

**U.S. GOVERNMENT LEASE FOR REAL PROPERTY**

DATE OF LEASE \_\_\_\_\_ LEASE NO. **GS-08P-14617**

THIS LEASE, made and entered into this date by and between Worldlink Aviation Services, LLC

Whose address is **WorldLink Aviation Services, LLC  
1802 N Carson St Ste 212  
Carson City, NV 89701-1230**

And whose interest in the property hereinafter described is that of **OWNER**  
hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

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

1. The Lessor hereby leases to the Government the following described premises:
  - \* A total of **11,388** rentable square feet (RSF) of office and related space, which yields **11,388** ANSI/BOMA Office Area square feet (USF) of space at **Greninger Hanger, 1223 North Airport Rd, Cedar City, UT 84721**, to be used for such purposes as determined by the General Services Administration.
  - \* Included in the rent at no additional cost to the government are 15 parking spaces for exclusive use of the Government employees and patrons.
  - \* 15 surface parking spaces are included in the rent at a cost of \$0 per space per annum.
  - \* The common area factor for the leased premises occupied by the Government is established as 1.00 (see "Common Area Factor" paragraph of the lease).
  - \* The leased premises occupied by the Government for real estate tax adjustments is established as 100.00% (see also "Percentage Occupancy" paragraph of the lease).
2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of 20 years beginning upon the substantial completion of the space, and acceptance by the Government as satisfactorily complete. Design and construction of the space shall begin upon award of this lease in conformance with the Construction Schedule of Tenant Improvements paragraph of the attached Solicitation for Offers. The commencement date of this lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Supplemental Lease Agreement upon substantial completion and acceptance of the space by the Government.
3. The Government shall pay the Lessor annual rent of \$274,545.24 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Worldlink Aviation Services, LLC  
1802 N Carson St. STE 212  
Carson City, NV 89701-1230


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

**LESSOR**

SIGNATURE Tom Gren	NAME OF SIGNER <b>Tom GRENINGER</b>
ADDRESS	


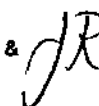
**UNITED STATES OF AMERICA**

SIGNATURE	NAME OF SIGNER <b>James F. Randle II</b>
	OFFICIAL TITLE OF SIGNER <b>Leasing Contracting Officer</b>

4. The Government may terminate this lease in whole or in part at any time on or after 8/1/2026 by giving at least 60 days' notice in writing to the Lessor, and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
5. The Lessor shall furnish to the Government, as part to the rental consideration, the following:  
Those tenant improvements, facilities, services, supplies, utilities, and maintenance in accordance with SFO OUT2044 dated 10/4/2010
6. The following are attached and made a part hereof:  
X - A. Standard Form 2 continuation  
X - B. Solicitation for Offers OUT2044 and attachments dated 10/4/10;  
X - C. GSA Form 3517 entitled GENERAL CLAUSES (Rev. 11/05),  
X - D. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 1/07),
7. In accordance with the SFO paragraph entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of \$436,160.00 are amortized through the rent for 15 years at the rate of 8.50%. The amortized cost of these improvements are included in the stated rent in Paragraph 3 above. Deviations to the approved design intent drawings will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.
8. In accordance with the SFO paragraph entitled Operating Costs Base, the base is established as \$6.27 per RSF (\$71,402.76 per annum).
9. In accordance with the SFO paragraph entitled Adjustment for Vacant Premises, the adjustment is established as \$4.53per USF for vacant space (rental reduction).
10. In accordance with the SFO Paragraph entitled Overtime Usage, the rate for overtime usage is established as \$20.00 per hour. This rate shall be applied only after the 80 hours included in the monthly rent has expired each month.
11. 

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**SCHEDULE OF RENT COMPONENTS**

<i>Annual Rent applies to Years</i>	<i>Total Shell Rent</i>	<i>Total Operating Costs</i>	<i>Total TI**</i>	<i>Taxes***</i>	<i>Total Annual Rent</i>
0 to 5	\$142,350.00	\$71,402.76	\$51,540.48	\$9,252.00	\$274,545.24
5 to 10	\$149,182.80	\$71,402.76	\$51,540.48	\$9,252.00	\$281,378.04
10 to 15	\$160,570.80	\$71,402.76	\$51,540.48	\$9,252.00	\$292,766.04
15 to 20	\$166,492.56	\$71,402.76	\$0.00	\$9,252.00	\$247,147.32

- \* Base cost of Operating Services subject to adjustment per SFO paragraph 4.3
- \*\*The Tenant Improvements Allowance is amortized at a rate of 8.5% per annum for 15 years.
- \*\*\* Base year Taxes subject to adjustment per SFO paragraph 4.2

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