: Minimum Lease Security Standards
- Attachment 2 to GSA Form 3626
- GSA Form 1217: Lessor's Annual Cost Statement
- Fire and Life Safety Checklist

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

UNLESS SIGNED BELOW BY

3a. NAME OF CONTRACTING OFFICER (Type or Print) [Redacted]	3c. DATE 8/17/10
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