
GENERAL CLAUSES
(Simplified Leases)
(Acquisition of Leasehold Interests in Real Property for Leases Up to \$100,000 Net Annual Rent)

1. The Government reserves the right, at any time after the lease is signed and during the term of the lease, to inspect the leased premises and all other areas of the building to which access is necessary to ensure a safe and healthy work environment for the Government tenants and the Lessor's performance under this lease.
2. If the building is partially or totally destroyed or damaged by fire or other casualty so that the leased space is untenable as determined by the Government, the Government may terminate the lease upon 15 calendar days written notice to the Lessor and no further rental will be due.
3. The Lessor shall maintain the demised premises, including the building, building systems, and all equipment, fixtures, and appurtenances furnished by the Lessor under this lease, in good repair and tenantable condition. Upon request of the Contracting Officer, the Lessor shall provide written documentation that building systems have been maintained, tested, and are operational.
4. In the event the Lessor fails to perform any service, to provide any item, or meet any requirement of this lease, the Government may perform the service, provide the item, or meet the requirement, either directly or through a contract. The Government may deduct any costs incurred for the service or item, including administrative costs, from rental payments.
5. 52.252-2 CLAUSES INCORPORATED BY REFERENCE (VARIATION) (DEC 2003)
This contract incorporates one or more clauses by reference, with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make the full text available, or the full text may be found as GSA Form 3517C at <http://www.gsa.gov/leasingform>.
6. The following clauses are incorporated by reference:

GSAR 552-203-5	COVENANT AGAINST CONTINGENT FEES (FEB 1990) (Applicable to leases over \$100,000.)
GSAR 552-203-70	PRICE ADJUSTMENT FOR ILLEGAL OR IMPROPER ACTIVITY (SEP 1999) (Applicable to leases over \$100,000.)
FAR 52.204-7	Updated Clause Incorporated in Section 2.18 of Lease #VA69D-14-L-0194
FAR 52.209-6	Updated Clause Incorporated in Section 2.18 of Lease #VA69D-14-L-0194
FAR 52.219-9	Updated Clause Incorporated in Section 2.18 of Lease #VA69D-14-L-0194
FAR 52.219-16	Updated Clause Incorporated in Section 2.18 of Lease #VA69D-14-L-0194
GSAR 552.219-72	PREPARATION, SUBMISSION, AND NEGOTIATION OF SUBCONTRACTING PLANS (JUN 2005) (Applicable to leases over \$500,000 if solicitation requires submission of the subcontracting plan with initial offers.)
GSAR 552.219-73	GOALS FOR SUBCONTRACTING PLAN (JUN 2005) (Applicable to leases over \$500,000 if solicitation does not require submission of the subcontracting plan with initial offers.)

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FAR 52.222-26	Updated Clause Incorporated in Section 2.18 of Lease #VA69D-14-L-0194
FAR 52.222-21	Updated Clause Incorporated in Section 2.18 of Lease #VA69D-14-L-0194
FAR 52.222-35	Updated Clause Incorporated in Section 2.18 of Lease #VA69D-14-L-0194
FAR 52.222-36	Updated Clause Incorporated in Section 2.18 of Lease #VA69D-14-L-0194
FAR 52.222-37	Updated Clause Incorporated in Section 2.18 of Lease #VA69D-14-L-0194
FAR 52.232-23	ASSIGNMENT OF CLAIMS (SEP 1999) (Applicable to leases over \$2,500.)
GSAR 552.232-75	PROMPT PAYMENT (SEP 1999)
GSAR 552.232-76	ELECTRONIC FUNDS TRANSFER PAYMENT (MAR 2000) (VARIATION)
FAR 52.233-1	<small>Updated Clause Incorporated in Section 2.18 of Lease #V/</small>
FAR 52.215-10	Updated Clause Incorporated in Section 2.18 of Lease #VA69D-14-L-0194
FAR 52.215-12	Updated Clause Incorporated in Section 2.18 of Lease #VA69D-14-L-0194

The information collection requirements contained in this solicitation/contract, that are not required by 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.

INITIALS: _____ & _____
LESSOR GOVERNMENT