

B. The Government requires 135 surface/outside parking spaces reserved for exclusive use, of which 10 shall be American with Disability Act (ADA) compliant. If the local governing authority indicates a different number of spaces, then provide the greater of the two. These spaces must be secured and have lighting in accordance with the Security Requirements set forth in the Lease. Offeror shall include the cost of this parking as part of the rental consideration.

C. The lease term will be a total of 6 six years firm. Government termination rights apply, in whole or in part, effective at any time after Year 2 of the Lease, by providing not less than 90 days' prior written notice.

Notwithstanding anything to the contrary contained in this Lease, after completion of Year 2 of the Lease, the Government may terminate this Lease, in whole or in part, at any time by giving at least ninety (90) days' written notice to the lessor, for any reason or no reason whatsoever. The effective date of such termination shall be the first calendar day occurring after such ninety (90) days. If this contract is terminated, the Government shall be liable only for rent payments due and owed to the Lessor prior to, but not including, the effective date of termination, and any unpaid tenant improvement costs identified in the Lease.

G. Occupancy is required in accordance with the schedule outlined in the Schedule for Completion of Space paragraph under the Lease.

H. Although the Government will enter into a lease with fixed payments, this does not preclude the Government from requesting additional effort from the Lessor after award. During the term of this lease contract, the Government may require additional effort in order to successfully accomplish the Government's scope requirements. Such requirements may include furniture, janitorial services, pest control, security, etc...These requirements which are not defined/approved/funded at this time may be negotiated at a later date. In accordance with Federal Acquisition Regulation 52.212-4, any changes in the terms and conditions of this contract may be made only by written agreement of both the Lessor and Government.

### **1.03 AREA OF CONSIDERATION (JUN 2012)**

The Government requests Space in an area bounded as follows:

**North: Intersection of CR-102 and I-95**  
**South: Intersection of CR-210 and I-95**  
**East: I-295**  
**West: CR-23**

Buildings that have frontage on the boundary streets are deemed to be within the delineated Area of Consideration.

### **1.04 NEIGHBORHOOD, PARKING, LOCATION, AMENITIES, AND PUBLIC TRANSPORTATION (SEP 2013)**

**A. INSIDE CITY CENTER:** Space shall be located in a prime commercial office district with attractive, prestigious, and professional surroundings with a prevalence of modern design and/or tasteful rehabilitation in modern use. Streets and public sidewalks shall be well maintained. A variety of inexpensive or moderately priced fast-food and/or eat-in restaurants shall be located within the immediate vicinity of the Building, but generally not exceeding a walkable 2,640 feet of the main entrance of the offered Building. Other services, such as retail shops, cleaners, and banks, shall also be located within the immediate vicinity of the Building, but generally not exceeding a walkable 2,640 feet of the main entrance of the offered Building. Public or campus bus lines usable by tenant occupants and their customers shall be located within the immediate vicinity of the Building, but generally not exceeding a walkable 1,320 feet. Amenities must be existing or the Offeror shall demonstrate to the Government's reasonable satisfaction that such amenities will exist by the Government's required occupancy date.

### **1.05 LIST OF RLP DOCUMENTS (SEP 2013)**