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STATE OF NEW HAMPSHIRE
DEPARTMENT OF HEALTH AND HUMAN SERVICES
OFFICE OF BUSINESS OPERATIONS
BUREAU OF FACILITIES AND ASSETS MANAGEMENT

Nicholas A. Toumpas
Commissioner

Stephen J. Mosher
Chief Financial Officer

129 PLEASANT STREET, CONCORD, NH 03301-3857
603-271-9500 1-800-852-3345 Ext. 9500
Fax: 603-271-8149 TDD Access: 1-800-735-2964

September 24, 2013

Her Excellency, Governor Margaret Wood Hassan
and the Honorable Council
State House
Concord, New Hampshire 03301

REQUESTED ACTION

Authorize the Department of Health and Human Services to enter into a new lease with Key Road Associates, 106 Washington Street, Keene, New Hampshire 03431 (Vendor # 155643) for office space in Keene in the amount of \$3,348,000.00 with an effective date of November 1, 2013 with an end date of March 31, 2024. Occupancy of the premises and commencement of rental payments shall be April 1, 2014, following completion of all construction as specified. Funds are available in the following account for SFY 2014 and SFY 2015 and are anticipated to be available SFY 2016 through SFY 2024 upon the availability and continued appropriation of funds in the future operating budgets.

6090 General Funds / 4090 Federal Funds

05-95-95-953010-5685 HEALTH AND SOCIAL SERVICES, DEPT. OF HEALTH AND HUMAN SERVICES,
HHS: COMMISSIONER, OFFICE OF ADMINISTRATION, MANAGEMENT SUPPORT

Fiscal Year	Class/Object	Class Title	Amount
SFY 2014	022-500248	Rents-Leases Other than State	\$ 80,100.00
SFY 2015	022-500248	Rents-Leases Other than State	\$320,700.00
SFY 2016	022-500248	Rents-Leases Other than State	\$321,900.00
SFY 2017	022-500248	Rents-Leases Other than State	\$323,100.00
SFY 2018	022-500248	Rents-Leases Other than State	\$324,300.00
SFY 2019	022-500248	Rents-Leases Other than State	\$330,000.00
SFY 2020	022-500248	Rents-Leases Other than State	\$344,700.00
SFY 2021	022-500248	Rents-Leases Other than State	\$345,900.00
SFY 2022	022-500248	Rents-Leases Other than State	\$347,100.00
SFY 2023	022-500248	Rents-Leases Other than State	\$348,300.00
SFY 2024	022-500248	Rents-Leases Other than State	\$261,900.00
Total Ten-Year Term			\$3,348,000.00

EXPLANATION

The Department of Health and Human Services, Division of Client Services, Division for Children Youth and Families, Office of Child Support Services and Bureau of Elderly and Adult Services currently has seventy-one employees occupying the Keene District Office. The Department is requesting approval of the attached ten-year term new lease agreement with Key Road Associates, 106 Washington Street, Keene, New Hampshire 03431. This new lease agreement will allow the Department to secure office space for its employees and clients in a secure and efficient facility.

The Department has started a series of District Office reconfigurations to meet several objectives: improved public access to services through greater use of technology and less dependence on physical sites; greater access, safety and confidentiality provisions where direct client interactions are necessary; more efficient use of office space; and more efficient use of energy. To date, the Department has closed its Salem District Office and relocated both its Southern (Nashua) and Seacoast (Portsmouth) District Offices to help meet those objectives. The Keene District Office was the next area to be reviewed. A thorough assessment of caseload by Division and then by staff caseworker showed that Keene would remain the central location for the Cheshire County.

As required by Administrative Rule Adm 610.06 "Public Notice," in December 2012, a space search was conducted through newspaper advertisements in the New Hampshire Union Leader and the Keene Sentinel (see attached Public Notice). In addition, the current Keene landlord was sent a copy of the advertisement. The Department of Health and Human Services also submitted the advertisement to the Department of Administrative Services for inclusion on the web page <http://www.state.nh.us/das/bpm/index.html> for broadened exposure. The space search resulted in two viable responses; Ashuelot River Realty, Inc., 86 North Shore Road, Spofford, New Hampshire and Key Road Associates, 106 Washington Street, Keene, New Hampshire. Stephen Mosher, Chief Financial Officer for the Department of Health and Human Services, and David Clapp, Bureau Chief for the Department of Administrative Services, Bureau of Facilities and Assets Management, reviewed the proposals.

Due to program changes, which streamline the way the Department does business with its clients, the current Keene District Office does not lend itself to transacting business this way. Although the Keene Landlord presented a proposal renovating the existing office, it did not meet the requirements of the Department relative to cost effectiveness (see attached comparison). The 109 Key Road facility best meets the needs of the Department in cost and effectiveness of function to best serve the needs of the Department's clients. The current Keene District Office averages 246 square feet per person while the streamlined Keene Office will be approximately 224 square feet per person, saving approximately 1,629 square feet of space.

This building will not only assist in improving the economy in the Keene area, but also encourage smart growth by locating development in an appropriate growth area in an existing vacant complex. The proposal includes the complete renovation of an existing office building for the Department of Health and Human Services (no other State agencies are considering space in the Keene area at this time). New Hampshire Employment Security is adjacent to this future office. The square footage to be occupied is approximately 15,871 square feet vs. the current Keene square footage of 17,500. The new location also provides other advantages not part of the minimum requirements in the Request For Proposal inclusive of: a separate hearing room and entrance to the Appeals Unit, better privacy and security, more parking for staff and visitors, located within walking distance of affordable housing units and on city sewer (the current location has a septic system requiring the Department of Health and Human Services' staff to monitor the system).

Financially, a new lease is the only feasible resolution for this District Office. The lease proposal provided by Key Road Associates was offered to the Department as a ten-year lease, with no options, with the rate structure as follows:

<u>Term</u>	<u>Per Square Foot</u>	<u>Annual Rent</u>	<u>Percent Increase</u>
Year 1	\$20.19	\$320,400.00	
Year 2	\$20.26	\$321,600.00	0.3%
Year 3	\$20.34	\$322,800.00	0.4%
Year 4	\$20.41	\$324,000.00	0.3%
Year 5	\$20.49	\$325,200.00	0.4%
Year 6	\$21.70	\$344,400.00	5.6%
Year 7	\$21.78	\$345,600.00	0.4%
Year 8	\$21.85	\$346,800.00	0.3%
Year 9	\$21.93	\$348,000.00	0.4%
Year 10	\$22.00	\$349,200.00	0.3%
Total ten-year term		\$3,348,000.00	8.4% Increase over ten-year term

The lease approach was chosen over the purchase approach as the comparison of a lease vs. a purchase (see attached) revealed a savings with the lease of approximately \$2,809,240.00 over the purchase. The purchase costs were estimated using the State of New Hampshire, Department of Administrative Services, Bureau of Public Works, Design And Construction Instruction For Estimating Capital Improvement Projects.

The new lease rate is structured to be payable as a full gross lease, inclusive of real estate taxes, insurance, heat, electricity, janitorial services and common area maintenance (including snow plowing, snow removal, general repairs and maintenance, HVAC repairs and maintenance, electrical repairs and maintenance, water and sewer, and landscaping).

Commencement of the Term of this lease agreement is contingent upon the Landlord in possession of a City of Keene Building Permit.

In accordance with RSA 4:39-b, waiver of the five-year term limitation was reviewed and approved on September 24, 2013, by the State of New Hampshire, Long Range Capital Planning and Utilization Committee (see attached letter of approval).

As part of this lease agreement, Exhibit A, Schedule Of Payments will allow the department to request minor alterations, renovations and modifications to be made by the Landlord at the Department's expense (not to exceed \$5,000 per year) without amending the amount of this contract.

Approval of this new lease will allow the Department of Health and Human Services to provide services to the public in the Cheshire County more efficiently and effectively in a secure and confidential environment. The area served by the Keene District Office is the entire Cheshire County.

Funding for this request is General Funds 60%, Federal Funds 40% by cost allocation across benefiting programs.

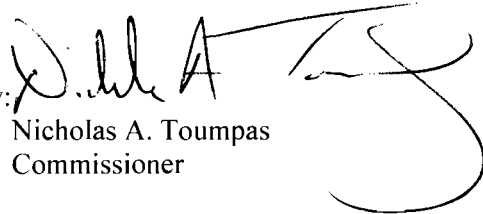
In the event that the Federal Funds become no longer available, General Funds will not be requested to support this agreement.

Respectfully submitted,



Stephen J. Mosher
Chief Financial Officer

Approved by:



Nicholas A. Toumpas
Commissioner

LEASE SPECIFICS

Landlord:	Key Road Associates 106 Washington Street Keene, NH 03431	
Location:	109 Key Road Keene, NH 03431	
Monthly Rent:	Year 1	\$26,700.00
	Year 2	\$26,800.00
	Year 3	\$26,900.00
	Year 4	\$27,000.00
	Year 5	\$27,100.00
	Year 6	\$28,700.00
	Year 7	\$28,800.00
	Year 8	\$28,900.00
	Year 9	\$29,000.00
	Year 10	\$29,100.00
Square Footage:	15,871	
Square Foot Rate:	Year 1	\$20.19
	Year 2	\$20.26
	Year 3	\$20.34
	Year 4	\$20.41
	Year 5	\$20.49
	Year 6	\$21.70
	Year 7	\$21.78
	Year 8	\$21.85
	Year 9	\$21.93
	Year 10	\$22.00
Janitorial:	Included in rent	
Utilities:	Included in rent	
Term:	Commencing April 1, 2014 through March 31, 2024	
Total Rent:	\$3,348,000.00	

Public Notice

Wanted to rent in Keene, New Hampshire for a term of five (5) or alternately ten (10) years, commencing in the early to late summer of 2013, approximately 16,500 – 17,500 square feet of space for use by the State of NH Department of Health and Human Services to provide a Regional Office. All interested parties must offer the option of either a 5 or a 10-year lease term. The space and surrounding site offered must be renovated to meet State's programmatic needs and specifications, which must be reviewed in advance of submitting a Letter of Interest in response to this solicitation. To obtain a copy of these specifications please contact Leon Smith, Administrator, Bureau of Planning and Management, 129 Pleasant Street, Concord, NH 03301, or phone: (603) 271-9502. Alternately these specifications may be obtained on the State's WEB site at: <http://admin.state.nh.us/bpm/index2.asp>. Any and all Letters of Interest regarding this request must be received by 2:00 p.m. on Friday, January 18, 2013. The State of NH reserves the right to accept or reject any or all proposals.

Ad Placement schedule in "Public Notice" section of local newspaper:

	Run 1	Run 2
New Hampshire Union Leader	Friday 12/28/2012	Friday 1/4/2013
Keene Sentinel	Friday 12/28/2012	Friday 1/4/2013



LRCP 13-036

JEFFRY A. PATTISON
Legislative Budget Assistant
(603) 271-3161

MICHAEL W. KANE, MPA
Deputy Legislative Budget Assistant
(603) 271-3161

State of New Hampshire

OFFICE OF LEGISLATIVE BUDGET ASSISTANT
State House, Room 102
Concord, New Hampshire 03301

RICHARD J. MAHONEY, CPA
Director, Audit Division
(603) 271-2785

September 25, 2013

Nicholas A. Toumpas, Commissioner
Department of Health and Human Services
129 Pleasant Street
Concord, New Hampshire 03301

Dear Commissioner Toumpas,

The Long Range Capital Planning and Utilization Committee, pursuant to the provisions of RSA 4:39-b, on September 24, 2013, approved the request of the Department of Health and Human Services, Office of Business Operations, Bureau of Facilities and Assets Management, for approval of a ten-year lease agreement, effective November 1, 2013, with Key Road Associates, 106 Washington Street, Keene, NH 03431, for approximately 15,871 square feet of office space located at 109 Key Road-Ground Floor, Keene, NH, with occupancy of the premises and commencement of rental payment to begin April 1, 2014, following completion of all construction as specified, with an end date of March 31, 2024, for a total lease cost of \$3,348,000, for the schedule of annual rent as specified in the request dated August 27, 2013.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffry A. Pattison".
Jeffry A. Pattison
Legislative Budget Assistant

JAP/pe
Attachment

Cc: Leon J. Smith, Jr. Administrator
DAS, Bureau of Planning and Management

KEENE DISTRICT OFFICE
109 Key Road/809 Court Street
Comparison

Five-Year Lease Proposal		KEENE				Percent Increase			
New Office - 109 Key Road (15,871 Square Feet)		Square Foot Rate	Monthly Cost	Yearly Cost		Percent Increase	Square Foot Rate	Monthly Cost	Yearly Cost
Year 1		\$25.63	\$33,900.00	\$406,800.00					
Year 2		\$25.71	\$34,000.00	\$408,000.00		0.3%			
Year 3		\$25.78	\$34,100.00	\$409,200.00		0.3%	NO FIVE-YEAR PROPOSAL		
Year 4		\$25.86	\$34,200.00	\$410,400.00		0.3%			
Year 5		\$25.93	\$34,300.00	\$411,600.00		0.3%			
Total Five-Year Term				\$2,046,000.00					
Ten-Year Lease Proposal									
Year 1		\$20.19	\$26,700.00	\$320,400.00			\$23.50	\$29,890.04	\$358,680.50
Year 2		\$20.26	\$26,800.00	\$321,600.00		0.3%	\$23.97	\$30,487.84	\$365,854.11
Year 3		\$20.34	\$26,900.00	\$322,800.00		0.4%	\$24.45	\$31,097.60	\$373,171.19
Year 4		\$20.41	\$27,000.00	\$324,000.00		0.3%	\$24.94	\$31,719.55	\$380,634.62
Year 5		\$20.49	\$27,100.00	\$325,200.00		0.4%	\$25.44	\$32,353.94	\$388,247.31
Year 6		\$21.70	\$28,700.00	\$344,400.00		5.6%	\$25.95	\$33,001.02	\$396,012.25
Year 7		\$21.78	\$28,800.00	\$345,600.00		0.4%	\$26.46	\$33,661.04	\$403,932.50
Year 8		\$21.85	\$28,900.00	\$346,800.00		0.3%	\$26.99	\$34,334.26	\$412,011.15
Year 9		\$21.93	\$29,000.00	\$348,000.00		0.4%	\$27.53	\$35,020.95	\$420,251.37
Year 10		\$22.00	\$29,100.00	\$349,200.00		0.3%	\$28.08	\$35,721.37	\$428,656.40
Total Ten-Year Term				\$3,348,000.00					
Estimated Costs									
Systems Furniture Costs	56 @ \$2,300.00			\$128,800.00					\$ 128,800.00
VoIP				\$58,000.00					\$ 58,000.00
Access Control/Panic Alarm				\$47,400.00					\$ 47,400.00
Moving costs				\$14,000.00					
Total Associated Costs				\$248,200.00					

Note - Flat screen monitors required for workstation setup.

Five-Year Proposals

Ten-year Proposals

Systems furniture
VoIP
Access Control/Panic Alarm
Moving costs

	109 Key Road	809 Court Street
	\$2,046,000.00	No Proposal
	\$3,348,000.00	\$3,927,451.40
	\$128,800.00	\$128,800.00
	\$58,000.00	\$58,000.00
	\$47,400.00	\$47,400.00
	\$14,000.00	
	\$3,596,200.00	\$4,161,651.40
		(\$565,451.40)

Additional cost for 809 Court Street

**KEENE DISTRICT OFFICE
PURCHASE VS LEASE COMPARISON
AUGUST 8, 2013**

CAPITAL EXPENSE \$ 5,062,849
RATE 4.5%
OPERATING EXPENSE RATE \$ 7.50 Per square foot
OPERATING EXPENSE INFLATION FACTOR 1.02% Per year
FACILITY SQUARE FOOTAGE 15,871 Square Feet
CAPITAL EXPENSE BASED ON 15,871 SQUARE FEET @ \$319/SQUARE FOOT

Lease (Full Gross Lease)
Annual Lease Expenses Year 1 \$ 320,400.00
Lease Expense Years 1 - 10 - Actual
Annual Lease Expense Estimated Years 11 - 20
(Based on escalator factor of 1.03%)

PURCHASE OPTION								LEASE OPTION	
SFY	Rate	Principal	Interest	P&I	Fiscal Year Totals	Estimated Annual Operating Expenses	Total Capital and Operating Expenses	Total Annual Lease Expense	Comparison Purchase vs. Lease
2014	4.5%	\$ 303,771	\$ 113,914	\$ 417,685					
2014	4.5%	\$ -	\$ 113,914	\$ 113,914	\$ 531,599	\$ 119,033	\$ 650,632	\$ 320,400	\$ 330,232
2015	4.5%	\$ 303,771	\$ 107,079	\$ 410,850	\$ -	\$ -	\$ -		
2015	4.5%		\$ 107,079	\$ 107,079	\$ 517,929	\$ 120,247	\$ 638,176	\$ 321,600	\$ 316,576
2016	4.5%	\$ 303,771	\$ 100,244	\$ 404,015	\$ -	\$ -	\$ -		
2016	4.5%		\$ 100,244	\$ 100,244	\$ 504,260	\$ 121,473	\$ 625,733	\$ 322,800	\$ 302,933
2017	4.5%	\$ 303,771	\$ 93,410	\$ 397,181	\$ -	\$ -	\$ -		
2017	4.5%		\$ 93,410	\$ 93,410	\$ 490,590	\$ 122,712	\$ 613,302	\$ 324,000	\$ 289,302
2018	4.5%	\$ 303,771	\$ 86,575	\$ 390,346	\$ -	\$ -	\$ -		
2018	4.5%		\$ 86,575	\$ 86,575	\$ 476,920	\$ 123,964	\$ 600,884	\$ 325,200	\$ 275,684
2019	4.5%	\$ 303,771	\$ 79,740	\$ 383,511	\$ -	\$ -	\$ -		
2019	4.5%		\$ 79,740	\$ 79,740	\$ 463,251	\$ 125,228	\$ 588,479	\$ 344,400	\$ 244,079
2020	4.5%	\$ 303,771	\$ 72,905	\$ 376,676	\$ -	\$ -	\$ -		
2020	4.5%		\$ 72,905	\$ 72,905	\$ 449,581	\$ 126,506	\$ 576,087	\$ 345,600	\$ 230,487
2021	4.5%	\$ 303,771	\$ 66,070	\$ 369,841	\$ -	\$ -	\$ -		
2021	4.5%		\$ 66,070	\$ 66,070	\$ 435,911	\$ 127,796	\$ 563,707	\$ 346,800	\$ 216,907
2022	4.5%	\$ 303,771	\$ 59,235	\$ 363,006	\$ -	\$ -	\$ -		
2022	4.5%		\$ 59,235	\$ 59,235	\$ 422,242	\$ 129,099	\$ 551,341	\$ 348,000	\$ 203,341
2023	4.5%	\$ 303,771	\$ 52,400	\$ 356,171	\$ -	\$ -	\$ -		
2023	4.5%		\$ 52,400	\$ 52,400	\$ 408,572	\$ 130,416	\$ 538,988	\$ 349,200	\$ 189,788
2024	4.5%	\$ 202,514	\$ 45,566	\$ 248,080	\$ -	\$ -	\$ -		
2024	4.5%		\$ 45,566	\$ 45,566	\$ 293,645	\$ 131,747	\$ 425,392	\$ 352,797	\$ 72,595
2025	4.5%	\$ 202,514	\$ 41,009	\$ 243,523	\$ -	\$ -	\$ -		
2025	4.5%		\$ 41,009	\$ 41,009	\$ 284,532	\$ 133,090	\$ 417,622	\$ 356,431	\$ 61,192
2026	4.5%	\$ 202,514	\$ 36,453	\$ 238,966	\$ -	\$ -	\$ -		
2026	4.5%		\$ 36,453	\$ 36,453	\$ 275,419	\$ 134,448	\$ 409,867	\$ 360,102	\$ 49,765
2027	4.5%	\$ 202,514	\$ 31,896	\$ 234,410	\$ -	\$ -	\$ -		
2027	4.5%		\$ 31,896	\$ 31,896	\$ 266,306	\$ 135,819	\$ 402,125	\$ 363,811	\$ 38,314
2028	4.5%	\$ 202,514	\$ 27,339	\$ 229,853	\$ -	\$ -	\$ -		
2028	4.5%		\$ 27,339	\$ 27,339	\$ 257,193	\$ 137,205	\$ 394,397	\$ 367,558	\$ 26,839
2029	4.5%	\$ 202,514	\$ 22,783	\$ 225,297	\$ -	\$ -	\$ -		
2029	4.5%		\$ 22,783	\$ 22,783	\$ 248,080	\$ 138,604	\$ 386,684	\$ 371,344	\$ 15,340
2030	4.5%	\$ 202,514	\$ 18,226	\$ 220,740	\$ -	\$ -	\$ -		
2030	4.5%		\$ 18,226	\$ 18,226	\$ 238,966	\$ 140,018	\$ 378,984	\$ 375,169	\$ 3,816
2031	4.5%	\$ 202,514	\$ 13,670	\$ 216,184	\$ -	\$ -	\$ -		
2031	4.5%		\$ 13,670	\$ 13,670	\$ 229,853	\$ 141,446	\$ 371,299	\$ 379,033	\$ (7,734)
2032	4.5%	\$ 202,514	\$ 9,113	\$ 211,627	\$ -	\$ -	\$ -		
2032	4.5%		\$ 9,113	\$ 9,113	\$ 220,740	\$ 142,889	\$ 363,629	\$ 382,937	\$ (19,308)
2033	4.5%	\$ 202,514	\$ 4,557	\$ 207,071	\$ -	\$ -	\$ -		
2033	4.5%		\$ 4,557	\$ 4,557	\$ 211,627	\$ 144,346	\$ 355,973	\$ 386,881	\$ (30,908)
Totals		\$ 5,062,849	\$ 2,164,368	\$ 7,227,217	\$ 7,227,217	\$ 2,626,085	\$ 9,853,302	\$ 7,044,062	\$ 2,809,240

Capital Expense Factor determined by Bureau Of Public Works, Design and Construction Instructions for Estimating Capital Improvement Projects as follows:

Square foot cost for Office Space	\$ 255	\$ 255.00
Site Improvement Preparation 1% to 10%	5.0%	\$ 12.75
Construction Contingency and Cost Estimates (New) - \$500,000 to \$10,000,000	7.5%	\$ 19.13
Consultant/Bureau of Public Works, Design & Construction Engineering Services	10.0%	\$ 25.50
Total Project		\$ 312.38
LEED Silver certification: Increase total project estimate by 1.5% - 3%	2.0%	\$ 6.25
Capital Expense Factor \$319/Per Square Foot		\$ 319

**STATE OF NEW HAMPSHIRE
DEPARTMENT OF ADMINISTRATIVE SERVICES
BUREAU OF PLANNING AND MANAGEMENT
STANDARD LEASE AGREEMENT**

1. Parties to the Lease:

This indenture of Lease is made this 27th day of August, 2013, by the following parties:

1.1 The Lessor (who is hereinafter referred to as the "Landlord") is:

Name: Key Road Associates

(individual or corporate name)

State of Incorporation: New Hampshire

(if applicable)

Business Address: 106 Washington Street

Street Address (principal place of business)

<u>Keene</u>	<u>New Hampshire</u>	<u>03431</u>	<u>(603) 352-5720</u>
City	State	Zip	Telephone number

1.2 The Lessee (who is hereinafter referred to as the "Tenant") is: THE STATE OF NEW HAMPSHIRE, acting by and through its Director or Commissioner of:

Department Name: Health and Human Services

Address: 129 Pleasant Street

Street Address (official location of Tenant's business office)

<u>Concord,</u>	<u>New Hampshire</u>	<u>03301</u>	<u>(603) 271-9502</u>
City	State	Zip	Telephone number

WITNESSETH THAT:

2. Demise of the Premises:

For and in consideration of the rent and the mutual covenants and agreements herein contained, the Landlord hereby demises to the Tenant, and the Tenant hereby leases from the Landlord, the following premises (hereinafter called the "Premises") for the Term, (as defined herein) at the Rent, (as defined herein) and upon the terms and conditions hereinafter set forth:

Location of Space to be leased: 109 Key Road - Ground Floor

(street address, building name, floor on which the space is located, and unit/suite # of space)

<u>Keene,</u>	<u>New Hampshire</u>	<u>03431</u>
City	State	Zip

The demise of the premises consists of: approximately 15,871 square feet

(provide square footage of the leased space)

The Demise of this space shall be together with the right to use in common, with others entitled thereto, the hallways, stairways and elevators necessary for access thereto, and the lavatories nearest thereto. "Demise Documentation" has been provided which includes accurate floor plans depicting the Premises showing the extent of the space for the Tenants' exclusive use and all areas to be used in common with others, together with site plan showing all entrance to the Premises and all parking areas for the Tenant's use; these documents have been reviewed, accepted, agreed-to and signed by both parties and placed on file, and shall be deemed as part of the lease document.

3. Effective Date; Term; Delays; Extensions; and Conditions upon Commencement:

3.1 Effective Date: The effective dates of Agreement shall be:

Commencing on the 1st day of November, in the year 2013, and ending on the 31th day of March, in the year 2024, unless sooner terminated in accordance with the Provisions hereof.

Landlord Initials: KRA by HBL

Date: 8/27/13

3.2 Occupancy Term: Occupancy of the Premises and commencement of rentals payments shall be for a term (hereinafter called the "Term") of 10 year(s) commencing on the 1st day of April, in the year 2014, unless sooner terminated in accordance with the Provisions hereof.

3.3 Delay in Occupancy and Rental Payment Commencement: In the event of the Effective Date of the Agreement being prior to that which is set forth for Occupancy Term in 3.2. herein, commencement of the Tenant's occupancy of the Premises and payment of rent shall be delayed until construction and/or renovation of the Premises is complete and a copy of the "Certificate of Occupancy" (if said certificate is required by the local code enforcement official having jurisdiction) for the Premises has been delivered to the Tenant; the parties hereto agree this shall be upon the date set forth in 3.2 Occupancy Term herein. Upon this date the Tenant shall commence payment of rent in conformance with the terms and conditions herein and as set forth in the Schedule of Payments included and attached hereto as "Exhibit A". Notwithstanding the foregoing, commencement of occupancy and rental payments shall be further conditioned upon all other terms and conditions set forth in the Agreement herein.

A) **"Completion" defined as "Substantial Completion":** Notwithstanding anything contained in the Agreement to the contrary, it is understood and agreed by both Parties that "complete" shall mean "substantially completed". "Substantial Completion" is defined as no leasehold improvement deficiencies that would unreasonably adversely affect the Tenant's occupancy and/or business operations, nor would the installation or repairs of such deficiencies unreasonably adversely affect the Tenant's business operation. Notwithstanding the foregoing, nothing shall relieve the Landlord from their responsibility to fully complete all agreed renovations set forth or attached hereto.

3.4 Extension of Term: The Tenant shall have the option to extend the Term for (number of options) No Additional term(s) of 0 year(s), upon the same terms and conditions as set forth herein. Notice from the Tenant exercising their option to extend the term shall be given by the Tenant delivering advance Written notice to the Landlord no later than thirty (30) days prior to the expiration of the Term, or any extensions thereof.

See Exhibit D for text replacing Section 3.5

3.5 Conditions on the Commencement and Extension of Term:

~~Notwithstanding the foregoing provisions, it is hereby understood and agreed by the parties hereto that this lease and the commencement of any Term, and any amendment or extension thereof, is conditioned upon its' approval by the Governor and Executive Council of the State of New Hampshire and, in the event that said approval is not given until after the date for commencement of the Term, the Term shall begin on the date of said approval. In the event that said approval request is denied, then this Lease shall thereupon immediately terminate, and all obligations hereunder of the parties hereto shall cease.~~

4. Rent:

4.1 Rent: During the Term hereof and any extended Term, the Tenant shall pay the Landlord annual rent (hereinafter called the "Rent") payable in advance at the Landlord's address set forth in Section 1 above, in twelve equal monthly installments. The first such installment shall be due and payable on the following date: (insert month, date and year) April 1, 2014

The rent due and payable for each year of the term, and any supplemental provisions affecting or escalating said rent or specifying any additional payments for any reason, shall be as set forth in a Schedule of Payments made a part hereto and attached herein as "Exhibit A".

4.2 Taxes and other Assessments: The Landlord shall be responsible for, and pay for, all taxes and other assessment(s) applicable to the Premises.

5. Conditional Obligation of the State:

Notwithstanding any provisions of this Lease to the contrary, it is hereby expressly understood and agreed by the Landlord that all obligations of the Tenant hereunder, including without limitation, the continuance of payments hereunder, are contingent upon the availability and continued appropriation of funds, and in no event shall the Tenant be liable for any payments hereunder in excess of such available appropriated funds. In the event of a reduction or termination of appropriated funds, the Tenant shall have the right to withhold payment until such funds become available, if ever, and shall have the right to terminate this Lease in whole or in part immediately upon giving the Landlord notice of such termination. The State shall not be required to transfer funds from any other account in the event funding for the account from which the "rent" specified for the lease herein is terminated or reduced. It is further expressly understood and agreed by the Landlord that in the event the State of New Hampshire makes available State owned facilities for the housing of the Tenant the Tenant may, at its' option, serve thirty (30) days written notice to the Landlord of its intention to cancel the Lease in whole or in part. Whenever the Tenant decides to cancel the Lease in whole or in part under this Section the Tenant shall vacate all or part of the Premises within a thirty (30) day period. The Lease to the portion of the Premises vacated shall henceforth be canceled and void, while the Lease to the portion of the Premises still occupied shall remain in effect, with a pro rata abatement of the rent made by the parties hereto.

6. Utilities: *Select one of the following standard clauses specifying the party(s) responsible for the provision of utilities indicating the applicable clause with an "x". If neither clause provides an adequate or accurate explanation provide a detailed explanation as a "Special Provision" in "Exhibit D" herein.*

☐ The Landlord shall furnish all utilities and the Tenant shall remit reimbursement for their provision no later than thirty (30) days after receipt of Landlord's copy of the utility invoice(s). Any exceptions to the forgoing specifying certain utilities which the Landlord will provide with no reimbursement payment from the Tenant shall be listed in the space below:

Exceptions: _____

OR:

☒ The Landlord shall at their own and sole expense furnish all utilities, the Tenant shall make no reimbursement. Any exceptions to the forgoing specifying certain utilities that the Tenant shall be responsible for arranging and making direct payment to the provider thereof shall be listed in the space below:

Exceptions: Tenant solely responsible for telephone, data and security surveillance services with direct payment to provider thereof. _____

6.1 General Provisions: The Landlord agrees to furnish heat, ventilation and air-conditioning to the Premises in accordance with current industry standards as set forth by the American Industrial Hygiene Association or AIHA and the American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc. or ASHRAE during the Tenant's business hours, the indoor air temperature of the Premises shall range from 68° F to 75° F during the winter, and 69° F to 76° F in the summer; if humidity control is provided relative humidity in the Premises shall range from 30% to 60%. During the Tenant's business hours heating, ventilation and air-conditioning shall also be provided to any common hallways, stairways, elevators and lavatories which are part of the building to which the Premises are a part. The Tenant agrees that provision of heating, ventilation and air-conditioning is subject to reasonable interruptions due to the Landlord making repairs, alterations, maintenance or improvements to the system, or the infrequent occurrence of causes beyond the Landlord's control. All Heating and Ventilation Control systems and filters shall be cleaned and maintained by the Landlord in accordance with ASHRAE and AIHA standards, and in conformance with the provisions of Section 8 "Maintenance and Repair" herein, and in a manner sufficient to provide consistent compliance with the State of New Hampshire's Clean Indoor Air Standards" (RSA 10:B). If the premises are not equipped with an air handling system that provides centralized air-conditioning or humidity control the provisions set forth herein regarding these particular systems shall not apply.

6.2 Sewer and Water Services: The Landlord shall provide and maintain in good and proper working order all sewer and water services to the Premises. Provision of said services shall include payment of all charges, expenses or fees incurred with provision of said services. All sewer and water services shall be provided and maintained in conformance with all applicable regulatory laws and ordinances.

Landlord Initials: KRA 6.1 472

Date: 8/27/13

6.3 Electrical and Lighting: The Landlord shall furnish all electrical power distribution, outlets and lighting in compliance with the most current National Electrical Code standards. Lighting fixtures throughout the Premises shall be capable of providing illumination levels in accordance with ANSI/IES Standards for Office Lighting in effect on the date of commencement of the term herein. Lighting for exterior areas and other applications shall conform to the recommended levels in the current IES Lighting Handbook in effect on the date of commencement of the term herein.

7. Use of Premises:

The Tenant shall use the premises for the purpose of:

off ice space for its employees engaged in the delivery of health and human services

and for any other reasonable purposes that may arise in the course of the Tenant's business.

8. Maintenance and Repair by the Landlord:

8.1 General Provisions: The Landlord shall at its own expense, maintain the exterior and interior of the Premises in good repair and condition, including any "common" building spaces such as parking areas, walkways, public lobbies, and restrooms, and including all hallways, passageways, stairways, and elevators which provide access to the Premises. The Landlord agrees to make any and all repairs and perform all maintenance to the Premises or any appurtenance thereto, which may become necessary during the Term or any extension or amendment of the Term. These repairs and maintenance requirements shall be fulfilled whether they are ordered by a public authority having jurisdiction, requested by the Tenant, or are dictated by reasonable and sound judgment, and include but are not limited to: The repair, and if necessary the replacement of any existent roof, walls, floors, doors and entry ways, interior finishes, foundations, windows, sidewalks, ramps and stairs, heating, air-conditioning and ventilation systems, plumbing, sewer, and lighting systems, and all operating equipment provided by the Landlord. Maintenance shall also include timely and consistent provision of any and all pest control which may become necessary within the Premises. Maintenance to areas or equipment which provide compliance with the Federal "American's with Disabilities Act" (ADA) and/or any State or Municipal codes or ordinances specifying requirements for architectural barrier-free access shall be performed regularly and with due diligence, in order to ensure continuity of compliance with all applicable regulations. The Landlord shall meet with the Tenant upon request and as necessary to review and discuss the condition of the Premises.

8.2 Maintenance and Repair of Broken Glass: The Landlord shall replace any and all structurally damaged or broken glass the same day that they are notified by the Tenant, or the damage is observed. In the event that the Landlord is unable to procure and/or install the replacement glass within the same day, they shall notify the Tenant in writing prior to the close of business that day, providing an explanation as to the cause of the delay and the date the damage will be corrected. In the instance of delayed repair, the Landlord shall remove the damaged or broken glass the same day it is noticed or reported, and secure the opening and/or damaged area to the satisfaction of the Tenant.

8.3 Recycling: The Landlord shall cooperate with the Tenant to meet the requirements for waste reduction and recycling of materials pursuant to all Federal, State, and Municipal laws and regulations which are or may become effective or amended during the Term.

8.4 Window Cleaning: The Landlord shall clean both the exterior and interior surfaces of all windows in the Premises annually. Window cleaning shall be completed no later than July 1st of every year.

8.5 Snow Plowing and Removal: The Landlord shall make best efforts to provide for rapid and consistent ice and snow plowing and/or removal from all steps, walkways, doorways, sidewalks, driveway entrances and parking lots, including accessible parking spaces and their access aisles, providing sanding and/or salt application as needed. Plowing and/or removal shall be provided prior to Tenant's normal working hours, however, additional work shall be provided as needed during the Tenant's working hours if ice accumulates or if more than a 2" build-up of snow occurs. Best efforts shall be made to provide and maintain bare pavement at all times. In addition to the foregoing, the Landlord shall provide plowing and/or ice and snow removal service with diligence sufficient to maintain availability of the number of Tenant parking spaces designated in the Agreement herein for the Tenant's use, clearing said spaces within twelve (12) hours of snow and/or ice accumulations. The Landlord shall sweep and remove winter sand and salt deposited in the above referenced areas by no later than June 1st of each year.

Landlord Initials: KRA by KAL

Date: 9/27/13

8.6 Parking Lot Maintenance: Landlord shall maintain and repair all parking lot areas, walks and access ways to the parking lot; maintenance shall include paving, catch basins, curbs, and striping. Provision of parking lot maintenance shall include but not be limited to the following:

- A) Inspect pavement for cracks and heaves semi-annually. Monitor to identify source of cracking, if excessive moisture is found under pavement surfaces due to poor drainage, remove pavement, drain properly, and replace with new pavement.
- B) Re-stripe the parking lot at least once every three (3) years or as necessary to maintain clear designation of spaces, directional symbols and access aisles.
- C) Maintain all parking lot and exterior directional signage, replacing signs as necessary when substantially faded, damaged or missing.

8.7 Site Maintenance: Landlord shall maintain and provide as follows:

- A) The Landlord shall maintain all lawns, grass areas and shrubs, hedges or trees in a suitable, neat appearance and keep all such areas and parking areas free of refuse or litter. Any graffiti shall be promptly removed.
- B) The Landlord shall maintain and repair all exterior lighting fixtures and bulbs, providing same day maintenance and repair when possible.
- C) The Landlord shall clean and wash all exterior cleanable/washable surfaces and repaint all painted surfaces, including remarking painted lines and symbols in the parking lot and access lanes thereto, once every three years, except where surfaces are in disrepair in advance of this time frame, which case it shall be required on a more frequent basis.
- D) The Landlord shall regularly inspect and maintain the roof, including cleaning of roof drains, gutters, and scuppers on a regular basis, and timely control of snow and ice build-up. Flashings and other roof accessories shall be observed for signs of deterioration with remedy provided prior to defect. If interior leaks are detected, the cause shall be determined and a solution implemented as quickly as possible to prevent damage to interior finishes and fixtures. Landlord shall inspect roof seams annually, especially at curbs, parapets, and other places prone to leaks, investigate any ponding, etc. All work on the roof shall be conducted so as to maintain roof warranty.

8.8 Heating Ventilation and Air Conditioning (HVAC): The HVAC system in the Premises shall be maintained regularly and with due diligence in order to ensure continuous compliance with the standards set forth by the State of New Hampshire NH "Clean Indoor Air" act (RSA 10:B) and in accordance with current industry standards set forth by the "American Industrial Hygiene Association" (AIHA) and the "American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc." (ASHRAE). All HVAC air filters shall be replaced on a semi-annual basis; and the air filters used in the HVAC system shall provide the greatest degree of particulate filtration feasible for use in the Premise's air handling system. All HVAC condensate pans shall be emptied and cleaned on a semi-annual basis. The Landlord shall keep a written record of the dates the required semi-annual HVAC maintenance is provided, submitting a copy of this record to the Tenant on the annual anniversary date of the agreement herein. Any moisture incursions and/or leaks into the Premises shall be repaired immediately, this shall include the repair and/or replacement of any HVAC component which caused the incursion, and the replacement of any and all interior surfaces which have become moisture laden and cannot be dried in entirety to prevent possible future growth of mold.

- A) **Maintenance of Air Quality Standards:** In the event that the referenced statutory requirements for indoor air quality are not met at any time during the term, the Landlord agrees to undertake corrective action within ten (10) days of notice of deficiency issued by the Tenant. The notice shall contain documentation of the deficiency, including objective analysis of the indoor air quality.
- B) Landlord and Tenant agree to meet as requested by either party and review concerns or complaints regarding indoor air quality issues. In the event of any issue not being resolved to the mutual satisfaction of either party within thirty (30) days of such meeting, an independent qualified and licensed professional shall be retained to prepare an objective analysis of air quality, mechanical systems and operations/maintenance procedures. Should the analysis support the complaint of the Tenant, the cost of the report and corrective actions shall be borne by the Landlord. Should the report fail to support any need for corrective action or be the result of changes in occupancy count or space uses by the Tenant from the time of initial occupancy, the cost of the independent consultant shall be borne by the Tenant.

Landlord Initials: KRA by H3L
Date: _____

- C) In addition to other provisions of this section, the Landlord hereby agrees to make their best effort to replace any and all malfunctioned HVAC systems or parts the same day that they are notified or observe the damage. In the event that the Landlord is unable to procure and/or install the replacement part, section or unit within said day, the Landlord must notify the Tenant in writing prior to the close of business that day to provide an explanation as to the cause for the delay and the date the deficiencies will be corrected. In this case, the Landlord shall provide temporary air circulation or heat to accommodate the Tenant until the deficiency is remedied.

8.9 Maintenance and Repair of Lighting, Alarm Systems, Exit Signs etc:

Maintenance within the premises shall include the Landlord's timely repair and/or replacement of all lighting fixtures, ballasts, starters, incandescent and fluorescent lamps as may be required. The Landlord shall provide and maintain all emergency lighting systems, fire alarm systems, sprinkler systems, exit signs and fire extinguishers in the Premises and/or located in the building to which the Premises are a part in conformance with requirements set forth by the State of New Hampshire Department of Safety, Fire Marshall's office and/or the requirements of the National Fire Protection Agency (NFPA). Said systems and fire extinguishers shall be tested as required and any deficiencies corrected. A report shall be maintained of all testing and corrections made, with a copy of the report furnished to the Tenant no later than thirty (30) days after each semi-annual update to the report.

8.10 Interior finishes and surfaces:

Any and all suspended ceiling tiles and insulation which becomes damp and/or water marked shall be replaced (tiles shall match existing in texture and color) no later than three (3) days from the date the damage or water incursion is reported by the Tenant or observed by the Landlord. The Landlord shall clean and wash all interior washable surfaces and repaint all interior painted surfaces in colors agreeable to the Tenant at least once every five years, except where surfaces are in disrepair in which case it shall be required on a more frequent basis.

8.11 Janitorial Services: Provision of janitorial services to the Premises shall be as described below, and as specified in a schedule of services that shall be attached as "Exhibit B" hereto.

☒ Janitorial Services shall be provided by the Landlord, as defined and specified in the schedule of services attached as Exhibit B hereto.

OR:

☐ Janitorial Services shall be provided by the Tenant, as defined and specified in the schedule of services attached as Exhibit B hereto.

8.12 Failure to Maintain, Tenant's Remedy: If the Landlord fails to maintain the Premises as provided herein, the Tenant shall give the Landlord written notice of such failure. If within ten (10) calendar days after such notice is given to the Landlord no steps to remedy the condition(s) specified have been initiated, the Tenant may, at their option, and in addition to other rights and remedies of Tenant provided hereunder, contract to have such condition(s) repaired, and the Landlord shall be liable for any and all expenses incurred by the Tenant resulting from the Landlord's failure. Tenant shall submit documentation of the expenses incurred to the Landlord, who shall reimburse the Tenant within thirty (30) days of receipt of said documentation of work. If the Landlord fails to reimburse the Tenant within thirty (30) days, the Tenant shall withhold the amount of the expense from the rental payment(s), reimbursing the Landlord only after the cost of any and all repair expenses have been recovered from the Landlord.

Landlord Initials: KRT by KRL
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9. Manner of Work, Compliance with Laws and Regulations: All new construction, renovations and/or alterations to existing buildings, hereinafter known as "work" shall conform to the following:

All work, whether undertaken as the Landlord's or Tenant's responsibility, shall be performed in a good workmanlike manner, and when completed shall be in compliance with all Federal, State, or municipal statute's building codes, rules, guidelines and zoning laws. Any permits required by any ordinance, law, or public regulation, shall be obtained by the party (Tenant or Landlord) responsible for the performance of the construction or alteration. The party responsible shall lawfully post any and all work permits required, and if a "certificate of occupancy" is required shall obtain the "certificate" from the code enforcement authority having jurisdiction prior to Tenant occupancy. No alteration shall weaken or impair the structure of the Premises, or substantially lessen its value. All new construction, alterations, additions or improvements shall be provided in accordance with the Tenant's design intent floor plans, specifications, and schedules; which together shall be called the "Tenant's Design-Build Documents". The Tenant's finalized version of the Design-Build Documents shall be reviewed, accepted, agreed-to and signed by both parties and shall be deemed as part of the lease document.

9.1 Barrier-Free Accessibility: No alteration shall be undertaken which decreases, or has the effect of decreasing, architecturally Barrier-free accessibility or the usability of the building or facility below the standards and codes in force and applicable to the alterations as of the date of the performance. If existing elements, (such as millwork, signage, or ramps), spaces, or common areas are altered, then each such altered element, space, or common area shall be altered in a manner compliant with the Code for Barrier-Free Design (RSA 275 C:14, ABFD 300-303) and with all applicable provisions for the Americans with Disabilities Act Standards for Accessible Design, Section 4.4.4 to 4.1.3 "Minimum Requirements" (for new construction).

9.2 Work Clean Up: The Landlord or Tenant, upon the occasion of performing any alteration or repair work, shall in a timely manner clean all affected space and surfaces, removing all dirt, debris, stains, soot or other accumulation caused by such work.

9.3 State Energy Code: New construction and/or additions that add 25% or greater to the gross floor area of the existing building to which the Premises are a part and/or that are estimated to exceed one million (\$1,000,000) in construction costs, or renovations that exceed 25% of the existing gross floor area, shall conform to all applicable requirements of the State of New Hampshire Energy Code.

9.4 Alterations, etc.: The Tenant may, at its own expense, make any alterations, additions or improvements to the premises; provided that the Tenant obtains prior written permission from the Landlord to perform the work. Such approval shall not be unreasonably withheld.

9.5 Ownership, Removal of Alterations, Additions or Improvements: All alterations, additions or improvements which can be removed without causing substantial damage to the Premises, and where paid for by the Tenant, shall be the property of the Tenant at the termination of the Lease. This property may be removed by the Tenant prior to the termination of the lease, or within ten (10) days after the date of termination. With the exception of removal of improvements, alterations or renovations which were provided under the terms of the Agreement herein, the Tenant shall leave the Premises in the same condition as it was received, ordinary wear and tear excluded, in broom clean condition, and shall repair any damages caused by the removal of their property.

10. New construction, Additions, Renovations or Improvements to the Premises:

The following provisions shall be applicable to the Agreement herein if new construction, improvements or renovations are provided by the Landlord: The Tenant and Landlord have agreed that prior to Tenant occupancy and the commencement of rental payments the Landlord will complete certain new construction, additions, alterations, or improvements to the Premises, (hereinafter collectively referred to as "Improvements") for the purpose of preparing the same for the Tenant's occupancy. Such improvements shall be provided in conformance with the provisions set forth in Section 9 herein and in conformance with the Tenant's Design-Build specifications and plans which shall be reviewed, accepted, agreed-to and signed by both parties and shall be deemed as part of the lease document. It shall be the Landlord's responsibility to provide any and all necessary construction drawings and/or specifications, inclusive (if required for conformance with applicable permitting process) of provision of licensed architectural or engineering stamp(s), and abiding by all review and permitting processes required by the local code enforcement official having jurisdiction. In connection with these improvements the Landlord warrants, represents, covenants and agrees as follows:

Landlord Initials: KRA by H3L
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10.1 Provision of Work, etc.: Unless expressly otherwise agreed by both parties, all improvements shall be made at the Landlord's sole expense, with said provision amortized into the Rent set forth herein.

A) In the event Tenant has agreed to the Landlord making certain improvements that are not included within those provided at the sole expense of Landlord or not amortized within the Rent, payment shall either be paid in total after Landlord has successfully completed all agreed improvements, or be paid in accordance with a payment schedule which shall withhold a proportion of the total payment until after Landlord has successfully completed the agreed improvements. Tenant's total additional payment and agreed payment schedule shall be set forth in the Agreement herein as a provision within Exhibit A "Schedule of Payments" herein and be listed as a separate section to the Schedule of Payments.

10.2 Schedule for Completion: All improvements shall be completed in accordance with the "Tenant's Design-Build Documents" which shall be reviewed, accepted, agreed-to and signed by both parties and shall be deemed as part of the lease document, and shall be completed on or before the date set forth in section 3.2 herein for commencement of the "Occupancy Term".

10.3 Landlord's Delay in Completion; Failure to Complete, Tenant's Options: If by reason of neglect or willful failure to perform on the part of the Landlord improvements to the Premises are not completed in accordance with the agreement herein, or the Premises are not completed within the agreed time frame, the Tenant may at its' option:

A) **Termination of Lease:** Terminate the Lease, in which event all obligations of the parties hereunder shall cease; or

B) **Occupancy of Premises "As is":** Occupy the Premises in its current condition, provided a "certificate of occupancy" has been issued for the Premises by the code enforcement official having jurisdiction, in which event the rent hereunder shall be decreased by the estimated proportionate cost of the scheduled improvements, reflecting the Landlord's failure to complete the improvements. The decreased rent shall remain in effect until such time the landlord completes the scheduled improvements; or

C) **Completion of Improvements by Tenant:** Complete the improvements at Tenant's own expense, in which case the amount of money expended by the Tenant to complete the improvements shall be offset and withheld against the rent to be paid hereunder; or

D) **Delay Occupancy:** The date for Tenant occupancy and commencement of rental payments set forth in Section 3.2 herein, shall at the Tenant's option, be postponed until possession of the Premises is given. In such instance the "Schedule of Payments" set forth in Exhibit A herein shall be amended to reflect the delayed inception date of the Tenant's rental and occupancy, with the date for termination also revised to expire the same number or years and/or months thereafter as originally set forth in the Agreement herein. Commencement of the amended Agreement shall be subject to the provisions of paragraph 3.5 herein.

11. Quiet Enjoyment: Landlord covenants and agrees the Tenant's quiet and peaceful enjoyment of the Premises shall not be disturbed or interfered with by the Landlord, or any person claiming by, through or under the Landlord. Routine maintenance or inspection of the Premises shall be scheduled with Tenant at least one week in advance, to occur during a mutually agreeable time frame, and to be negotiated in good faith by both parties. Notwithstanding the provisions of this section, the Tenant agrees and covenants that in the event of an emergency requiring the Landlord to gain immediate access to the Premises, access shall not be denied.

12. Signs: Tenant shall have the right to erect a sign or signs on the Premises identifying the Tenant, obtaining the consent of the Landlord prior to the installation of the signs; such consent shall not be unreasonably denied. All signs that have been provided by the Tenant shall be removed by them, at their own expense, at the end of the Term or any extension thereof. All damage due to such removal shall be repaired by the Tenant if such repair is requested by the Landlord.

Landlord Initials: KRA by 1472
Date: 02/11/23

13. **Inspection:** Three (3) months prior to the expiration of the Term, the Landlord or Landlord's agents may enter the Premises during all reasonable working hours for the purpose of inspecting the same, or making repairs, or for showing the Premises to persons interested in renting it, providing that such entrance is scheduled at least 24 hours notice in advance with the Tenant. Six (6) months prior to the expiration of the term, the Landlord may affix to any suitable part of the Premises, or of the property to which the Premises are a part, a notice or sign for the purpose of letting or selling the Premises.

14. **Assignment and Sublease:** This lease shall not be assigned by the Landlord or Tenant without the prior written consent to the other, nor shall the Tenant sublet the Premises or any portion thereof without Landlord's written consent, such consent is not to be unreasonably withheld or denied. Notwithstanding the foregoing, the Tenant may sublet the Premises or any portion thereof to a government agency under the auspices of the Tenant without Landlord's prior consent.

See Exhibit D for text replacing Section 5 Insurance

15. **Insurance:** ~~During the Term and any extension thereof, the Landlord shall at its sole expense, obtain and maintain in force, and shall require any subcontractor or assignee to obtain and maintain in force, the following insurance with respect to the Premises and the property of which the Premises are a part: comprehensive general liability insurance against all claims of bodily injury, death or property damage occurring on, (or claimed to have occurred on) in or about the Premises. Such insurance is to provide minimum insured coverage conforming to: General Liability coverage of not less than one million (\$1,000,000) per occurrence and not less than three million (\$3,000,000) general aggregate; with coverage of Excess/Umbrella Liability of not less than one million (\$1,000,000). The policies described herein shall be on policy forms and endorsements approved for use in the State of New Hampshire by the N.H. Department of Insurance and issued by insurers licensed in the State of New Hampshire. Each certificate(s) of insurance shall contain a clause requiring the insurer to endeavor to provide the Tenant no less than ten (10) days prior written notice of cancellation or modification of the policy. The Landlord shall deposit with the Tenant certificates of insurance for all insurance required under this Agreement, (or for any Extension or Amendment thereof) which shall be attached and are incorporated herein by reference. During the Term of the Agreement the Landlord shall furnish the Tenant with certificate(s) of renewal(s) of insurance required under this Agreement no later than fifteen (15) days prior to the expiration date of each of the policies.~~

15.1 Workers Compensation Insurance: ~~To the extent the Landlord is subject to the requirements of NH RSA chapter 281-A, Landlord shall maintain, and require any subcontractor or assignee to secure and maintain, payment of Workers' Compensation in connection with activities which the person proposes to undertake pursuant to this Agreement. The Landlord shall furnish the Tenant proof of Workers' Compensation in the manner described in N.H. RSA chapter 281-A and any applicable renewal(s) thereof, which shall be attached and are incorporated herein by reference. The Tenant shall not be responsible for payment of any Workers' Compensation premiums or for any other claim or benefit for the Landlord, or any subcontractor of the Landlord, which might arise under applicable State of New Hampshire Workers' Compensation laws in connection with the performance of the Services under this Agreement.~~

16. **Indemnification:** Landlord will save Tenant harmless and will defend and indemnify Tenant from and against any losses suffered by the Tenant, and from and against any and all claims, liabilities or penalties asserted by, or on behalf of, any person, firm, corporation, or public authority:

16.1 Acts or Omissions of Landlord: On account of, or based upon, any injury to a person or loss or damage to property, sustained or occurring, or which is claimed to have been sustained or to have occurred on or about the Premises, on account of or based upon the act, omission, fault, negligence or misconduct of the Landlord, its agents, servants, contractors, or employees.

16.2 Landlord's Failure to Perform Obligations: On account of or resulting from, the failure of the Landlord to perform and discharge any of its covenants and obligations under this Lease and, in respect to the foregoing from and against all costs, expenses (including reasonable attorney's fees) and liabilities incurred in, or in connection with, any such claim, or any action or proceeding brought thereon; and in the case of any action or proceeding being brought against the Tenant by reason of any such claim, the Landlord, upon notice from Tenant shall at Landlord's expense resist or defend such action or proceeding.

16.3 Tenant's Acts or Omissions Excepted: Notwithstanding the foregoing, nothing contained in this section shall be construed to require the Landlord to indemnify the Tenant for any loss or damage resulting from the acts or omissions of the Tenant's servants or employees. Notwithstanding the foregoing, nothing herein contained shall be deemed to constitute a waiver of the sovereign immunity of the State, which immunity is hereby reserved to the State.

Landlord Initials: KRA by HBL
Date: 01/27/13

17. Fire, Damage and Eminent Domain: The Tenant and Landlord agree that in the event of fire or other damage to the Premises, the party first discovering the damage shall give immediate notice to the other party. Should all or a portion of the Premises, or the property to which they are a part, be substantially damaged by fire or other peril, or be taken by eminent domain, the Landlord or the Tenant may elect to terminate this Lease. When such fire, damage or taking renders the Premises substantially unsuitable for their intended use, a just and proportionate abatement of the rent shall be made as of the date of such fire, damage, or taking, remaining in effect until such time as the Tenant's occupancy and use has been restored in entirety.

17.1 Landlord's Repair: In the event of damage to the Premises that can be repaired within ninety (90) days:

- A) No later than five (5) days after the date of damage to the Premises, the Landlord shall provide the Tenant with written notice of their intention to repair the Premises and restore its previous condition; and,
- B) The Landlord shall thereupon expeditiously, at their sole expense and in good and workmanlike manner, undertake and complete such repairs that are necessary to restore the Premises to its previous condition.
- C) The Landlord may provide alternate temporary space for the Tenant until such time that the Premises are restored to a condition that is substantially suitable for the Tenant's intended use. Alternate temporary space is subject to the acceptance of the Tenant. Should said temporary space provide less square footage and/or limited services for the Tenant's use, a proportionate abatement of the rent shall be made.

17.2 Tenant's Remedies: In the event the Premises cannot be repaired within ninety (90) days of said fire or other cause of damage, or the Tenant is unwilling or unable to wait for completion of said repair, the Tenant may, at its sole discretion, terminate the agreement herein effective as of the date of such fire or damage, without liability to the Landlord and without further obligation to make rental payments.

17.3 Landlord's Right To Damages: The Landlord reserves, and the Tenant grants to the Landlord, all rights which the Landlord may have for damages or injury to the Premises, or for any taking by eminent domain, except for damage to the Tenant's fixtures, property, or equipment, or any award for the Tenant's moving expenses.

18. Event of Default; Termination by the Landlord and the Tenant:

18.1 Event of Default; Landlord's Termination: In the event that:

- A) **Tenant's Failure to Pay Rent:** The Tenant shall default in the payment of any installment of the rent, or any other sum herein specified, and such default shall continue for thirty (30) days after written notice thereof; or
- B) **Tenant's Breach of Covenants, etc.:** The Tenant shall default in the observance of or performance of, any other of the Tenant's covenants, agreements, or obligations hereunder and such default is not corrected within thirty (30) days of written notice by the Landlord to the Tenant specifying such default and requiring it to be remedied then: The Landlord may serve ten (10) days written notice of cancellation of this Lease upon the Tenant, and upon the expiration of such ten days, this Lease and the Term hereunder shall terminate. Upon such termination the Landlord may immediately or any time thereafter, without demand or notice, enter into or upon the Premises (or any part thereon) and repossess the same.

18.2 Landlord's Default: Tenant's Remedies: In the event that the Landlord defaults in the observance of any of the Landlord's covenants, agreements and obligations hereunder, and such default shall materially impair the habitability and use of the Premises by the Tenant, and is not corrected within thirty (30) days of written notice by the Tenant to the Landlord specifying such default and requiring it to be remedied, then the Tenant at its option, may withhold a proportionate amount of the rent until such default is cured, or it may serve a written five (5) day notice of cancellation of this Lease upon the Landlord, and upon the expiration of such a five day period the Lease shall terminate. If any such default of the Landlord does not materially impair the habitability and use of the Premises by the Tenant, the Landlord shall cure such default within thirty (30) days of written notice or within a reasonable alternative amount of time agreed upon in writing by Tenant, failing which, Tenant may terminate this Lease upon ten (10) days written notice to Landlord.

18.3 Rights Hereunder: The rights granted under this Section are in addition to, and not in substitution for, any rights or remedies granted herein to the parties, or any rights or remedies at law, or in equity.

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19. **Surrender of the Premises:** In the event that the Term, or any extension thereof, shall have expired or terminated, the Tenant shall peacefully quit and deliver up the Premises to the Landlord in as good order and condition, reasonable wear, tear, and obsolescence and unavoidable casualties excepted, as they are in at the beginning of the term of this lease, and shall surrender all improvements, alterations, or additions made by the Tenant which cannot be removed without causing damage to the Premises. The Tenant shall remove all of its' personal property surrendering the Premises to the Landlord in broom clean condition.

20. **Hazardous Substances:**

20.1 **Disclosure:** The Landlord warrants that to their knowledge and belief, the Premises are free of present or potential contamination which may impact the health or safety of the occupants; examples include but are not limited to: hazardous substances such as asbestos, lead and/or mold.

20.2 **Maintenance/Activity Compliance:** In the event hazardous materials are present, the Landlord further warrants that all custodial, maintenance or other activities on the Premises will be conducted in compliance with applicable statutes, regulations and/or accepted protocols regarding the handling of said materials.

20.3 **Action to Remove/Remediate:** The Landlord shall promptly take all actions that may be necessary to assess, remove, and/or remediate Hazardous Substances that are on, or in the Premises or the building to which the Premises is a part. Said action shall be to the full extent required by laws, rules, accepted industry standard protocols and/or other restrictions or requirements of governmental authorities relating to the environment, indoor air quality, or any Hazardous Substance. Notwithstanding the foregoing, the provisions of 20.5 herein regarding Asbestos shall prevail.

20.4 **Non-Permitted Use, Generation, Storage or Disposal:** The Tenant shall not cause or permit Hazardous Substances to be used, generated, stored or disposed of in the Premises or the building to which it is a part. The Tenant may, however, use minimal quantities of cleaning fluid and office or household supplies that may constitute Hazardous Substances, but that are customarily present in and about premises used for the Permitted Use.

20.5 **Asbestos:**

- A) No later than thirty (30) days after the inception of the term herein, the Landlord shall provide the Tenant with the results of an asbestos inspection survey of the Premises and any common areas of the building which may affect the Tenant occupants or its clients. The inspection shall identify all accessible asbestos in these areas of the building and shall be performed by a person certified in accordance with State law and satisfactory to the Tenant. The results of the inspection shall be made a part of the Agreement herein.
- B) In the event that asbestos containing material are identified which are in the status of "significantly damaged" or "damaged" (as described in "40 CFR 763") these materials shall be abated in a manner satisfactory to the Tenant, including provision of acceptable air monitoring using Phase Contrast Microscopy.
- C) In the event that asbestos containing materials are identified, but which are not damaged, the Landlord shall install an operations and maintenance program satisfactory to the Tenant which is designed to periodically re-inspect asbestos containing materials and to take corrective action as specified in 20.5 (b) above when appropriate. Results of such re-inspections and all air quality monitoring shall be provided to the Tenant within 14 (fourteen) days of completion.

20.6 **Material Safety Data Sheets (MSDS)**

- A) The Landlord shall submit MSDS for any and all materials, including cleaning products, introduced to the Premises to the Tenant prior to use. This will enable the Tenant to review submittals for possible adverse health risks associated with the products.
- B) At time of occupancy by the Tenant, the Landlord shall provide the Tenant with MSDS for all products incorporated into the Work. This submittal shall be provided in duplicate form presented in three ring binders, categorized in Construction Standards Institute (CSI) format.

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21. **Broker's Fees and Indemnification:** The Landlord agrees and warrants that the Tenant owes no commissions, fees or claims with any broker or finder with respect to the leasing of the Premises. All claims, fees or commissions with any broker or finder are the exclusive responsibility of the Landlord, who hereby agrees to exonerate and indemnify the Tenant against any such claims.

22. **Notice:** Any notice sent by a party hereto to the other party shall be deemed to have been duly delivered or given at the time of mailing by registered or certified mail, postage prepaid, in a United States Post Office, addressed to the parties at the addresses provided in Section 1 herein.

23. **Required Property Management and Contact Persons:** During the Term both parties shall be responsible for issuing written notification to the other if their contact person(s) changes, providing updated contact information at the time of said notice.

23.1 **Property Management:** Notwithstanding the provisions of Section "22 Notice", the Landlord shall employ and/or identify a full time property manager or management team for the Premises who shall be responsible for addressing maintenance and security concerns for the Premises and issuing all reports, testing results and general maintenance correspondence due and required during the Term. The Landlord shall provide the Tenant with the information listed below for the designated management contact person for use during regular business hours and for 24-hour emergency response use.

LANDLORD'S PROPERTY MANAGEMENT CONTACT:

Name: Jeffrey Turgeon

Title: Property Manager

Address: 7 Pitcher Street, Keene NH 03431 Phone (603) 313-5596

Email Address: jcturgeon@outlook.com

23.2 **Tenant's Contact Person:** Notwithstanding the provisions of Section "22 Notice", the Tenant shall employ and/or identify a designated contact person who shall be responsible for conveying all facility concerns regarding the Premises and/or receiving all maintenance reports, testing results and general correspondence during the term. The Tenant shall provide the Landlord with the information listed below for the designated contact person.

TENANT'S CONTACT PERSON:

Name: Leon Smith

Title: Administrator

Address: 129 Pleasant Street, Concord, NH 03301 Phone: (603) 271-9502

Email Address: ljsmith@dhhs.state.nh.us

24. **Landlord's Relation to the State of New Hampshire:** In the performance of this Agreement the Landlord is in all respects an independent contractor, and is neither an agent nor an employee of the State of New Hampshire (the "State"). Neither the Landlord nor any of its officers, employees, agents or members shall have authority to bind the State or receive any benefits, workers' compensation or other emoluments provided by the State to its employees.

25. **Compliance by Landlord with Laws and Regulations/Equal Employment Opportunity:**

25.1 **Compliance with Laws, etc:** In connection with the performance of the Services set forth herein, the Landlord shall comply with all statutes, laws, regulations and orders of federal, state, county or municipal authorities which impose any obligations or duty upon the Landlord, including, but not limited to, civil rights and equal opportunity laws. In addition, the Landlord shall comply with all applicable copyright laws.

A) The Tenant reserves the right to offset from any amounts otherwise payable to the Landlord under this Agreement those liquidated amounts required or permitted by N.H. RSA 80:7 through RSA 80:7-c or any other provision of law.

25.2 **Discrimination:** During the term of this Agreement, the Landlord shall not discriminate against employees or applicants for employment because of race, color, religion, creed, age, sex, handicap, sexual orientation, or national origin and will take affirmative action to prevent such discrimination.

25.3 **Funding Source:** If this Agreement is funded in any part by monies of the United States, the Landlord shall comply with all the provisions of Executive Order No. 11246 ("Equal Employment Opportunity"), as supplemented by the regulation of the United States Department of Labor (41 C.F.R. Part 60), and with any rules, regulations and guidelines of the State of New Hampshire or the United States issued to implement these

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regulations. The Landlord further agrees to permit the State or United States access to any of the Landlord's books, records and accounts for the purpose of ascertaining compliance with all rules, regulations and orders, and the covenants, terms and conditions of this Agreement.

26. Personnel:

The Landlord shall at its' own expense provide all personnel necessary to perform any and/or all services which they have agreed to provide. The Landlord warrants that all personnel engaged in the services shall be qualified to perform the services, and shall be properly licensed and otherwise authorized to do so under all applicable laws.

27. Bankruptcy and Insolvency: If the Landlord's leasehold estate shall be taken in execution, or by other process of law, or if any receiver or trustee shall be appointed for the business and property of the Landlord, and if such execution or other process, receivership or trusteeship shall not be discharged or ordered removed within sixty (60) days after the Landlord shall receive actual notice thereof, or if Landlord shall be adjudicated a bankrupt, or if Landlord shall make a general assignment of its leasehold estate for the benefit of creditors, then in any such event, the Tenant may terminate this lease by giving written notice thereof to the Landlord.

28. Miscellaneous:

28.1 Extent of Instrument, Choice of Laws, Amendment, etc.: This Lease, which may be executed in a number of counterparts, each of which shall have been deemed an original but which shall constitute one and the same instrument, is to be construed according to the laws of the State of New Hampshire. It is to take effect as a sealed instrument, is binding upon, inures to the benefit of, and shall be enforceable by the parties hereto, and to their respective successors and assignees, and may be canceled, modified, or amended only by a written instrument executed and approved by the Landlord and the Tenant.

28.2 No Waiver or Breach: No assent by either party, whether express or implied, to a breach of covenant, condition or obligation by the other party, shall act as a waiver of a right for action for damages as a result of such breach, nor shall it be construed as a waiver of any subsequent breach of the covenant, condition, or obligation.

28.3 Unenforceable Terms: If any terms of this Lease, or any application thereof, shall be invalid or unenforceable, the remainder of this Lease and any application of such terms shall not be affected thereby.

28.4 Meaning of "Landlord" and "Tenant": Where the context so allows, the meaning of the term "Landlord" shall include the employees, agents, contractors, servants, and licensees of the Landlord, and the term "Tenant" shall include the employees, agents, contractors, servants, and licensees of the Tenant.

28.5 Headings: The headings of this Lease are for purposes of reference only, and shall not limit or define the meaning hereof.

28.6 Entire Agreement: This Lease embodies the entire agreement and understanding between the parties hereto, and supersedes all prior agreements and understandings relating to the subject matter hereof.

28.7 No Waiver of Sovereign Immunity: No provision of this Lease is intended to be, nor shall it be, interpreted by either party to be a waiver of sovereign immunity.

28.8 Third Parties: The parties hereto do not intend to benefit any third parties, and this agreement shall not be construed to confer any such benefit.

28.9 Special Provisions: The parties' agreement (if any) concerning modifications to the foregoing standard provisions of this lease and/or additional provisions are set forth in Exhibit D attached and incorporated herein by reference.

28.10 Incompatible Use: The Landlord will not rent, lease or otherwise furnish or permit the use of space in this building or adjacent buildings, or on land owned by or within the control of the Landlord, to any enterprise or activity whereby the efficient daily operation of the Tenant would be substantively adversely affected by the subsequent increase in noise, odors, or any other objectionable condition or activity.

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IN WITNESS WHEREOF; the parties hereto have set their hands as of the day and year first written above.

TENANT: The State of New Hampshire, acting through its' Department of Health and Human Services

Authorized by: (full name and title) _____

Stephen J. Mosher, Chief Financial Officer

LANDLORD: (full name of corporation, LLC or individual) Key Road Associates

Authorized by: (full name and title) _____

Howard B Lane

Signature

Partner

Print: _____

Howard B Lane Jr Partner
Name & Title

NOTARY STATEMENT: As Notary Public and/or Justice of the Peace, REGISTERED IN THE STATE

OF: New Hampshire COUNTY OF: Cheshire

UPON THIS DATE (insert full date) August 27, 2013, appeared before

me (print full name of notary) Patricia A. Lake the undersigned officers personally

appeared (insert Landlord's signature) Howard B. Lane, Jr.

who acknowledged him/herself to be (print officer's title, and the name of the corporation) _____

Partner-Key Road Associates

and that as such

Officers, they are authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing him/herself in the name of the corporation.

In witness whereof I hereunto set my hand and official seal. (provide notary signature and seal)

PATRICIA A. LAKE
Notary Public - New Hampshire
Cheshire County
My Commission Expires
August 24, 2016

Patricia A Lake
Patricia A. Lake

APPROVALS:

Recommendation(s) regarding the approval of the Agreement herein issued by the "Architectural Barrier-Free Design Committee" of the "Governors' Commission on Disability" have been set forth in a "Letter of Recommendation" which has been attached hereto and made part of the Agreement herein by reference.

Approved by the Department of Justice as to form, substance and execution:

Approval date: 6 Sept. 2013

Approving Attorney: _____

Jeane A. Henick, Attorney

Approved by the Governor and Executive Council:

Approval date: _____

Signature of the Deputy Secretary of State: _____

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Date: 9/27/13

The following Exhibits shall be included as part of this lease:

**EXHIBIT A
SCHEDULE OF PAYMENTS**

Part I: Rental Schedule: *Insert or attach hereto a schedule documenting all rental payments due during the initial Term and during any extensions to the Term. Specify the annual rent due per year, the resulting approximate cost per square foot, monthly rental payments due, and the total rental cost of the Term. Define and provide methodology for any variable escalation (such as Consumer Price Index escalation) clauses which may be applied towards the annual rent, setting forth the agreed maximum cost per annum and term.*

The Premises are comprised of approximately 15,871 square feet of space (as set forth in "Section 2" herein). These figures have been used to calculate the rental costs of the Premises set forth in the "Rental Schedule" below. The Tenant shall pay the monthly and annual costs set forth in the "Rental Schedule".

After the Effective Date of the Agreement forth in Section 3.1 herein the Landlord shall have until the date set forth for commencement of the "Occupancy Term" in Section 3.2 herein to complete construction of the Premises. Rental payments for the Premises shall commence upon the "Occupancy Term" and be in accordance with the "Rental Schedule" herein.

TEN (10) YEAR RENTAL SCHEDULE

<u>Term</u>	<u>Dates</u>	<u>Approximate Cost Per Square Foot</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Approximate % Increase Over Previous Year</u>
Year 1	4/1/2014 – 3/31/2015	\$20.19	\$26,700.00	\$320,400.00	
Year 2	4/1/2015 – 3/31/2016	\$20.26	\$26,800.00	\$321,600.00	0.3%
Year 3	4/1/2016 – 3/31/2017	\$20.34	\$26,900.00	\$322,800.00	0.4%
Year 4	4/1/2017 – 3/31/2018	\$20.41	\$27,000.00	\$324,000.00	0.3%
Year 5	4/1/2018 – 3/31/2019	\$20.49	\$27,100.00	\$325,200.00	0.4%
Year 6	4/1/2019 – 3/31/2020	\$21.70	\$28,700.00	\$344,400.00	5.6%
Year 7	4/1/2020 – 3/31/2021	\$21.78	\$28,800.00	\$345,600.00	0.4%
Year 8	4/1/2021 – 3/31/2022	\$21.85	\$28,900.00	\$346,800.00	0.3%
Year 9	4/1/2022 – 3/31/2023	\$21.93	\$29,000.00	\$348,000.00	0.4%
Year 10	4/1/2023 - 3/31/2024	\$22.00	\$29,100.00	<u>\$349,200.00</u>	0.3%
Total ten-year term				\$3,348,000.00	

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Part II: Additional Costs: *Disclose and specify any additional Tenant costs or payments which are not part of the "rent" set forth in "Part I" above but due and payable under the terms of the Agreement herein. Disclosure to include the dates or time frames such payments are due, and if applicable a "schedule of payments" for any installments to be paid towards the total additional payment.*

Additional Payments: Additional payments may be made to the Landlord by the Tenant as unencumbered payments under this agreement for alterations, renovations and modifications to the subject premises, up to \$1,000.00 per event, not to exceed a maximum of \$5,000.00 per year, subject to the mutual agreement of both the Landlord and the Tenant and without further approval of the Governor and Council for the duration of this lease agreement as indicated in Section 3.1 of the General Provisions.

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**ATTACHMENT TO EXHIBIT A
TENANT'S FISCAL YEAR SCHEDULE OF RENTAL PAYMENTS**

<i>State Fiscal Year</i>	<i>Month</i>	<i>Square Foot Rate</i>	<i>Monthly Payment</i>	<i>Yearly Total</i>	<i>Fiscal Year Total</i>
2014	4/1/2014	\$ 20.19	\$ 26,700.00		
	5/1/2014	\$ 20.19	\$ 26,700.00		
	6/1/2014	\$ 20.19	\$ 26,700.00		\$ 80,100.00
2015	7/1/2014	\$ 20.19	\$ 26,700.00		
	8/1/2014	\$ 20.19	\$ 26,700.00		
	9/1/2014	\$ 20.19	\$ 26,700.00		
	10/1/2014	\$ 20.19	\$ 26,700.00		
	11/1/2014	\$ 20.19	\$ 26,700.00		
	12/1/2014	\$ 20.19	\$ 26,700.00		
	1/1/2015	\$ 20.19	\$ 26,700.00		
	2/1/2015	\$ 20.19	\$ 26,700.00		
	3/1/2015	\$ 20.19	\$ 26,700.00	\$ 320,400.00	
	4/1/2015	\$ 20.26	\$ 26,800.00		
	5/1/2015	\$ 20.26	\$ 26,800.00		
	6/1/2015	\$ 20.26	\$ 26,800.00		\$ 320,700.00
2016	7/1/2015	\$ 20.26	\$ 26,800.00		
	8/1/2015	\$ 20.26	\$ 26,800.00		
	9/1/2015	\$ 20.26	\$ 26,800.00		
	10/1/2015	\$ 20.26	\$ 26,800.00		
	11/1/2015	\$ 20.26	\$ 26,800.00		
	12/1/2015	\$ 20.26	\$ 26,800.00		
	1/1/2016	\$ 20.26	\$ 26,800.00		
	2/1/2016	\$ 20.26	\$ 26,800.00		
	3/1/2016	\$ 20.26	\$ 26,800.00	\$ 321,600.00	
	4/1/2016	\$ 20.34	\$ 26,900.00		
	5/1/2016	\$ 20.34	\$ 26,900.00		
	6/1/2016	\$ 20.34	\$ 26,900.00		\$ 321,900.00
2017	7/1/2016	\$ 20.34	\$ 26,900.00		
	8/1/2016	\$ 20.34	\$ 26,900.00		
	9/1/2016	\$ 20.34	\$ 26,900.00		
	10/1/2016	\$ 20.34	\$ 26,900.00		
	11/1/2016	\$ 20.34	\$ 26,900.00		
	12/1/2016	\$ 20.34	\$ 26,900.00		
	1/1/2017	\$ 20.34	\$ 26,900.00		
	2/1/2017	\$ 20.34	\$ 26,900.00		
	3/1/2017	\$ 20.34	\$ 26,900.00	\$ 322,800.00	
	4/1/2017	\$ 20.41	\$ 27,000.00		
	5/1/2017	\$ 20.41	\$ 27,000.00		
	6/1/2017	\$ 20.41	\$ 27,000.00		\$ 323,100.00
2018	7/1/2017	\$ 20.41	\$ 27,000.00		
	8/1/2017	\$ 20.41	\$ 27,000.00		
	9/1/2017	\$ 20.41	\$ 27,000.00		
	10/1/2017	\$ 20.41	\$ 27,000.00		
	11/1/2017	\$ 20.41	\$ 27,000.00		
	12/1/2017	\$ 20.41	\$ 27,000.00		
	1/1/2018	\$ 20.41	\$ 27,000.00		
	2/1/2018	\$ 20.41	\$ 27,000.00		

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	3/1/2018	\$ 20.41	\$ 27,000.00	\$ 324,000.00	
	4/1/2018	\$ 20.49	\$ 27,100.00		
	5/1/2018	\$ 20.49	\$ 27,100.00		
	6/1/2018	\$ 20.49	\$ 27,100.00		\$ 324,300.00
2019	7/1/2018	\$ 20.49	\$ 27,100.00		
	8/1/2018	\$ 20.49	\$ 27,100.00		
	9/1/2018	\$ 20.49	\$ 27,100.00		
	10/1/2018	\$ 20.49	\$ 27,100.00		
	11/1/2018	\$ 20.49	\$ 27,100.00		
	12/1/2018	\$ 20.49	\$ 27,100.00		
	1/1/2019	\$ 20.49	\$ 27,100.00		
	2/1/2019	\$ 20.49	\$ 27,100.00		
	3/1/2019	\$ 20.49	\$ 27,100.00	\$ 325,200.00	
	4/1/2019	\$ 21.70	\$ 28,700.00		
	5/1/2019	\$ 21.70	\$ 28,700.00		
	6/1/2019	\$ 21.70	\$ 28,700.00		\$ 330,000.00
2020	7/1/2019	\$ 21.70	\$ 28,700.00		
	8/1/2019	\$ 21.70	\$ 28,700.00		
	9/1/2019	\$ 21.70	\$ 28,700.00		
	10/1/2019	\$ 21.70	\$ 28,700.00		
	11/1/2019	\$ 21.70	\$ 28,700.00		
	12/1/2019	\$ 21.70	\$ 28,700.00		
	1/1/2020	\$ 21.70	\$ 28,700.00		
	2/1/2020	\$ 21.70	\$ 28,700.00		
	3/1/2020	\$ 21.70	\$ 28,700.00	\$ 344,400.00	
	4/1/2020	\$ 21.78	\$ 28,800.00		
	5/1/2020	\$ 21.78	\$ 28,800.00		
	6/1/2020	\$ 21.78	\$ 28,800.00		\$ 344,700.00
2021	7/1/2020	\$ 21.78	\$ 28,800.00		
	8/1/2020	\$ 21.78	\$ 28,800.00		
	9/1/2020	\$ 21.78	\$ 28,800.00		
	10/1/2020	\$ 21.78	\$ 28,800.00		
	11/1/2020	\$ 21.78	\$ 28,800.00		
	12/1/2020	\$ 21.78	\$ 28,800.00		
	1/1/2021	\$ 21.78	\$ 28,800.00		
	2/1/2021	\$ 21.78	\$ 28,800.00		
	3/1/2021	\$ 21.78	\$ 28,800.00	\$ 345,600.00	
	4/1/2021	\$ 21.85	\$ 28,900.00		
	5/1/2021	\$ 21.85	\$ 28,900.00		
	6/1/2021	\$ 21.85	\$ 28,900.00		\$ 345,900.00
2022	7/1/2021	\$ 21.85	\$ 28,900.00		
	8/1/2021	\$ 21.85	\$ 28,900.00		
	9/1/2021	\$ 21.85	\$ 28,900.00		
	10/1/2021	\$ 21.85	\$ 28,900.00		
	11/1/2021	\$ 21.85	\$ 28,900.00		
	12/1/2021	\$ 21.85	\$ 28,900.00		
	1/1/2022	\$ 21.85	\$ 28,900.00		
	2/1/2022	\$ 21.85	\$ 28,900.00		
	3/1/2022	\$ 21.85	\$ 28,900.00	\$ 346,800.00	
	4/1/2022	\$ 21.93	\$ 29,000.00		
	5/1/2022	\$ 21.93	\$ 29,000.00		
	6/1/2022	\$ 21.93	\$ 29,000.00		\$ 347,100.00
2023	7/1/2022	\$ 21.93	\$ 29,000.00		

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	8/1/2022	\$	21.93	\$	29,000.00		
	9/1/2022	\$	21.93	\$	29,000.00		
	10/1/2022	\$	21.93	\$	29,000.00		
	11/1/2022	\$	21.93	\$	29,000.00		
	12/1/2022	\$	21.93	\$	29,000.00		
	1/1/2023	\$	21.93	\$	29,000.00		
	2/1/2023	\$	21.93	\$	29,000.00		
	3/1/2023	\$	21.93	\$	29,000.00	\$	348,000.00
	4/1/2023	\$	22.00	\$	29,100.00		
	5/1/2023	\$	22.00	\$	29,100.00		
	6/1/2023	\$	22.00	\$	29,100.00	\$	348,300.00
2024	7/1/2023	\$	22.00	\$	29,100.00		
	8/1/2023	\$	22.00	\$	29,100.00		
	9/1/2023	\$	22.00	\$	29,100.00		
	10/1/2023	\$	22.00	\$	29,100.00		
	11/1/2023	\$	22.00	\$	29,100.00		
	12/1/2023	\$	22.00	\$	29,100.00		
	1/1/2024	\$	22.00	\$	29,100.00		
	2/1/2024	\$	22.00	\$	29,100.00		
	3/1/2024	\$	22.00	\$	29,100.00	\$	349,200.00
						\$	261,900.00
Total Rent						\$	3,348,000.00
						\$	3,348,000.00

EXHIBIT B

JANITORIAL SERVICES: *specify which party shall be responsible for provision of janitorial services to the Premises (and/or portions of the Premises) during the Term. Specify what those services shall include, and how often they shall be provided. Provide any additional information required for clarification of duties and scheduling.*

Janitorial services to be provided by Landlord as described in the "Statement of Work for Janitorial Services" and "Frequencies of Janitorial Services" descriptions provided within this Section. All janitorial services shall be provided by the Landlord as described at no additional cost to the Tenant, the cost shall be included in the "rent" set forth in "Exhibit A" herein.

EXHIBIT B

STATEMENT OF WORK FOR JANITORIAL SERVICES

- 1-01. SCOPE: These specifications provide for accomplishing custodial services in a professional and workmanlike manner, in strict and complete compliance with these specifications and subject to the terms and conditions of this contract.
- 1-02. DESCRIPTION OF WORK: The work to be accomplished under this specification consists of performing all custodial services as hereinafter specified in the attachments hereto.
- 1-03. HOURS OF SERVICE: All work is to be performed after regular business hours. Work shall commence nightly, Monday through Friday at 6:00 pm.

1-04. DEFINITIONS OF SERVICES:

A. Sweeping - Includes brush or mop sweeping compound if required, or mechanical brush-vacuum sweeping, without damage or disfigurement of furniture, doors or base trim.

B. Damp-Mopping - Cleaning of floor surfaces using cotton or sponge yarn mops, appropriate stain removal agents, heated water and detergent, if required, using as small amount of water as possible.

C. Buffing - Includes buffing with tampico brush and periodic buffing with cylindrical floor machine using fine steel wool cylinder to remove traffic marks, heavy soil, etc.

D. Floor Scrubbing - Cleaning of floors by use of deck brush, cylindrical or disc type machine, or automatic machine scrubber and detergent solution using as small amount of water as possible, followed by plain water rinse and pick-up. This scrubbing will be followed by the application of one coat of wax or finish and buffing.

E. Floor-Dry-Cleaning - Cleaning to remove marks, imbedded dirt and debris by buffing with steel wool disc or drum on machine having vacuum soil pick-up.

F. Floor Stripping - Removal or stripping of all wax or floor finish down to the flooring material, using compound especially prepared for this purpose, with brush or steel wool agitation as required, followed by rinsing with plain water to remove all wax or finish, solution, dirt and film.

G. Primary Floor Finishing - Application of two coats of water-emulsion wax or floor finish with clean applicator over entire floor after stripping as above, with thorough buffing after each coat. Wax and floor finish may not be used one after the other unless floor stripping (see para F. above) is first accomplished.

H. Touch-Up of Floor Surfaces - Application of wax or finish in heavy traffic areas between primary floor finishing. This includes thorough damp-mop cleaning of entire area prior to application of wax or floor finish, and buffing entire area after application of wax or finish.

I. High Dusting - Removal of dust from walls, ceilings, and other structural components; equipment and fixtures above six-foot reach from floor, with hand dusters or vacuum cleaner.

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- J. Resilient Floor Coverings - Includes linoleum - plastic asphalt, rubber and cork.
- K. Vacuum Carpets (spot clean) - Vacuum all carpeted common areas, heavy traffic areas and entranceways.
- L. Vacuum Carpets - Vacuum all carpeted surfaces, inclusive of all offices and workstations.
- M. Carpet Shampooing and Cleaning - Two acceptable methods:

- a. Hot Water Extraction: A truck-mounted hot water, approximately 180° at the wand, (or steam) extraction system to be used. Prior to carpet shampooing, general vacuuming will be provided to remove all particulates. In heavily soiled areas, a pre-treatment of an aggressive alkaline-based solution will be used to assist to break the bond between ground-in particulate and contaminants from the carpet fiber. In extremely soiled areas, a pile lifter will also be required. Rinsing/extracting will be accomplished with a very mild acidic solution or Ph neutral water rinse cleaner, to remove soil and the detergent residue from past cleanings. A high production unit, consisting of a cleaning wand with a motorized power brush, will be used.

The process utilized to be according to recommendations by the carpet manufacturer and the Institute of Inspection Cleaning Restoration Certification (IICRC), a trade organization.

- b. Bonnet Cleaning: Thoroughly vacuum all carpeted areas to remove all surface particles prior to performance of cleaning. Mist/spray cleaning product onto carpet, utilize bonnet (rotary buffer with absorbent pads) carpet cleaner machine to remove soil particles and change cleaning pads once they become dirty.

1-05. SUPPLIES AND EQUIPMENT: The LANDLORD will furnish all supplies and equipment for accomplishment of all work. LANDLORD's equipment shall be of the size and type suitable for accomplishing the various phases of work described herein, shall operate from existing sources of electrical power and shall have low noise level of operations. Equipment considered to be improper or inadequate for the purpose shall be removed from the job and replaced with satisfactory equipment. All equipment shall be stored on site.

A. Major Items of Supplies:

Detergent, General Purpose
 Soap, toilet (Floating White)
 Soap, toilet, powder - Plain and with Borax
 Sweeping Compound
 Polish - Metal
 Wax, Floor, Water Emulsion - or TENANT approved substitute
 Liquid floor finish - an acrylic resin floor finish acceptable as an alternate to water.
 Waste Container Liners (plastic)
 Remover, Water Emulsion Type Floor Wax

- B. Material and Supplies - The LANDLORD shall furnish all materials and supplies required.

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C. Supplies Used - Unless otherwise specified, supplies shall be of the highest quality and most suitable type or grade for the respective work under contract. Any item with potentially flammable or otherwise harmful qualities shall not be used.

D. Personal Protection Equipment (PPE) - LANDLORD shall be responsible to provide, instruct and replace/upgrade as necessary, any and all PPE, as required or recommended by OSHA 1910.132 or other such regulation, for all of their employees.

1-06. STORAGE - The Tenant will not be responsible in any way for damage to the LANDLORD's stored supplies, materials or equipment kept throughout the buildings in janitor's closets; or the LANDLORD's employees' personal belongings brought into the building; occasioned by fire, theft, accident or otherwise.

1-07. LANDLORD QUALIFICATIONS:

A. Employees: The LANDLORD shall employ only personnel skilled in janitorial work. Because of possible contact with classified equipment or papers, no person shall be employed whose loyalty to the United States is questionable. The LANDLORD assumes total responsibility of their employees, subcontractors, agents and invitees.

1-08. SUPERINTENDENCE BY LANDLORD: The LANDLORD shall at all times during hours specified for service, provide an on-site working janitorial supervisor who can efficiently and effectively communicate, in written and verbal forms, with both the Tenant and to their subordinate janitorial staff. Supervisor to provide adequate supervision of his employees to ensure complete and satisfactory performance of all work in accordance with information as to how and where he/she or his/her representative can be contacted during the regular business hours (8:00 a.m. to 5:00 p.m.). Once a month the LANDLORD's agent will contact the Department's Manager of Administration to go over any problems and/or suggestions.

1-09. INSPECTION:

Daily inspection of all the LANDLORD's work will be made by the Department's Manager of Administration or his/her representative. The representative has authority to point out to the LANDLORD, incomplete or defective work and necessary corrective measures, but does not have authority to alter the terms or conditions of the contract. In addition, the on-site facility contact shall maintain a "Jani Log" to note any deficiencies and/or special needs. LANDLORD is responsible to check this log daily, attend to requests and initial when complete.

1-10. STANDARDS: The following standards shall be used in evaluation of custodial services:

A. Dusting - A properly dusted surface is free of all dirt and dust, dust streaks, lint and cobwebs.

B. Plumbing Fixtures and Dispenser Cleaning - Plumbing fixtures and dispensers are clean when free of all deposits and stains so that item is left without streaks, dust, film, odor or stains.

C. Sweeping - A properly swept floor is free of all dirt, dust, grit, lint and debris except imbedded dirt and grit.

D. Spot Cleaning - A surface adequately spot cleaned is free of all stains, deposits and is substantially free of cleaning marks.

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- E. Damp Mopping - A satisfactorily damp-mopped floor is without dirt, dust, marks, film, streaks, debris or standing water.
- F. Metal Cleaning - All cleaned metal surfaces are without deposits or tarnish and with a uniformly bright appearance. Cleaner is removed from adjacent surfaces.
- G. Glass Cleaning - Glass is clean when all accessible glass surfaces are without streaks, film, deposits, and stains, and has a uniformly bright appearance and adjacent surfaces have been wiped clean.
- H. Scrubbing - Scrubbing is satisfactorily performed when all surfaces are without imbedded dirt, cleaning solution, film, debris, stains and marks and standing water in all areas and floor has a uniformly clean appearance. A plain water rinse must follow the scrubbing process immediately.
- I. Light-Fixture Cleaning - Light fixtures are clean when all components, including bulbs, tubes, lenses and diffusers are without insects, dirt, lint, film and streaks. All articles removed must be replaced immediately.
- J. Wall Cleaning - After cleaning, the surfaces of all walls, ceilings, exposed pipes and equipment will have a uniformly clean appearance, free from dirt, stains, streaks, lint and cleaning marks, painted surfaces must not be unduly damaged. Hard finish wainscot or glazed ceramic tile surfaces must be bright, free of film, streaks and deposits.
- K. Buffing of Floor Surfaces - All waxed and/or acrylic finished areas will be buffed sufficiently for maximum gloss, as to provide the removal of surface dirt and yield a uniform appearance.
- 1-11. SERVICES: The following services shall be performed to comply with the aforementioned specified standards:
 - A. Cleaning Rest Rooms - This work includes cleaning all plumbing fixtures; lavatories, toilet bowls, group wash fountains, dispensers, baby changing stations; spot cleaning wainscot, doors, stall partitions and all laminate counters as required; and filling all paper, soap and feminine napkin dispensers as needed. Scouring powder may be used on plumbing fixtures or ceramic tile to remove stubborn stains or deposits. A toilet bowl cleaner may be used for water closets and urinals if required. All stains or spots shall be removed from ceramic tile, wainscot and stall partitions using a damp cloth, with detergent and chlorine bleach. Floors shall be dry swept and damp mopped. Shower walls shall be wiped dry and the floor cleaned.
 - B. Cleaning Sinks and Drinking Fountains - All items will be cleaned using detergent or scouring powder if required. Cabinets of water chillers shall be wiped clean with a damp cloth. Any spillage on floors or walls adjacent to fixture shall be wiped clean with a damp cloth.
 - C. Sweeping - All tile, wood or concrete floors, stairways, landings and stoops shall be swept, using an approved sweeping compound and dust and debris removed to receptacles provided for this purpose outside the building.
 - D. Damp Mopping Floors - Damp mop all resilient floors, quarry tile and concrete floors. All resilient floors shall be buffed. Note: Resilient floors may be dry cleaned provided

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satisfactory results are demonstrated by the LANDLORD. Damp mopped resilient floors shall be buffed with appropriate brushes.

E. Scrubbing - Scrub all resilient floors, ceramic tile and smooth concrete floors. Resilient floors that have been scrubbed shall be waxed and buffed as specified.

F. Prime Waxing - Primary wax resilient flooring wax shall be applied as recommended by the manufacturer of the product furnished. Primary waxing shall follow immediately the operation of wax removal or stripping and scrubbing.

G. Stripping and Wax Removal - Wax removal shall be accomplished on all resilient floors. All dirt, stain, old wax and debris shall be completely removed down to the original flooring material. When floors are completely clean and dry, apply two coats of wax and buff each coat.

H. Buffing - Touch up wax and/or finish and buff after damp mopping all resilient flooring in entrances, lobbies and corridors.

I. Glass Cleaning - Clean all mirrors, glass cases, windows and glass at building entrances, using plain water or cleaning solution prepared for this purpose. Adjacent rim shall be wiped clean with a damp cloth. Scouring powder or ammonia shall not be used. Doors and windows shall be washed on both sides.

J. Cleaning Interior Walls and Ceilings - When not otherwise washed, clean all interior painted walls, partitions and ceiling surfaces and window trim, except acoustical material. Beginning at the highest point, dust shall be first removed from all surfaces, exposed overhead pipes and equipment with untreated dusters or by vacuuming. Cobwebs shall be removed with an upward stroke to avoid streaking.

K. Cleaning Wainscot and Laminate Counter Tops - Clean all tile or impervious finish wainscot, laminate counter tops, toilet stall partitions and doors. Cleaning shall be accomplished with detergent solution and sponge followed by plain water rinse and drying with a clean cloth. Abrasive cleaners will not be used on painted or resilient surfaces. All spillage or marking of adjacent surfaces shall be wiped clean with a damp cloth.

L. Cleaning Doors and Trim: Clean doors and adjacent trim not otherwise cleaned.

M. Dusting Horizontal Surfaces Other Than Furniture, Fixtures and Equipment - Dust with treated dust cloth or vacuum all horizontal surfaces of windows, radiators, baseboards and other horizontal surfaces in reach from the floor.

N. Empty Waste Receptacles - Empty all waste receptacles, inclusive of all exterior cigarette receptacles, and remove trash and paper from building and deposit in collection facilities provided for this purpose by Landlord.

O. Washing Waste Receptacles - Wash specified waste receptacles to keep in sanitary condition. Washing shall be accomplished with brush and detergent solution. Use of steam or cleaning agents harmful to paint or receptacle material will not be permitted. Receptacles will be left free of deposits, stains, dirt streaks and odor.

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- P. Clean Light Fixtures - Dust all accessible components of incandescent and fluorescent light fixtures including bulbs, tubes, lenses and diffusers with a cloth or yarn duster. Clean fixtures with a damp cloth at frequencies indicated.
 - Q. Mat Cleaning - Clean all dirt, removing mats at entrance and remove all dirt and dust deposits underneath.
 - R. Metal Cleaning and Polishing - All door and rest room hardware shall be polished using approved polishing compound.
 - S. Dust and Wash Vertical/Horizontal - Vertical/Horizontal blinds shall be dusted with soft cloths, dusters, brushes manufactured for this purpose, or vacuumed. Blinds to be washed shall be removed from the windows and thoroughly washed, rinsed and dried before reinstalling at proper windows.
 - T. Turning off Lights - Janitorial staff shall be responsible to turn off interior lights after the conclusion of their nightly operations.
- 1-12. CLEAN UP: All supplies, equipment and machines shall be kept free of traffic lanes or other areas where they might be hazardous and shall be secured at the end of each work period in areas provided for this purpose. Cloths, mops, or brushes, containing residue of wax or other combustible material subject to spontaneous ignition, shall not be disposed of or stored within the building or dumped in the on site disposal facility. LANDLORD shall be responsible to legally dispose of any and all hazardous or flammable materials as required by law. All dirt and debris resulting from work under this contract shall be disposed of each day at the completion of work. Only biodegradable cleaning solutions shall be disposed of in plumbing fixtures provided for this purpose.
- 1-13. LOST, FOUND OR MISSING ARTICLES: All unclaimed articles found in or about the work areas by the LANDLORD will be turned in immediately to the Tenant's District Office Manager of Operations located at this facility.
- 1-14. SNOW AND ICE REMOVAL: To be provided in conformance with Section 8.5 of the Agreement herein.
- 1-15. SUPPLIES: The LANDLORD will furnish supplies to fill all dispensers in the rest rooms and lounge. This is to include toilet paper, paper towels, sanitary toilet seat covers, baby changing station bed liners, anti-bacterial soap and sanitary napkins.
- 1-16. RECYCLING: The Landlord shall provide recycling collection, documentation, and repository services in accordance with the provisions of Exhibit D Part IV "Recycling" of the Agreement herein.

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**Exhibit C Continued:
FREQUENCIES OF JANITORIAL SERVICES**

SERVICE	DAILY	WEEKLY	MONTHLY	QUARTERLY	SEMIANNUALLY	ANNUALLY
Floors (Resilient)						
Sweep/Dust Mop	X					
Damp Mop	X					
Damp Mop Entrances	X					
Buff			X			
Strip and re wax main corridors and public areas				X		
Scrub and apply one coat of wax			X			
Walls						
Clean						X
Spot clean (as required)						
Dust (include piping ducts, etc.)				X		
Woodwork and Doors						
Clean						X
Spot clean walls, doors, trim, folding doors, etc. as required						
Dust		X				
Light Fixtures						
Dust			X			
Damp Wipe				X		
Diffusers: Damp Clean					X	
Drinking Fountains						
Clean	X					
Dust horizontal surfaces of all fixtures, ledges, woodwork, doors, etc.			X			
Waste Receptacles						
Empty waste Receptacles	X					
Wash waste Receptacles			X			
Mat Cleaning	X					
Exterior Doors						
Class Cleaning, Other		X				
Metal Cleaning and Polishing (as required)						
High Dusting				X		
Toilets						
Clean Water Closets	X					
Clean Urinals	X					
Clean Wash Basins	X					
Dispensers, fill and clean	X					
Mirrors	X					
Mop floors with disinfectant	X					
Vacuum Carpets (spot clean)	X					
Vacuum Carpets		X				
Window Cleaning – Interior and Exterior						X
Removal and replacement of window screens as necessary						
Skylight clean (if applicable)				X		
Window covering						
Clean and re-hang					X	
Carpet Cleaning				X		
*Hot Water Extraction Method						X
Bonnet Cleaning Method				X		
Recycling		X				

* Hot Water Extraction at 12 months replaces quarterly Bonnet Cleaning

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EXHIBIT C

Provisions for Architecturally Barrier – Free Accessibility, "Clean Air" compliance, Improvements and Recycling

Part I Architecturally Barrier-Free access to the Premises conforming with all applicable codes and regulations which are in effect as of the date of inception of the Term shall be provided unless otherwise agreed by the parties hereto and agreed by the "Architectural Barrier-Free Design Committee". If Barrier-Free access is deficient it shall be provided after the inception of the Term herein by making certain renovations and/or alterations to the Premises which shall include all recommendations set forth by the State of New Hampshire's "Architectural Barrier-Free Design Committee" (AB Committee) in their "Letter of Recommendation" which has been attached hereto and made part of the Agreement herein by reference. *Specify in text and/or illustrate the manner in which all renovations recommended by the AB Committee will be provided at the Premises. Define which party, the Landlord or Tenant, shall be responsible for providing and funding said renovations and the time frame allowed for completion.*

1. All renovations, new construction and alternations shall be provided as described in the documents and drawings herein, and as set forth in Section "4.3 Permits and Testing" which requires compliance with all applicable building codes, including but not limited to the Code for Barrier-Free Design for the State of New Hampshire Abfd 300 (the 2010 ADA Standards for Accessible Design; ADA Std. citations), and the State Building Code(IBC-2009, IEBC-2009; ICC/ANSI A117.1-2003). The Landlord's construction drawings and specifications – which shall be based upon the drawings and documents herein - shall be submitted to the local authority having jurisdiction (i.e. the building inspector) and the State of NH Architectural Barrier-Free Design Committee for review and approval prior to commencement of work. Said drawings and specifications shall be amended thereafter as needed to include provision and conformance with any corrective comments or stipulations from the above reference authorities provided said comments or stipulations are required for conformance with the above referenced codes.

In addition to the foregoing, the Tenant shall provide an "Assistive Listening System" in the client conference room of the Premises within thirty (30) days of the commencement of the rental term. Provision of said systems shall be in compliance with ADA Standard 706; signage for the assistive listening system shall be installed in accordance with ADA Standard 703.

Part II Certification from the State of New Hampshire Department of Environmental Services ("Environmental Services") stating the Premises comply with the requirements of State of New Hampshire RSA 10:B "Clean Indoor Air in State Buildings" ("clean air") as defined by Chapter Env-A 2200 has either been obtained and a copy of said certification attached herein, or shall be obtained in accordance with the following:

No later than thirty (30) days after the commencement of the Term herein the air quality of the Premises shall be tested in conformance with requirements set forth in Chapter Env-A 2200 in accordance with the requirements of the Agreement herein. *Specify which party – the Landlord or the Tenant- shall schedule and pay for the required testing. In the event of testing results demonstrating the Premises do not conform with all or part of the requirements of Chapter Env-A 2200, specify which party will be responsible for providing and paying for the alterations and repairs necessary to remedy the non-conformity, the time frame to be allowed for providing remedy, and which party shall bear the cost of re-testing and repair required until such time a "certification of compliance" is issued.*

After the completion of renovations, but prior to Tenant's occupancy, the Landlord (at Landlord's sole expense) shall be responsible for hiring technicians (who meet "Environmental Services" criteria of professional accreditation) to perform the State of New Hampshire "Clean Air" tests as set forth in "Environmental Services" Administrative Rules Chapter Env – A2200. In accordance with these rules the landlord shall submit notarized air testing results within five (5) days of receipt of the results to the "State of

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New Hampshire, Department of Environmental Services, "Indoor Air Quality Program", Hazen Drive, P.O. Box 95, Concord, NH 03302-0095 for their review and certification of compliance. After reviewing the testing results "Environmental Services" will either issue a "certificate of compliance" to the Landlord, or send a letter delineating the deficiencies. The Landlord shall consult with "Environmental Services" and the testing lab that performed the initial test to gain their recommendation of how to remedy any deficiencies. The Landlord shall (at their sole expense) proceed to remedy the air quality deficiencies through repair and/or renovations to the premises. Any and all required repairs or renovations shall be completed within a reasonable time frame, which shall in no instance exceed four (4) months after the deficiency was revealed in the testing results. After the completion of all repairs to the air handling systems, the Landlord shall have the premises re-tested for compliance, again submitting the testing results to Environmental Services for their review and recommendations or issuance of their "Certificate of Compliance". The Landlord shall be obligated to comply with the forgoing protocol until such time a "Certificate of Compliance" for the Premises is issued by Environmental Services.

Part III Improvements, Renovations or New Construction ("work"): In the event that the Agreement herein includes provisions for such "work" to be provided, the Tenant's finalized version of Design-Build floor plans, specifications and any supplemental defining documents depicting all "work" shall be reviewed, accepted, agreed-to and signed by both parties and shall be deemed as part of the lease document. The Tenant and the Landlord shall both retain copies of these documents. Tenant shall provide complete copies to the State of New Hampshire, Department of Administrative Services, Bureau of Planning and Management.

1. No later than the date set forth in "3.2 Occupancy Term" herein, the Landlord shall, at the sole expense of the Landlord, substantially complete provision of all new construction and improvements to the Premises delivering it in "turn key" condition to the Tenant. Scope of improvements shall be as defined in Part I above and as defined in the Tenants' "Design-Build Specifications". The Landlord's minimum obligation regarding provision and fit up of the Premises shall include but not be limited to provision of the level of quality, type of space, configuration, specifications and finishes set forth herein titled "Tenant Design-Build Specifications".
2. The Landlord's minimum obligation regarding provision and fit up of the Premises shall also include provision of an interior layout conforming to the Tenant's Design-Build plans attached to and cited in the Tenant's Design-Build Specification Section 1.1 "Design Intent – Tenant Plans". Notwithstanding the foregoing the Tenant shall allow for reasonable variations if needed in order to accommodate structural and/or mechanical requirements.

Part IV Recycling: The manner in which recycling at the Premises will be implemented and sustained is either documented below or as specified in the attachment hereto titled "Recycling" which shall be made part of the Agreement by reference.

1. The Landlord, or the Landlord's Janitorial provider (Provider), shall recycle all waste products for which markets are available. The following products shall be included: mixed paper, including boxboard, corrugated cardboard, shredded paper and containers (plastic, tin, cans, bottles and glass).
2. The Tenant shall place all items intended for recycling in collection bins, which shall be provided and properly labeled by the Tenant. These bins shall be provided in no less than four (4) locations throughout the Premises. The Provider shall remove the items

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intended for recycling from the Tenant's collection bins, bag and document the recycling, and conveying and depositing it at a recycling center.

3. The Provider shall document the volume and estimated average weight of items collected for recycling in the following manner:
 - a. Once (one time) per week the Provider shall gather waste products for recycling from the Premises, these items shall be properly sorted and deposited into garbage bags;
 - b. Upon inception of services the Provider shall weigh "sample" bags of each sorted commodity and document the approximate average weight of full or partially full bags per each commodity.
 - c. Upon each collection the Provider shall document via notation ("tick marks on a clipboard will suffice) the number of bags collected per commodity and whether the bags are full or partially full.
 - d. At the end of each month the Provider shall tally the number of bags per commodity which were either full or partially full, multiply that sum by the average weight of such bags, thereby establishing a volume tally.
 - i. On a Quarterly basis the Provider shall send the results of these monthly volume tallies to the Tenant's "Contact Person" (listed in section 23.2 herein) in order to provide conformance with State of New Hampshire recycling reporting requirements.

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**EXHIBIT D
SPECIAL PROVISIONS**

The parties' agreements concerning modifications or additions to the foregoing standard provisions of this lease shall be as set forth below or attached hereto and incorporated by reference:

SPECIAL PROVISIONS OF THE LEASE:

- A. Tenant Access Prior to Commencement of Occupancy Term: The Landlord agrees to allow the Tenant and/or their telecommunications and data provider access to the Premises for the purpose of installing the Tenant's "IT" and/or security systems at least 30 days in advance of the date set forth herein for commencement of occupancy and rental payments. Said access shall be scheduled with the Landlord in advance, with both parties expending all best efforts to coordinate their schedules in order to minimize any potential disruptions to the performance of ongoing work.
- B. Federal Debarment, Suspension and Other Responsibility Matters – Primary Covered Transactions: The "List of Parties Excluded From Federal Procurement or Non-procurement Programs" was reviewed and the Landlord was not on the list (see the attached search results). Should Landlord, during the term of this lease agreement, be disbarred, suspended or proposed for debarment, Tenant may continue the lease in existence at the time the Landlord was debarred, suspended, or proposed for debarment unless the Tenant directs otherwise. Should Landlord be debarred, suspended, or proposed for debarment, unless the Tenant makes a written determination of the compelling reasons for doing so, Tenant shall not exercise options, or otherwise extend the duration of the current lease agreement.
- C. Public Disclosure: RSA 91-A obligates disclosure of contracts (which includes operating leases) resulting from responses to RFPs. As such, the Secretary of State provides to the public any document submitted to G&C for approval, and posts those documents, including the contract, on its website. Further, RSA 9-F:1 requires that contracts stemming from RFPs be posted online. By submitting a proposal and entering into the Agreement herein the Landlord acknowledges and agrees that, in accordance with the above mentioned statutes and policies, (and regardless of whether any specific request is made to view any document relating to this RFP), the lease agreement herein will be made accessible to the public online via the State's website without any redaction whatsoever.

MODIFICATION OF STANDARD PROVISIONS OF THE LEASE:

- C. **Section 3.5 "Conditions on the Commencement and Extension of Term" are deleted replaced by the following text:**

3.5 Conditions on the Commencement of Term and any Extension or Amendment of Term:

3.5.1 Tenant's Contingencies: Notwithstanding the foregoing provisions, it is hereby understood and agreed by the parties hereto that this Agreement and commencement of the Effective Dates and any extensions or amendment to the Term are contingent upon its' approval by all parties having authority, which on the part of the Tenant includes but is not limited to the State of New Hampshire Long Range Capital Planning and Utilization Committee and the Governor and Executive Council. In the event the Tenant does not

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receive approval of the Agreement authorizing it to commence upon the date set forth in paragraph "3.1 Effective Date of Agreement", the Agreement shall be null and void, with no further obligation or recourse to either party.

3.5.2 Landlord's Contingencies: Notwithstanding the foregoing provisions, it is hereby understood and agreed by the parties hereto that this Agreement and commencement of the Effective Dates and any extensions or amendment to the Term are contingent upon its' approval by all parties having authority, which on the part of the Landlord includes and is limited to:

a) Receipt of City of Keene Building Permit.

In the event of the above listed transaction is not successfully completed, this Agreement shall be null and void with no further obligation or recourse to either party.

3.5.3 Final Authorization: The "Landlord's Contingencies" listed in 3.5.2 above - which shall be know as the Landlord's "Final Authorization" - shall be sought by the Landlord following the Tenant's receipt of all required authorizations set forth in 3.5.1 above. The Landlord shall be provided thirty (30) calendar days of time to obtain "Final Authorization", calculation of the thirty days shall start upon "Effective Date" set forth in Section 3.1 of the Agreement, and end thirty (30) days thereafter. In the event of Landlord's receipt of Final Authorization, upon such receipt they shall send the Tenant written notice advising them of the matter, and providing a preliminary project schedule.

Should the Landlord not receive "Final Authorization" at the end of the thirty days, the Tenant may:

a) At their sole option elect to terminate this Agreement in its entirety, in which instance the Agreement shall be null and void with no further obligation or recourse to either party.

b) Provide the Landlord additional time for receipt of Final Authorization by seeking authorization to amend the Agreement to provide the desired additional time and allow corresponding delayed inception of the Occupancy Term from all authorizing parties, in the event said amendment is denied, this Agreement shall be null and void with no further obligation or recourse to either party.

D. Section 15 "Insurance" is deleted replaced by the following:

During the Occupancy Term and any extension thereof, the Landlord shall at it's sole expense, obtain and maintain in force, and shall require any subcontractor or assignee to obtain and maintain in force, the following insurance with respect to the Premises and the property of which the Premises are a part: comprehensive general liability insurance against all claims of bodily injury, death or property damage occurring on, (or claimed to have occurred on) in or about the Premises. Such insurance is to provide minimum insured coverage conforming to: General Liability coverage of not less than one million (\$1,000,000) per occurrence and not less than three million (\$3,000,000) general aggregate; with coverage of Excess/Umbrella Liability of not less than one million (\$1,000,000). The policies described herein shall be on policy forms and endorsements approved for use in the State of New Hampshire by the N.H. Department of Insurance and issued by insurers licensed in the State of New Hampshire. Each certificate(s) of insurance shall contain a clause requiring the insurer to endeavor to provide the Tenant no less than ten (10) days prior written notice of cancellation or modification of the policy.

The Landlord shall deposit with the Tenant certificates of insurance for all insurance required under this Agreement, (or for any Extension or Amendment thereof) no later than the date set forth in Section 3.2 Occupancy Term herein for substantial completion of the Premises and commencement of the Tenant's rental term and occupancy. In no instance shall the Tenant commence occupancy or payment of rent prior to obtaining certification of such insurance.

During the Occupancy Term of the Agreement the Landlord shall furnish the Tenant with

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Date: 8/27/13

certificate(s) of renewal(s) of insurance required under this Agreement no later than fifteen (15) days prior to the expiration date of each of the policies.

15.1 Workers Compensation Insurance: To the extent the Landlord is subject to the requirements of NH RSA chapter 281-A, Landlord shall maintain, and require any subcontractor or assignee to secure and maintain, payment of Workers' Compensation in connection with activities which the person proposes to undertake pursuant to this Agreement. The Landlord shall furnish the Tenant proof of Workers' Compensation in the manner described in N.H. RSA chapter 281-A and any applicable renewal(s) thereof, which shall be attached and are incorporated herein by reference. The Tenant shall not be responsible for payment of any Workers' Compensation premiums or for any other claim or benefit for the Landlord, or any subcontractor of the Landlord, which might arise under applicable State of New Hampshire Workers' Compensation laws in connection with the performance of the Services under this Agreement.

Landlord Initials: KRA 6.1 H3L
Date: 8/27/13



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/14/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Masiello Insurance Agency 69-A Island Street, Suite 1 Keene NH 03431		CONTACT NAME: Barbara Patnode, CPCU, Sr VP PHONE (A/C No. Ext): 603-283-1841 FAX (A/C No.): (603) 352-8367 E-MAIL ADDRESS: barbarap@masiello.com	
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A: Patriot Insurance Company	24198
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES	CERTIFICATE NUMBER: Dept of Health & Human	REVISION NUMBER:
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR		CPP6228918	6/1/2013	6/1/2014	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER ☒ POLICY ☐ PRO-JECT ☐ LOC					
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			CPP6228918	6/1/2013	6/1/2014 EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A				WC STATUTORY LIMITS E L. EACH ACCIDENT \$ E L. DISEASE - EA EMPLOYEE \$ E L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Evidence of coverage per Lease agreement with the State of New Hampshire, Department of Health and Human Services for 109 Key Road, Keene, NH 03431

CERTIFICATE HOLDER (603) 271-8149 ljsmith@dhhs.state.nh.us State of New Hampshire Department of Health & Human Services Leon Smith, Administrator 129 Pleasant Street Concord, NH 03301	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE B Patnode, VP, CPCU/B <i>Barbara Patnode</i>
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ACORD 25 (2010/05)

INS025 (201005) 01

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STATE OF NEW HAMPSHIRE
GOVERNOR'S COMMISSION
ON DISABILITY

Margaret Wood Hassan, Governor
Paul Van Blarigan, Chairman
Charles J. Saia, Esq., Executive Director

Committee on Architectural Barrier-Free Design
David Gleason, Chair

57 Regional Drive
Concord, NH 03301-8518
Tele: (603) 271-2773 VM or TTY
Tele: 1 (800) 852-3405 VM or TTY
Fax: (603) 271-2837

August 20, 2010

To the Honorable Governor Margaret Wood Hassan and Members of the Executive
Council

Requested Action

RECOMMENDATION REGARDING NEW LEASE APPROVAL

Lessee: NH Department of Health and Human Services; Keene District Office
Location: 109 Key Road, Keene, NH 03431
Lessor: Key Road Associates, 106 Washington Street, Keene, NH 03431
Term: April 1, 2014 – March 31, 2024 with no extensions

The Architectural Barrier Free-Design Committee (AB Committee) respectfully recommends that the subject **NEW LEASE** for approximately 15,871 square feet of space be **approved, with the following conditions.**

1. By April 1, 2014, the alterations to the existing facility must be completed in compliance with Exhibit C and with all applicable building codes, including but not limited to, the Code for Barrier-Free Design for the State of New Hampshire Abfd 300 (Americans with Disabilities Act 2010 Standards for Accessible Design; ADA Std. citations), the NH State Building Code RSA 155-A (IEBC/2009, IBC/2009 and ICC/ANSI A117.1/2003, as amended), the NH State Fire Code Saf-c 6000 and Title II of the Americans with Disabilities Act 2010. Prior to beginning work, and at the request of the AB Committee, the architectural plans will be submitted to the local authority having jurisdiction (i.e., Building Inspector, Code Enforcement Officer) for approval.
2. Detailed architectural floors plans (60%) with interior elevations and details of the exterior site showing dimensions and grades of the accessible parking spaces, access aisles and the accessible route from the access aisle to the accessible entrance, with parking sign details, will be submitted to the AB Committee for review.

3. Prior to occupancy, a representative of the AB Committee and/or the Accessibility Specialist will provide an accessibility evaluation of the exterior accessible parking, exterior accessible route, accessible entrance, and of all interior spaces.
 - a. Any areas of non-compliance found during this evaluation will be corrected no later than 30 days from the inception of the Term.
 - b. Photographs of the corrected areas with supporting documentation (change orders, work orders, purchase orders, etc.) will be submitted to the AB Committee for proof that the work has been completed.

This recommendation is based upon the documents submitted by Administrative Services and reviewed by the AB Committee, and on the assurances of the agency's ADA Coordinator.

Should future inspection by Administrative Services or the Architectural Barrier-Free Design Committee prove that areas of non-compliance exists, the agency should withhold rent until the landlord brings it into compliance, or should negotiate to remedy the non-complying areas.

Respectfully submitted and approved by the **Committee on Architectural Barrier-Free Design,**

A handwritten signature in cursive script that reads "David Gleason (JAZ)".

David Gleason, Chair
Committee on Architectural Barrier-Free Design

cc: File

State of New Hampshire

Department of State

CERTIFICATE

I, William M. Gardner, Secretary of State of the State of New Hampshire, do hereby certify that KEY ROAD ASSOCIATES is a New Hampshire trade name registered on February 17, 1983 and that Howard B Lane, Jr, Esq. and Kendall W Lane, Esq presently own(s) this trade name. I further certify that it is in good standing as far as this office is concerned, having paid the fees required by law.



In TESTIMONY WHEREOF, I hereto set my hand and cause to be affixed the Seal of the State of New Hampshire, this 13th day of August, A.D. 2013

A handwritten signature in cursive script, appearing to read "Wm Gardner".

William M. Gardner
Secretary of State

At a meeting of the partners of Key Road Associates held at 10:00 a.m. on August 27, 2013, it was voted to authorize Howard B. Lane, Jr. to sign a lease between Key Road Associates and the State of New Hampshire Department of Health and Human Services for the rental of premises located at 109 Key Road, Keene, New Hampshire.

KEY ROAD ASSOCIATES

By Howard B. Lane, Jr.
Howard B. Lane, Partner

By Kendall W. Lane
Kendall W. Lane, Partner

STATE OF NEW HAMPSHIRE PROPOSAL AFFIDAVIT FORM

Date: April 24 2013

Company Name:

Key Road Associates, a NH General Partnership

Address:

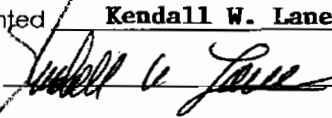
106 Washington St., PO Box 472, Keene, NH 03431

In accordance with RSA 21-I:11-c, the undersigned person certifies that neither the party offering the proposal nor any of its subsidiaries, affiliates or principal officers (principal officers refers to individuals with management responsibility for the entity or association):

- (1) Has, within the past 2 years, been convicted of, or pleaded guilty to, a violation of RSA 356:2, RSA 356:4, or any state or federal law or county or municipal ordinance prohibiting specified bidding practices, or involving antitrust violations, which has not been annulled;
- (2) Has been prohibited, either permanently or temporarily, from participating in any public works project pursuant to RSA 638:20;
- (3) Has previously provided false, deceptive, or fraudulent information on a vendor code number application form, or any other document submitted to the state of New Hampshire, which information was not corrected as of the time of the filing a bid, proposal, or quotation;
- (4) Is currently debarred from performing work on any project of the federal government or the government of any state;
- (5) Has, within the past 2 years, failed to cure a default on any contract with the federal government or the government of any state;
- (6) Is presently subject to any order of the department of labor, the department of employment security, or any other state department, agency, board, or commission, finding that the applicant is not in compliance with the requirements of the laws or rules that the department, agency, board, or commission is charged with implementing;
- (7) Is presently subject to any sanction or penalty finally issued by the department of labor, the department of employment security, or any other state department, agency, board, or commission, which sanction or penalty has not been fully discharged or fulfilled;
- (8) Is currently serving a sentence or is subject to a continuing or unfulfilled penalty for any crime or violation noted in this section;
- (9) Has failed or neglected to advise the division of any conviction, plea of guilty, or finding relative to any crime or violation noted in this section, or of any debarment, within 30 days of such conviction, plea, finding, or debarment; or
- (10) Has been placed on the debarred parties list described in RSA 21-I:11-c within the past year.

Person offering the proposal has read and fully understands this form.

Authorized Signor's Name Printed Kendall W. Lane

Authorized Signor's Signature 

Authorized Signor's Title Partner

NOTARY PUBLIC/JUSTICE OF THE PEACE

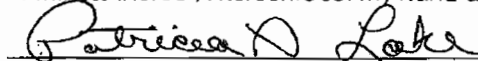
COUNTY: Cheshire

STATE: NH

ZIP: 03431

On the 24th day of April, 2013, personally appeared before me, the above named Kendall W Lane, in his ~~his~~ capacity as authorized representative of Key Road Associates, known to me or satisfactorily proven, and took oath that the foregoing is true and accurate to the best of his/her knowledge and belief.

In witness thereof, I hereunto set my hand and official seal.



(Notary Public/Justice of the Peace)

My commission expires: 8/24/2016 (Date)

STATE OF NEW HAMPSHIRE PROPOSAL AFFIDAVIT FORM

Date: April 24 2013

Company Name:

Key Road Associates, a NH General Partnership

Address:

106 Washington St, PO Box 472, Keene, NH 03431

In accordance with RSA 21-I:11-c, the undersigned person certifies that neither the party offering the proposal nor any of its subsidiaries, affiliates or principal officers (principal officers refers to individuals with management responsibility for the entity or association):

- (1) Has, within the past 2 years, been convicted of, or pleaded guilty to, a violation of RSA 356:2, RSA 356:4, or any state or federal law or county or municipal ordinance prohibiting specified bidding practices, or involving antitrust violations, which has not been annulled;
- (2) Has been prohibited, either permanently or temporarily, from participating in any public works project pursuant to RSA 638:20;
- (3) Has previously provided false, deceptive, or fraudulent information on a vendor code number application form, or any other document submitted to the state of New Hampshire, which information was not corrected as of the time of the filing a bid, proposal, or quotation;
- (4) Is currently debarred from performing work on any project of the federal government or the government of any state;
- (5) Has, within the past 2 years, failed to cure a default on any contract with the federal government or the government of any state;
- (6) Is presently subject to any order of the department of labor, the department of employment security, or any other state department, agency, board, or commission, finding that the applicant is not in compliance with the requirements of the laws or rules that the department, agency, board, or commission is charged with implementing;
- (7) Is presently subject to any sanction or penalty finally issued by the department of labor, the department of employment security, or any other state department, agency, board, or commission, which sanction or penalty has not been fully discharged or fulfilled;
- (8) Is currently serving a sentence or is subject to a continuing or unfulfilled penalty for any crime or violation noted in this section;
- (9) Has failed or neglected to advise the division of any conviction, plea of guilty, or finding relative to any crime or violation noted in this section, or of any debarment, within 30 days of such conviction, plea, finding, or debarment; or
- (10) Has been placed on the debarred parties list described in RSA 21-I:11-c within the past year.

Person offering the proposal has read and fully understands this form.

Authorized Signor's Name Printed Howard B. Lane, Jr.

Authorized Signor's Signature Howard B. Lane, Jr.

Authorized Signor's Title Partner

NOTARY PUBLIC/JUSTICE OF THE PEACE

COUNTY: Cheshire STATE: NH ZIP: 03431

On the 24th day of April, 2013 personally appeared before me, the above named Howard B. Lane, Jr. in his/her capacity as authorized representative of Key Road Associates, known to me or satisfactorily proven, and took oath that the foregoing is true and accurate to the best of his/her knowledge and belief.

In witness thereof, I hereunto set my hand and official seal.

Patricia A. Labe
(Notary Public/Justice of the Peace)

My commission expires: 8/24/16 (Date)

Search Results

Current Search Terms: Key* Road* associates*

No records found for current search.

SAM | System for Award Management 1.0

IBM v1.1149.20130801-1829

Note to all Users: This is a Federal Government computer system. Use of this system constitutes consent to monitoring at all times.



**DEPARTMENT OF ADMINISTRATIVE SERVICES
SYNOPSIS OF ENCLOSED LEASE CONTRACT**

FROM: Mary Belec, Administrator II
Department of Administrative Services
Bureau of Planning and Management

DATE: September 27, 2013

SUBJECT: Attached Lease;
Approval respectfully requested

TO: Her Excellency, Governor Margaret Wood Hassan
and the Honorable Council
State House
Concord, New Hampshire 03301

LESSEE: Department of Health and Human Services, 129 Pleasant Street, Concord NH

LESSOR: Key Road Associates, 106 Washington Street, Keene, NH 03431

DESCRIPTION: New Lease: Approval of the enclosed will authorized the Department of Health and Human Services to enter into a new lease agreement providing for relocation of their Keene District Office upon the Lessor's completion of certain required renovations which shall be April 1, 2014. The approximate 15,871 square foot space is in a currently vacant space within a single-level shopping plaza located at 109 Key Road, Keene, NH.

EFFECTIVE DATE: November 1, 2013

RENTAL TERM: Ten (10) years, commencing April 1, 2014 ending March 31, 2024

OPTIONS: No options for extension of term

SCHEDULE OF ANNUAL RENT:

<u>Year</u>	<u>Annual Rent</u>	<u>Cost pr Sq. Ft.</u>	<u>Percent Increase</u>	<u>Year</u>	<u>Annual Rent</u>	<u>Cost per Sq. Ft.</u>	<u>Percent Increase</u>
1	\$320,400	\$20.19		6	\$344,400	\$21.70	5.6%
2	\$321,600	\$20.26	0.3%	7	\$345,600	\$21.78	0.4%
3	\$322,800	\$20.34	0.4%	8	\$346,800	\$21.85	0.3%
4	\$324,000	\$20.41	0.3%	9	\$348,000	\$21.93	0.4%
5	\$325,200	\$20.49	0.4%	10	\$349,200	\$22.00	0.3%

10-Year Rent Ttl: \$3,348,000

Increase Ttl: 8.4%

JANITORIAL: cost included in annual rent

UTILITIES: cost included in annual rent

TOTAL COST: \$3,348,000

**DEPARTMENT OF ADMINISTRATIVE SERVICES
SYNOPSIS OF ENCLOSED LEASE CONTRACT**

PUBLIC NOTICE: Complied with all RFP requirements: "Phase I" solicitation of "letters of interest" produced two such letters, and subsequently two (2) "Phase II" lease proposals:

1. Renewal of the currently leased office at 809 Court Street, Keene NH comprised of 15,263 SF inclusive of the Departments' required renovations, was offered by Ashuelot River Realty, Inc, 86 North Shore Road, Spofford, NH for a ten (10) year total cost of \$3,927,451.40
2. New lease (enclosed) to be located at 109 Key Road, Keene NH, comprised of 15,871 SF inclusive of the Department's required renovations as offered by Key Road Associates, 106 Washington Street, Keene, NH for a ten (10) year total cost of \$3,348,000. The Department selected this lowest cost proposal which, upon completion of renovations, will provide enhanced program efficiencies, client and staff security, and offers convenient adjacency to NH Employment Security's Keene district office, and easy walking distance to local "affordable housing"

CLEAN AIR PROVISIONS: Testing and subsequent conformance to "clean air" standards to be provided by Lessor after completion of all renovations but prior to occupancy.

BARRIER-FREE DESIGN COMMITTEE: Approval recommended contingent upon all renovations being performed in conformance with current applicable "code" requirements; the enclosed contractual specifications assure such conformance.

OTHER: As required by RSA 4:39-b waiver of the State's five-year operating lease term limitation was reviewed and approved by the State of New Hampshire's Long Range Capital Planning and Utilization Committee on September 24, 2013. A copy of their approval letter is attached to the contract

The enclosed contract complies with the State of NH Division of Plant and Property Rules
And has been reviewed & approved by the Department of Justice.

Reviewed and recommended by:
Bureau of Planning and Management

Mary Belec, Administrator II

Approved by:
Department of Administrative Services

Michael Connor, Deputy Director