

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

1. LEASE NUMBER  
GS-04P-LFL00847

## 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. 8FL2425, 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 (Include nine-digit ZIP Code)	2. LOCATION(S) IN BUILDING		
N. Palafox Surface Parking Lot 54 W. Gregory St. Pensacola FL 32502	2a. FLOOR(S) <u>NA</u>	2b. ROOM NUMBER(S) <u>NA</u>	2e. NUMBER OF PARKING SPACES OFFERED STRUCTURED <u>NA</u> SURFACE <u>45</u>
	2c. SQ. FT. RENTABLE <u>NA</u> ABOA <u>NA</u> Common Area Factor <u>NA</u>	2d. TYPE <input type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> WAREHOUSE <input checked="" type="checkbox"/> OTHER (Specify) <u>Parking Space Only</u>	ANNUAL PARKING RATES (IF NOT INCLUDED IN RATES UNDER PART C BELOW) STRUCTURED <u>NA</u> /space SURFACE <u>    </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 20 Years, 1 Year 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 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.
- 3c. This Lease may be renewed at the option of the Government for a term of 0 YEARS at the rental rate(s) set forth below, provided notice is given to the Lessor at least NA 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 \$16,200 Parking Rent Only	5b. RATE PER MONTH \$1,350.00 Parking Rent Only		
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>\$NA</u>	6b. <b>Same as 6a</b>	6c. <u>\$NA</u>
7. OPERATING RENT	7a. <u>\$NA</u>	7b. <b>Same as 7a</b>	7b. <b>Same as 7a</b>
8. TURNKEY TENANT IMPROVEMENT RENT (See blocks 11 and 12 below for additional breakdown of cost and amortization rate)	8a. <u>\$NA</u>	8b. <b>\$0.00</b>	8c. <b>\$0.00</b>
9. BUILDING SPECIFIC AMORTIZED CAPITAL (IF APPLICABLE)	9a. <u>\$NA</u>	9b. <b>\$0.00</b>	9c. <b>\$0.00</b>
10. TOTAL RENT	10a. <u>\$NA</u>	10b. <u>\$NA</u>	10c. <u>\$NA</u>
11. TENANT IMPROVEMENT COSTS <u>NA</u>	12. INTEREST RATE TO AMORTIZE TENANT IMPROVEMENTS <u>NA</u>		
13. HVAC OVERTIME RATE PER HOUR <u>NA</u>	14. ADJUSTMENT FOR VACANT PREMISES RATE (\$/ABOA SF/YEAR) <u>NA</u>		

**D. OWNER IDENTIFICATION AND CERTIFICATION**

**15. RECORDED OWNER**

15a. Name Community Redevelopment Agency c/o Downtown Improvement Board		15b. DUNS Number 962262932	
15c. Address 226 S. Palafox Place Suite 106	15d. City Pensacola	15e. State FL	15f. ZIP + 4 32502

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**

OWNER  AUTHORIZED AGENT  OTHER (Specify)

**18. OFFEROR**  Check if same as Recorded Owner

18a. NAME Downtown Improvement Board - Lissa Dees	18b. ADDRESS 226 S. Palafox PI Suite 106	18c. CITY Pensacola	18d. STATE FL	18e. ZIP + 4 32502
18f. Title Executive Director -- Downtown Improvement Board	18g. E-mail address lissad@downtownpensacola.com		18h. Telephone Number 850-434-5371	

**18i. OFFEROR'S SIGNATURE**

**18j. DATE SIGNED**

**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) Parking Plan delineating the Premises, (e) GSA Form 3517A, General Clauses (Acquisition of Leasehold Interests in Real Property for Small Leases),

The Government will be provided 45 exclusive use surface parking spaces from Monday to Friday between the hours of 7:00am to 5:00pm. Registered vehicles will not be ticketed at any time if the registered vehicle is parked outside of the above mentioned days and times.

The 45 exclusive use surface parking spaces will be labeled "RESERVED" without any reference to the Government.

The US Courts will provide contact information to the Downtown Improvement Board for a designated contact with the US Courts who will manage the US Court Employees information within the parking database used by the Downtown Improvement Board for the purposes of parking permitting and enforcement. This would include managing the information for each employee – Name, license plate number, alternate license plate number(s) and vehicle description(s).

**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
---	--	----------