

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

1. LEASE NUMBER LUT14537

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 7,377 rentable square feet of warehouse space, 4,000 SF of wareyard, and 2 reserved surface parking spaces located in Salt Lake City, UT for occupancy not later than October 1, 2010 for a term of ten (10) years, five (5) years firm. Rentable space must include approximately 3,050 ANSI/BOMA Office Area (ABOA) of office/light industrial and 3,364 square feet of ANSI/BOMA Office Area (ABOA) of warehouse space for use by Tenant for personnel, furnishing, and equipment. 3. INITIAL OFFERS ARE DUE ON OR BEFORE CLOSE OF BUSINESS August 12, 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 6:00 p.m. except Saturday, Sunday, and Federal holidays. g. The Lessor shall complete any necessary alterations within \_\_\_\_\_ 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)

Grid of service options with checkboxes: HEAT, ELECTRICITY, POWER, WATER, 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

Offerors should also include the following with their offers: Solicitation For Offers 9UT0036 dated August 2, 2010 GSA Form 3626, U.S. Government Lease for Real Property GSA Form 3516, Solicitation Provisions, for additional instructions only GSA Form 3517B, General Clauses GSA Form 3518, Representations and Certifications

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 ANSIBOMA 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)  The Walker Building 245 North Jimmy Doolittle Road Salt Lake City, UT 84116-3730	2. LOCATION(S) IN BUILDING	
	a. FLOOR(S)  1	b. ROOM NUMBER(S)
	c. SQ. FT. RENTABLE 6,443 ABOA 6,443 Common Area Factor 1.00	d. TYPE <input checked="" type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> OTHER (Specify) <input checked="" type="checkbox"/> WAREHOUSE

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 ninety (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 \$71,400.00	7. HVAC OVERTIME RATE PER HOUR \$5.00	8. ELECTRONIC FUNDS TRANSFER PAYMENT SHALL BE MADE TO (Name and Address) PIONEER INCORPORATED 4804 SOUTH DIPO PLACE SALT LAKE CITY, UT 84117-5033
6. RATE PER MONTH \$5,950.00		

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.)  
Pioneer Incorporated, 4804 South Dipo Place, Salt Lake City, UT 84117-5033

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)
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11a. NAME OF OWNER OR AUTHORIZED AGENT (Type or Print)  
[REDACTED]

11b. TITLE OF PERSON SIGNING  
[REDACTED]

11d. DATE  
9.22.2010

(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:

A. SFO# 9UT2054 dated 6/17/2010

B. The Lessor agrees to amortize up to \$25,000.00 in Tenant Improvements within the first ninety (90) calendar days of the lease by a Supplemental Lease Agreement that would be amortized at 7% over the remaining firm term of the Lease

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) TAMMY R. EATOUGH Contracting Officer	DATE 11.3.10
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