

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE

LEASE NO.  
GS-05B-18518

THIS LEASE, made and entered into this date by and between Quarry Vista, LLC

whose address is **345 S. Monroe Avenue  
Green Bay, WI 54301-4013**

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 consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:
  - A. 2,006 Rentable Square Feet (RSF) of office and related space, which yields 1,475 ANSI/BOMA Office Area square feet (ABOA) of space located at Quarry Vista Professional Bldg, 2140 Velp Avenue, Green Bay, WI 54303-6492.
  - B. Thirty-eight (38) surface parking spaces are available to the Government out of the one hundred and nineteen (119) in the lot at no cost to the Government.
  - C. In accordance with Paragraph 4.1 of the SFO, entitled "Common Area Factor", the common area factor is established as 1.36 (2,006 RSF / 1,475 ABOA).
2. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on June 01, 2013 through May 31, 2023, subject to termination and renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent in accordance with the following table:

Year	Shell	Real Estate Taxes	Base Cost of Services	Tenant Improvement Allowance	Total Annual Rent	Total Monthly Rent
1-10	\$ 16,123.60	\$ 7,048.65	\$ 8,773.34	\$ -	\$ 31,945.59	\$ 2,662.13

CPI and tax adjustments continue throughout the term of the lease.

Rent shall be adjusted in accordance with the provisions of the Solicitation for Offers and General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to the address in SAM (formerly CCR database) which is:

**Quarry Vista, LLC  
345 S. Monroe Avenue  
Green Bay, WI 54301-4013**

4. The Government may terminate this lease at any time after May 31, 2018, the five (5) year firm term by giving at least sixty (60) days written notice to the Lessor, and no rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
5. ~~This lease may be renewed at the option of the Government, for the following terms and at the following rentals: provided notice be given in writing to the Lessor at least \_\_\_\_\_ days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing~~

INITIALS: \_\_\_\_\_ & \_\_\_\_\_  
LESSOR GOVERNMENT

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
- A. All services, maintenance and other operations as set forth elsewhere in this lease.
  - B. All responsibilities and obligations as defined in the Solicitation for Offers Number **GS-05B-18518** and other attachments to the Lease referenced in Paragraph 7 of this SF-2 form.
7. The following are attached and made a part hereof:
- A. U.S. Government Lease For Real Property, SF-2 (Pages 1-2);
  - B. Attachment A (Paragraphs 9-25 Pages 1-2);
  - C. Solicitation for Offers (SFO No. GS-05B-18518 Dated October 12, 2011) (Pages 1-52);
  - D. Amendment 1 (Page 1-3);
  - E. Form 3517, General Clauses-Version 11/05 (Pages 1-34);
  - F. Form 3518, Representations and Certifications-Version 1/07 (Pages 1-7);
  - G. Exhibit 'A', Legal Description of the Premises (Page 1);
  - H. Exhibit 'B', Floor Plan & Site Plan (Pages 1);
8. The following changes were made in this lease prior to its execution:
- Paragraph 5 of this SF-2 was deleted in its entirety.
- Paragraphs 9 through 26 have been added.
- Amendment #1 added to the SFO and paragraph 1.1, 1.3, and 3.1 have been stricken.

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

LESSOR **Quarry Vista, LLC**

BY \_\_\_\_\_ (Signature) \_\_\_\_\_ (Signature)

IN PRESENCE OF:  
 \_\_\_\_\_ (Signature of Witness) \_\_\_\_\_ (Address)

UNITED STATES OF AMERICA **GENERAL SERVICES ADMINISTRATION**

BY \_\_\_\_\_ Patricia A. Benda \_\_\_\_\_ Lease Contracting Officer





overtime services. Additionally, rental will not be paid for occupancy in whole or in part except for the term specified herein.

21. Wherever the words "Offeror," "Lessor" or "successful offeror" appear in this Lease, they shall be deemed to mean "Lessor;" wherever the words "solicitation," "Solicitation for Offers" or "SFO" appear in this Lease, they shall be deemed to mean "this Lease;" wherever the words "space offered for lease" appear in this Lease, they shall be deemed to mean "Leased Premises."
22. The Lessor and CBRE, Inc. ("Broker") have agreed to a cooperating lease commission of [REDACTED] for the initial firm term of this lease. The total amount of the commission is [REDACTED]. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit [REDACTED] to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this SF-2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$2,662.13 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's rent.

Second Month's Rental Payment \$2,662.13 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's rent.

Third Month full Rental Payment of \$2,662.13.

23. As part of the rental rate, Lessor will provide new carpet and vinyl baseboard, repaint and wash the walls and window blinds within the suite, clean all light fixtures no later than June 1, 2014. Lessor will also restripe the parking lot, and repainting the railings no later than August 31, 2013. Renovations can be completed sooner if agreed upon by the tenant, lessor, and GSA schedule to be provided to GSA.
24. Per SFO lease paragraph 3.7 Green Lease Submittals and SFO Paragraph 8.3 Energy Efficient and Conservation the current building does not have an energy star label. The ownership does not wish to pursue a label. Per the exceptions listed in Paragraph 8.3 paragraphs C.2, and C.4 applies to this lease. The ownership has agreed to recaulk the windows as well as change out existing fluorescent light bulbs to more energy efficient devices no later than June 1, 2014. Schedule will need to be provided to GSA.
25. Per SFO Paragraph 10.21 [REDACTED] Lessor will provide [REDACTED] no later than October 1, 2013.

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