

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

1. LEASE NUMBER
GS-05P-LIL19491

PART I - OFFER (Offeror completes Section A and C; Government shall complete Section B)

NOTE: All offers are subject to the terms and conditions outlined in Request for Lease Proposals No. 1, Supplemental Lease Requirements document, General Clauses (GSA Form 3517A) and ADDENDUM to the System for Award Management (SAM) REPRESENTATIONS AND CERTIFICATIONS (3518-SAM).

A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT

1. NAME AND ADDRESS OF BUILDING <i>(Include nine-digit ZIP Code)</i> Mutual Aid Box Alarm System 233 West Hintz Road Wheeling, Illinois 60090-5701 (NOTE: THIS IS THE NAME AND ADDRESS OF THE BUILDING AND THE LESSOR)	2. LOCATION(S) IN BUILDING		
	a. FLOOR(S) First Floor	b. ROOM NUMBER(S) N/A	
	c. SQ. FT. RENTABLE <u>3,210</u> ABOA <u>3,210</u> Common Area Factor <u>1.0</u>	d. TYPE <input type="checkbox"/> GENERAL OFFICE <input checked="" type="checkbox"/> OTHER <i>(Specify)</i> <input type="checkbox"/> WAREHOUSE Four (4) Surface Parking Spaces are included at no additional cost.	

B. TERM

3.a. To Have and To Hold the said Premises with its appurtenances for the term beginning February 1, 2016 and continuing for a period of 10 Years, 5 Years Firm, subject to termination and renewal rights as may be hereinafter set forth. ~~The commencement date of this Lease shall be, along with any applicable termination and renewal rights, shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.~~

b. ~~This Lease may be renewed at the option of the Government for a term of _____ at the rental rate(s) to be negotiated, provided notice is given to the Lessor at least days before the end of the original Lease term; all other terms and conditions of this Lease, as same may have been amended, shall remain in full force and effect during any renewal term.~~

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.

5a. AMOUNT OF ANNUAL RENT \$28,472.70	5b. RATE PER MONTH \$2,372.73	5c. HVAC OVERTIME RATE PER HOUR N/A	5d. ADJUSTMENT FOR VACANT PREMISES RATE (\$/ABOA SF/YEAR) N/A
GARAGE SPACE	FIRM TERM (\$/RSF/YEAR)	NON-FIRM TERM (\$/RSF/YEAR)	RENEWAL TERM (\$/RSF/YEAR)
6a. BUILDING SHELL RENT (INCL. REAL ESTATE TAXES)	6b. SEE EXHIBIT A	6c. SEE EXHIBIT A	6d. NOT APPLICABLE
7a. OPERATING RENT	7b. NOT APPLICABLE		
8a. TURNKEY TENANT IMPROVEMENT RENT <i>(See blocks 11 and 12 below for additional breakdown of cost and amortization rate)</i>	8b. NOT APPLICABLE		
9a. BUILDING SPECIFIC AMORTIZED CAPITAL (IF APPLICABLE)	9b. NOT APPLICABLE		
10a. TOTAL RENT	10b. Yr. 1: \$ 28,472.70 Yr. 2: \$29,339.40 Yr. 3: \$30,206.10 Yr. 4: \$31,104.90 Yr. 5: \$32,035.80	10c. Yr. 6 \$33,319.80 Yr. 7 \$34,668.00 Yr. 8 \$36,048.30 Yr. 9 \$37,492.80 Yr. 10 \$39,001.50	

11. TENANT IMPROVEMENT COSTS
NOT APPLICABLE

12. INTEREST RATE TO AMORTIZE TENANT IMPROVEMENTS
NOT APPLICABLE

13. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING

OWNER AUTHORIZED AGENT OTHER *(Specify)*

13a. NAME OF OWNER OR AUTHORIZED AGENT *(Type or Print)*
MUTUAL AID BOX ALARM SYSTEM

13b. TITLE OF PERSON SIGNING
CHIEF EXECUTIVE OFFICER

13d. DATE
2/12/2016

PART II - AWARD (To be completed by 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) Supplemental Lease Requirements, (c) Security Requirements, (d) Agency Specific Requirements, (e) Floor Plan delineating the Premises, (f) GSA Form 3517A, General Clauses (Acquisition of Leasehold Interests in Real Property \$150,000 or Less), (g) GSA Form 3518-SAM, Addendum to System for Award Management (SAM) Representations and Certifications (Acquisitions of Leasehold Interests in Real Property) and (h) the following building improvements, changes or additions made or agreed to by you (for example, energy efficiency and conservation improvements, ABAAS upgrades, Seismic Form C - Building Retrofit or New Construction PreAward Commitment (if applicable)):

2. THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT OF THE UNITED STATES OF AMERICA UNLESS SIGNED BELOW BY AUTHORIZED LEASE CONTRACTING OFFICER.

3a. NAME OF LEASE CONTRACTING OFFICER (Type or Print)

JOANNE LADWIG

3c. DATE

3/15/16