

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

1a. LEASE NUMBER
LGA02400

1b. BUILDING NUMBER
GA1100ZZ

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

NOTE: All offers are subject to the terms and conditions outlined in Request for Lease Proposals No. 2GA0917, Supplemental Lease Requirements document, General Clauses (GSA Form 3517A), and any other attachments included herein.

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

1. NAME AND ADDRESS OF BUILDING	2. LOCATION(S) IN BUILDING		
1801 Kerry Street, Savannah, GA 31404	2a. FLOOR(S) <u>roof</u>	2b. ROOM NUMBER(S) <u>n/a</u>	2e. NUMBER OF PARKING SPACES OFFERED STRUCTURED <u>0</u>
	2c. SQ. FT. RENTABLE <u>15</u> ABOA <u>15</u> Common Area Factor <u>n/a</u>	2d. TYPE <input type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> WAREHOUSE <input checked="" type="checkbox"/> OTHER (Specify) <u>Antenna (1)</u>	SURFACE <u>0</u> ANNUAL PARKING RATES (IF NOT INCLUDED IN RATES UNDER PART C BELOW) STRUCTURED <u>0</u> /space SURFACE <u>0</u> /space

B. TERM

3a. To have and to hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of 15 Years, 10 Years Firm, subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, 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.

3b. The Government may terminate this Lease, in whole or in parts, at any time 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.

3c. This Lease may be renewed at the option of the Government for a term of 5 YEARS at the rental rate(s) set forth below, provided notice is given to the Lessor at least 120 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. Rent shall not be adjusted for changes in real estate taxes or operating costs.

5a. AMOUNT OF ANNUAL RENT	5b. RATE PER MONTH		
\$8,943.84	\$745.32		
RENTAL RATE BREAKDOWN	FIRM TERM (\$/RSF/YEAR)	NON-FIRM TERM (\$/RSF/YEAR)	RENEWAL TERM (\$/RSF/YEAR)
6. BUILDING SHELL RENT (INCL. REAL ESTATE TAXES)	6a. \$ <u>0</u>	6b. \$0	6c. <u>n/a</u>
7. OPERATING RENT	7a. \$ <u>0</u>	7b. \$0	7b. n/a
8. TURNKEY TENANT IMPROVEMENT RENT (See blocks 12 and 13 below for additional breakdown of cost and amortization rate)	8a. \$ <u>0</u>	8b. \$0	8c. n/a
9. BUILDING SPECIFIC AMORTIZED CAPITAL (IF APPLICABLE)	9a. \$ <u>0</u>	9b. \$0	9c. n/a

10. TOTAL ANNUAL RENT	
Year 1	\$8,943.84
Year 2	\$9,212.16
Year 3	\$9,488.52
Year 4	\$9,773.16
Year 5	\$10,066.32
Year 6	\$10,368.36
Year 7	\$10,679.40
Year 8	\$10,999.80
Year 9	\$11,329.80
Year 10	\$11,669.64
Year 11	\$12,019.80
Year 12	\$12,380.40
Year 13	\$12,751.80
Year 14	\$12,134.36
Year 15	\$12,528.32

11. TENANT IMPROVEMENT COSTS <u>0.00</u>	12. INTEREST RATE TO AMORTIZE TENANT IMPROVEMENTS <u>n/a</u>
13. HVAC OVERTIME RATE PER HOUR <u>n/a</u>	14. ADJUSTMENT FOR VACANT PREMISES RATE (\$/ABOA SF/YEAR) <u>n/a</u>

D. OWNER IDENTIFICATION AND CERTIFICATION

15. RECORDED OWNER			
15a. Name Mayor and Aldermen of the City of Savannah		15b. Unique Entity Identifier (UEI)	
15c. Address 20 Interchange Court	15d. City Savannah	15e. State GA	15f. ZIP 31415

16. BY SUBMITTING THIS OFFER, THE OFFEROR AGREES UPON ACCEPTANCE OF THIS PROPOSAL BY HEREIN SPECIFIED DATE, TO LEASE TO THE UNITED STATES OF AMERICA, THE PREMISES DESCRIBED, UPON THE TERMS AND CONDITIONS AS SPECIFIED HEREIN, IN FULL COMPLIANCE WITH AND ACCEPTANCE OF THE AFOREMENTIONED RLP, WITH ATTACHMENTS.

I have read the RLP with attachments in its entirety and am requesting no deviations

17. OFFEROR'S INTEREST IN PROPERTY <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> AUTHORIZED AGENT <input type="checkbox"/> OTHER (Specify)
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18. OFFEROR <input type="checkbox"/> Check if same as Recorded Owner				
18a. NAME Joseph A. Melder	18b. ADDRESS 20 Interchange Court	18c. CITY Savannah	18d. STATE GA	18e. ZIP 31415
18f. Title City Manager	18g. E-mail address dkeating@savannahga.gov		18h. Telephone Number 912-651-6524	

18i. OFFEROR'S SIGNATURE	18j. DATE SIGNED
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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) GSA Form 3517A, General Clauses (Acquisition of Leasehold Interests in Real Property for Small Leases), (c) Seismic Form D

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)*

3b. SIGNATURE OF LEASE
CONTRACTING OFFICER

3c. DATE
