

STANDARD FORM 2
FEBRUARY 1965
EDITION
GENERAL SERVICES
ADMINISTRATION

US GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

LEASE NO.

LUT14612

THIS LEASE, made and entered into this date by and between KEYSTONE AVIATION LLC

Whose address is 303 NORTH 2370 WEST
SALT LAKE CITY, UTAH 84116-2948

and whose interest in the property hereinafter described is that of **OWNER**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

A total of 661 rentable square feet (RSF) of office and related space, which yields 661 ANSI/BOMA Office Area square feet (USF) of space at **Keystone Aviation Terminal, 3421 Mike Jensen Parkway, Provo, Utah 84601-8206** to be used for such purposes as determined by the General Services Administration.

2. **TO HAVE AND TO HOLD** the said premises with their appurtenances for the term beginning on June 17, 2011 and continuing through June 16, 2021, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$24,521.72 at the rate of \$2,043.47 per month in arrears.

| Dates | Shell | Tenant Improvements | Annual |
|---------------------|-------------|---------------------|-------------|
| 6/17/2011-6/16-2013 | \$19,675.71 | \$4,846.01 | \$24,521.72 |
| 6/17/2013-6/16-2021 | \$19,675.71 | \$0.00 | \$19,675.71 |

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

KEYSTONE AVIATION LLC
303 NORTH 2370 WEST
SALT LAKE CITY, UTAH 84116-2948

4. The Government may terminate this lease in whole or in part at any time after June 16, 2013 by giving at least 30 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR
KEYSTONE AVIATION LLC

BY [Signature]
IN PRESENCE OF [Signature]

Executive Vice President
303 N 2370 W Salt Lake City UT 84116

UNITED STATES OF AMERICA

BY [Signature]

Contracting Officer, General Services Administration

5. The Lessor shall furnish to the Government, as part to the rental consideration, the following:
- A. Those facilities, services, supplies, utilities, and maintenance in accordance with SFO 1UT2060 dated 6/2/2011.
 - B. Build out in accordance with standards set forth in SFO 1UT2060 dated 6/2/2011, and the Government's design intent drawings. Government space plans shall be developed subsequent to award. All tenant alterations to be completed by the lease effective date identified under Paragraph 2 above. Lease term to be effective on date of occupancy, if different from the date identified in Paragraph 2. The Lessor hereby waives restoration.
 - C. Deviations to the approved design intent drawings will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.
6. The following are attached and made a part hereof:
- A. Solicitation for Offers 1UT2060 dated 6/2/2011.
 - B. GSA Form 3517 entitled GENERAL CLAUSES (Rev. [11/05])
 - C. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. [1/07])
7. In accordance with the SFO paragraph entitled *Common Area Factor*, the common area factor is established as 1.0 (661 RSF/661 USF).
8. In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of \$8929.00 shall be amortized through the rent for 2 years at the rate of 8.0%. The total annual cost of Tenant Improvements for the amortization period shall be \$4,846.01 annually.
9. In accordance with the SFO Paragraph entitled *Overtime Usage*, the rate for overtime usage is established as \$ 0.00 per hour for the entire building or any portion thereof.

The Lessor shall remain responsible for maintenance, repair, and replacement of any installed items under this lease. These items can be removed by the Government at any time and the Lessor waives rest

All labor, materials, equipment, design, professional fees, inspection fees, utilities, construction drawings (including, without limitation, plans and specifications), construction costs and services and all other similar costs and expenses associated with making the space, common areas, and related facilities ready for occupancy in accordance with the requirements of this lease. All costs associated with services, utilities, maintenance, repair, replacement, inspections, improvements and other requirements as required by solicitation for offer No. 8ND2010 and it's attachments.

LESSOR

BY

(Initial)



UNITED STATES OF AMERICA

BY

(Initial)

