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

 LEASE NUMBER LWY14528

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 2,160 rentable square feet of Warehouse and related space and three (3) parking spaces located in Cody, WY for occupancy not later than July 18, 2010 (date) for a term of four (4) years, two (2) firm. Rentable space must yield a minimum of 2,160 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 7/1/2010.

## 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. If space is offered in a building to be constructed for lease to the Government, the building must be in compliance with the most recent edition of the building code, fire code, and ordinances adopted by the jurisdiction in which the building is located.
- 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. Offered space located below-grade, including parking garage areas, and all areas referred to as "hazardous areas" (defined in NFPA 101) within the entire building (including non-Government areas), shall be protected by an automatic sprinkler system or an equivalent level of safety. Additional automatic fire sprinkler requirements will apply when offered space is located on or above the 6<sup>th</sup> floor. Unrestricted access to a minimum of two remote exits shall be provided on each floor of Government occupancy. Scissor stairs shall be counted as only one approved exit. Open-air exterior fire escapes will not be counted as an approved exit. Additional fire alarm system requirements will apply when offered space is located 2 or more stories in height above the lowest level of exit discharge.
- 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, in which case an asbestos management program conforming to Environmental Protection Agency guidance shalbe implemented. The space shall be free of other hazardous materials and in compliance with applicable Federal, State, and local environmentallaws and regulations.
- f. Services, utilities, and maintenance will be provided daily, extending from 6:30 a.m. to 5:30 p.m. except Saturday, Sunday, and Federal holidays. The Government shall have access to the leased space at all times, including the use of electrical services, toilets, lights, elevators, and Government office machines without additional payment.
- g. The Lessor shall complete any necessary alterations wibin 30 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. To remain active, the Lessor must update or renew its registration annualty. The Government will not process rent payment to Lessors without an active CCR Registration. The Government will recognize no change of ownership of the leased premises until the new owner registers in the CCR system.

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 6. OTHER REQUIREMENTS Offerors should also include the following with their offers: GSA Form 3626, GSA Form 3626 Attachment 1 Any additions in security requirements from the original lease will be at the governments cost GSA Form 3626 Attachment 2, GSA Form 1364 Proposal to Lease Space, GSA Form 1217 Lessor's Annual Cost Statement, GSA Form 3516A Solidation Provisions, GSA Form 3517C General Clauses, GSA Form 3518A Representations and Certifications, GSA Form 12000 Prelease Fire Protection and Life Safety 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.									
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