Miles City, Montana Bureau of Land Management Lease Agreement L13PL00006

- 1. WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:
- 2. THE LESSOR, the City of Miles City and herein called Miles City, leases to the UNITED STATES OF AMERICA, hereinafter called the GOVERNMENT, the described premises:

Approximately 2,253 square feet of office space in the SEAT Building, 10,000 sq. ft. of hangar space, and 11,520 sq. ft. of surface land located at Frank Wiley Field, Miles City, Montana.

3. TERM:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on February 1, 2013, and continuing through January 31, 2023, subject to termination as may be hereinafter set forth.

4. RENTAL: According to the following Rental Schedule:

Facility/Land	Percent of Annual Rent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Seat Building	0.305707075	\$11,597.88	\$12,158.58	\$12,523.29	\$12,898,70	\$13,285,42	\$13,683.75	\$14,094.01	\$14,517.11	\$14,952.44	\$15,400.91
Hangar	0.375753856	\$14,378.22	\$14,944,48	\$15,392.76	\$15,854.18	\$15,329.51	\$16,819.12	\$17,323.38	\$17,849,42	\$18,378,50	\$18,929.73
Trailors	0.0876759	\$3,354.92	\$3,487,05	\$3,591.84	\$3,599,31	\$3,810.22	\$3,924,46	\$4,042.12	\$4,163,47	\$4,288.32	\$4,416.94
Land	0.230863169	\$8,833.98	\$9,181.89	\$9,457.31	\$9,740.81	\$10,032.85	\$10,333:67	\$10,643.48	\$10,963.00	\$11,291,75	\$11,630,42
Total Annual Rent	100%	\$38,265.00	\$39,772.00	\$40,965.00	\$42,193,00	\$43,458,00	\$44,761.00	\$46,103.00	\$47,487.00	\$48,911.00	\$50,378.00

- a. As shown above, the Government shall pay Miles City annual rent, in arrears, in monthly increments.
- b. 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.
- c. Rent shall be made payable through the Automated Clearing House (ACH) payment system to Miles City according to its data in the System for Award Management (SAM).

Initials

City of Miles City Governmen

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

REQUIREMENTS

A. The Government of the United Stated of America is seeking to lease approximately 2,253 sq. ft. of office space, 10,000 sq. ft. of hangar space, and 11,520 sq. ft. of surface land located at the Miles City Frank Wiley Field Airport no later than 1/31/13.

OFFER

(To be completed by Offeror/Owner) B. This Offer shall remain open until Close of Business on June 28, 2013 City of Miles City 17 South 8th Street C. Name and Address of Owner: PO Box 910 Miles City, MT. 59301 Telephone Numbers: Airport Manager: 406.951.0955 Miles City Airport: 406.234.0955 City Hall: 406.234.3462 Taxpayer Identification Number (TIN) or Social Security Number: 81-60001292 D. Owner is a corporation? Yes X No Municipality a small business a small disadvantaged business small business ("Small Business Concern" means a concern and its affiliates that is independently owned, is not dominant in the field of operation, and has an annual average gross receipts of \$110 million or less for the preceding three fiscal years.). F. Name and Title of Person Authorized to sign Offer___ Owner X Authorized Representative Name: Chris A Grenz Title: Mayor of Miles City AWARD G. This award will be made on the basis of the acceptable offer with the lowest per square foot price. H. Acceptance of offer and award: This lease contract consists of 29 pages, including the following attachments which are incorporated and made a part hereof: GSA Form 3517 - General Clauses GSA Form 3518 - Representations and Certifications THIS AWARD IS NOT BINDING ON THE GOVERNMENT OF THE UNITED STATES OF AMERICA UNLESS SIGNED BELOW BY AUTHORIZED CONTRACTING OFFICER. United States of America: Signaturè Initials: City of Miles City Government

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