

**LEASE NO. GS-06P-
LMO51020**

Simplified Lease
GSA FORM L201A (September 2014)

Project Number 5MO0144

This Lease is made and entered into between

Lessor's Full Legal Name (exactly as registered in the System for Award Management (SAM))

Oak Properties LLC

(Lessor), whose principal place of business address is 4215 B. Willow Lake Court, Jefferson City, Missouri 65109-0595

and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(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:

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

305 East McCarty Street, Jefferson City, Missouri 65101-3155

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning December 16, 2015 and continuing through December 15, 2025, subject to termination and renewal rights as may be hereinafter set forth.

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.

[Redacted Signature Area]

Name: [Redacted]

Brian K. Dunlay

Title: Managing Partner

Lease Contracting Officer

Entity Name: Oak Properties, LLC

General Services Administration, Public Buildings Service

Date: 7/2/2015

Date: 7/16/2015

WITNESSED FOR THE LESSOR BY:

[Redacted Signature Area]

Name: Shea Mankin

Title: Financial Associate - Central Bank of Boone County

Date: 7/2/2015

The information collection requirements contained in this Solicitation/Contract that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SIMPLIFIED) (SEP 2013)

The Premises are as 1,230 Rentable Square Feet of Space Yielding 1,230 BOMA Office Areas Square Feet of Space located on the 1st floor(s) and known as Suite(s) Suite 101 of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A. Exhibit A is not to scale and shall be used as a general reference of the space.

1.02 EXPRESS APPURTENANT RIGHTS (SIMPLIFIED) (JUN 2012)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41, CFR, Part 102-74, Subpart C, within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to two reserved structured parking spaces and 3 reserved surface parking spaces. If parking cannot be provided on-site (i.e. basement garage, attached building garage, or site lot), parking should be located within a two-block radius of the office. 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 FOR SIMPLIFIED LEASES (SEP 2013)

	FIRM TERM YEARS 1-5		NON-FIRM TERM YEARS 6-10	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	\$14,452.50	\$11.75	\$14,452.50	\$11.75
TENANT IMPROVEMENTS RENT	\$ 2,853.52	\$2.31993496		
OPERATING COSTS	\$ 7,170.90	\$5.83	\$ 7,170.90	\$5.83
TOTAL ANNUAL RENT	\$24,476.92	\$19.89993496	\$21,623.40	\$17.58

The Tenant Improvement Allowance of \$12,300 is amortized at a rate of 6 percent per annum over 5 years. Rates may be rounded.

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 above, taken from GSA Form 1364A. 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 a tenant improvement allowance of \$10/ANSI BOMA Office Area Square Foot for the existing location, all taxes of any kind, and all operating costs. Rights to parking areas will be deemed included in the rent.

Should the lease be awarded at the existing location and space, unless otherwise noted, the Government accepts the existing Leased premises and tenant improvements. However, all of the existing shell and tenant improvements that have been provided by the Lessor shall be properly functioning during the term of the Lease so as to provide the Government's access to, occupancy, possession, use and enjoyment of the premises as provided in this Lease. The only tenant improvements that are required at the existing location are the replacement of the existing carpet and the repainting of the interior space. The new carpet and paint are part of the \$10 tenant improvement allowance. Any unused allowance shall be returned to the Government in the form of rent reduction in Tenant Improvement Rent. The actual costs expended shall be the actual cost paid to the contractor/vendors to provide and install the carpet and paint. No Fees shall be provided to the Lessor for overseeing the work.

This document also explains other services, operations and maintenance requirements that shall be met during the term of the lease.

Lessor is required maintain the space as follows: Except in case of damage arising out of the willful act or negligence of a Government employee and unless otherwise stated in the Lease, the Lessor shall maintain the premises, including the building, building systems, and all equipment, fixtures, and appurtenances furnished by the Lessor under this lease, in good repair and condition so that they are suitable in appearance and capable of supplying such heat, air conditioning, light, ventilation, safety systems, access and other things to the premises, without reasonably preventable or recurring disruption, as is required for the Government's access to, occupancy, possession, use and enjoyment of the premises as provided in this lease. For the purpose of so maintaining the premises, the Lessor may at reasonable times enter the premises with the approval of the authorized Government representative in charge.

1.04 TERMINATION RIGHTS (SIMPLIFIED) (JUN 2012)

The Government may terminate this Lease, in whole or in part, on or after December 15, 2020 of this Lease by providing not less than 90 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.

1.05 DOCUMENTS INCORPORATED IN THE LEASE (SIMPLIFIED) (SEP 2013)

The following documents are as attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
Agency Specific Requirements	45	
Security Requirements	11	
Floor Plan Delineating the Premises	1	A
Representations and Certifications (GSA Form 3518A)	9	