

LEASE NO. GS-08P-14673

This Lease is made and entered into between

County of Washington,

("the Lessor"), whose principal place of business is 197 E Tabernacle St, St. George, Utah 84770-3443, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("the 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:

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

Courthouse Plaza, 180 N. 200 E, St. George, UT 84770-2838

and more fully described in Section 1, together with rights to the use of parking and other areas as set forth herein.

LEASE TERM

To Have and To Hold the said Premises with their appurtenances for the term beginning **JANUARY 1, 2012 AND CONTINUING THROUGH JUNE 30, 2013,**

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:

[Redacted Signature]

Name: Dennis Drake
Title: Chair of the Washington County
Date: Dec. 12, 2011

FOR THE GOVERNMENT:

[Redacted Signature]

TAMM
Lease Contracting Officer
Date: 12/28/11

WITNESSED BY:

[Redacted Signature]

Name: _____
Title: Administrator
Date: Dec. 12, 2011

3.37	ACCESS TO UTILITY AREAS (NOV 2005)	12
3.38	MECHANICAL AREAS AND BUILDING ROOFS (AUG 2011)	12
3.39	ACCESS TO BUILDING INFORMATION (NOV 2005)	12
3.40	IDENTITY VERIFICATION OF PERSONNEL (MAY 2007)	12
3.41	INTENTIONALLY DELETED	13
3.42	INTENTIONALLY DELETED	13

SECTION 4 DESIGN, CONSTRUCTION, AND POST AWARD ACTIVITIES 13

4.01	INTENTIONALLY DELETED	13
4.02	INTENTIONALLY DELETED	13
4.03	INTENTIONALLY DELETED	13
4.04	INTENTIONALLY DELETED	13
4.05	INTENTIONALLY DELETED	13
4.06	INTENTIONALLY DELETED	13
4.07	LEASE TERM COMMENCEMENT DATE AND RENT RECONCILIATION (SIMPLIFIED) (SEPT 2011)	13
4.08	AS-BUILT DRAWINGS (APR 2011)	13

SECTION 5 TENANT IMPROVEMENT COMPONENTS – INTENTIONALLY DELETED 14

SECTION 6 UTILITIES, SERVICES, AND OBLIGATIONS DURING THE LEASE TERM 14

6.01	PROVISION OF SERVICES, ACCESS, AND NORMAL HOURS (AUG 2011)	14
6.02	UTILITIES (APR 2011)	14
6.03	INTENTIONALLY DELETED	14
6.04	HEATING AND AIR CONDITIONING (AUG 2011)	14
6.05	INTENTIONALLY DELETED	14
6.06	JANITORIAL SERVICES (SEPT 2011)	14
6.07	SELECTION OF CLEANING PRODUCTS (APR 2011)	15
6.08	SELECTION OF PAPER PRODUCTS (APR 2011)	15
6.09	SNOW REMOVAL (APR 2011)	15
6.10	MAINTENANCE AND TESTING OF SYSTEMS (SIMPLIFIED) (APR 2011)	15
6.11	MAINTENANCE OF PROVIDED FINISHES (APR 2011)	15
6.12	ASBESTOS ABATEMENT (APR 2011)	16
6.13	ONSITE LESSOR MANAGEMENT (APR 2011)	16
6.14	SCHEDULE OF PERIODIC SERVICES (SIMPLIFIED) (APR 2011)	16
6.15	LANDSCAPE MAINTENANCE (APR 2011)	16
6.16	RECYCLING (SIMPLIFIED) (SEPT 2011)	16
6.17	INDOOR AIR QUALITY (DEC 2007)	16
6.18	RADON IN AIR (AUG 2008)	17
6.19	RADON IN WATER (AUG 2008)	17
6.20	HAZARDOUS MATERIALS (OCT 1996)	17
6.21	MOLD (SIMPLIFIED) (SEPT 2011)	17
6.22	OCCUPANT EMERGENCY PLANS (APR 2011)	17

SECTION 7 ADDITIONAL TERMS AND CONDITIONS 17

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SIMPLIFIED) (AUG 2011)

The Premises are as described under Exhibit A, Proposal to Lease Space, GSA Form 1364A.

1.02 EXPRESS APPURTENANT RIGHTS (SIMPLIFIED) (SEPT 2011)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

A. **PARKING:** Parking shall be provided as described under Block 6 of Exhibit A, Proposal to Lease Space, GSA Form 1364A. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

1.03 RENTAL CONSIDERATION (SIMPLIFIED) (SEPT 2011)

In consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Lessor's other obligations set forth herein, the Government shall pay the Lessor annual rent to be computed using the rental rate(s) specified on Exhibit A, GSA Form

1364A and the actual ANSI/BOMA Office Area (ABOA) delivered for occupancy and use by the Government, not to exceed the maximum ABOA solicited by the Government. Payment shall be made monthly in arrears. Rent for a lesser period shall be prorated. Rent shall be paid by Electronic Funds Transfer to an account to be designated by Lessor. Rent shall be inclusive of all costs incurred by the Lessor for the construction of building shell and Tenant Improvements (TIs) specified in the Lease, including those described on Exhibit A, GSA Form 1364A and the Agency Specific Requirements (ASR) attached hereto, all taxes of any kind, and all operating costs. Unless a separate rate is specified on Exhibit A, GSA Form 1364A, rights to parking areas will be deemed included in the rent.

Rent shall not be adjusted for changes in taxes or operating costs.

1.04 INTENTIONALLY DELETED

1.05 TERMINATION RIGHTS (SIMPLIFIED) (SEPT 2011)

The Government may terminate this Lease, in whole or in parts, effective after the firm term of this Lease by providing not less than 60 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 INTENTIONALLY DELETED

1.07 DOCUMENTS INCLUDED WITH LEASE (SIMPLIFIED) (AUG 2011)

The following documents are included as part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
Proposal to Lease Space (GSA Form 1364A)	2	A
Representations and Certifications (GSA Form 3518A)	4	F

1.08 INTENTIONALLY DELETED

1.09 INTENTIONALLY DELETED

1.10 INTENTIONALLY DELETED

SECTION 2 GENERAL TERMS, CONDITIONS AND STANDARDS

2.01 DEFINITIONS AND GENERAL TERMS (AUG 2011)

Unless otherwise specifically noted, all terms and conditions set forth in this Lease shall be interpreted by reference to the following definitions, standards, and formulas:

- A. Appurtenant areas. Appurtenant Areas are defined as those areas and facilities on the Property that are not located within the Premises, but for which rights are expressly granted under this Lease, or for which rights to use are reasonably necessary or reasonably anticipated with respect to the Government's enjoyment of the Premises and Express Appurtenant Rights.
- B. Broker. If GSA awarded this Lease using a contract real estate broker, Broker shall refer to GSA's Broker.
- C. Commission Credit. If GSA awarded this Lease using a Broker, and the Broker agreed to forego a percentage of its commission to which it is entitled in connection with the award of this Lease, the amount of this credit is referred to as the Commission Credit.
- D. Common area factor (CAF). The CAF is a conversion factor determined by the Building owner and applied by the owner to the ABOA SF to determine the RSF for the offered space.
- E. Days. All references to "day" or "days" in this Lease shall mean calendar days, unless specified otherwise.
- F. FAR/GSAR. All references to the FAR shall be understood to mean the Federal Acquisition Regulation, codified at 48 CFR Chapter 1. All references to the GSAR shall be understood to mean the GSA supplement to the FAR, codified at 48 CFR Chapter 5.
- G. Firm Term/Non-Firm Term. The Firm Term is that part of the Lease term that is not subject to termination rights. The Non-Firm Term is that part of the Lease term following the end of the Firm Term.
- H. Lease term commencement date. The Lease term commencement date means the date on which the Lease term commences.
- I. Lease award date. The Lease Award Date means the date that the Lease is executed by the LCO (and on which the parties' obligations under the Lease begin).