

This Lease is made and entered into between

Lessor's Name MOUNTAIN AIR SPRAY COMPANY

("the Lessor"), whose principal place of business is

Physical Address;
Craig Moffat Airport
Hwy 304 ~~304~~ 394
Craig, Colorado 81625-0668

Mailing Address:
P.O. Box ~~6688~~ 668
Craig Moffat Airport
Craig, Colorado 81625-0668

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

The United States of America

("the 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:

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

HANGER, CRAIG-MOFFAT COUNTY AIRPORT, HIGHWAY 304, CRAIG, COLORADO 81625-0668

and more fully described in Section and Exhibit A, together with rights to the use of parking and other areas as set forth herein.

LEASE TERM

To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of 5 Years, 3 Years Firm, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA. The commencement date of this Lease, June 1, 2012, along with any applicable termination and renewal rights, shall more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the space by the Government.

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.

FOR THE LESSOR:

FOR THE GOVERNMENT:


Signature


JOSEPH D. McPHERSON, JR.

Name (Print): LUKE TUCKER

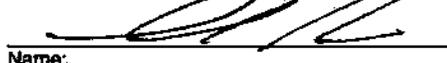
Lease Contracting Officer

Title: SEC.

Date: 6/14/2012

Date: 5-28-12

WITNESSED BY:


Name:

Title: TREASURER

Date: 5/28/12

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (Simplified) (AUG 2011)

The Premises are as described under Exhibit A, Proposal to Lease Space, GSA Form 1364-5 *form LT*

1.02 EXPRESS APPURTENANT RIGHTS (Simplified) (SEP 2011)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's building standards.

1.03 RENTAL CONSIDERATION (SLAM) (SEP 2011)

The Government shall pay the Lessor annual rent as specified on Exhibit A, GSA Form 1364-5 and reconciled with actual ANSI BOMA Office Area (ABOA) delivered for occupancy and use by the Government. Payment shall be made monthly in arrears. Rent for a lesser period shall be pro-rated. Rent shall be paid by Electronic Funds Transfer to an account to be designated by Lessor. Unless a separate rate is specified on GSA Form 1364-5, rights to parking areas will be deemed included in the rent. Rent shall not be adjusted for changes in taxes or operating costs *1364-5 form LT*

1.04 INTENTIONALLY DELETED - BROKER COMMISSION AND COMMISSION CREDIT (Simplified) (APR 2011)

1.05 TERMINATION RIGHTS (SLAM) (SEP 2011)

The Government may terminate this Lease, in whole or in part, effective after the fifth 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.

1.06 DOCUMENTS INCLUDED WITH LEASE (SLAM) (DEC 2011)

The following documents are included as part of the Lease:

Document Name <i>1364-5 form LT</i>	No. of Pages	Exhibit
Proposal to Lease Space (GSA Form 1364-5) <i>form LT</i>	3	A
and Contract Form (GSA Form 1364-5) <i>form LT</i>	12	B
Green Lease Clause (mandatory) Exhibit B	2	C
Additional Security Requirements	4	F
Representatives and Certifications (GSA Form 3815A)		
Flow Plan Documenting the Premises		

1.07 INTENTIONALLY DELETED - PERCENTAGE OF OCCUPANCY (SLAM) (SEP 2011)

1.08 INTENTIONALLY DELETED - OPERATING COST BASE (SLAM) (AUG 2011)

SECTION 2 GENERAL TERMS, CONDITIONS AND STANDARDS

2.01 DEFINITIONS AND GENERAL TERMS (SLAM) (AUG 2011)

Unless otherwise specifically noted, all terms and conditions set forth in this Lease shall be interpreted by reference to the following definitions, standards, and standards: