

Department/Board:	Address of Leased Space:	City:	Zip Code	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities	Janitorial (PSF):	Pays Janitorial	Parking (PSF):	Pays Parking	Additional Rent (PSF):	Pays Additional Rent	Gross Rent (PSF):	Annual Rent:	Rent Escalations:	Lease Structure:	Notes	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number	Landlord E-mail Address
Education	117 East Call Street	Algona	50511	7/1/2008	6/30/2020	280	\$10.07	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$10.07	\$2,819.60		Modified Gross - pays janitorial, trash removal, fluorescent bulbs		T.L.C. LLC	P.O. Box 445, 405 Broad Street	Whittmore	IA	50598	B.W. Thul, Principal	515-884-0022	<a href="mailto:bwthul@thullaw.com">bwthul@thullaw.com</a>
Education	819 Wheeler Street, Ste 6	Ames	50010	1/1/2016	12/31/2022	3044	\$11.51	\$3.62	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.13	\$46,055.72	\$11.51- 1/1/2019 - 12/31/2021; \$12.08 - 1/1/2022-12/31/2022	Modified Gross - pays utilities, janitorial	Also paid \$94,250.00 up front for tenant improvements	Grand Investors, LLC	819 Wheeler Street, Suite 6	Ames	IA	50010	David Klatt	515 290 8428	<a href="mailto:David@klatt-assoc.com">David@klatt-assoc.com</a>
Transportation	409 Northwestern	Ames	50010	8/28/1995	8/31/2022	3392	\$5.48	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$5.48	\$18,588.16		Modified Gross - pays utilities and replacement of light bulbs		Ronald J. McMillen	29659 595th Avenue	Cambridge	IA	50046	Ron McMillen/Chris Eggert	Ron (Owner) 515-232-6997 Chris - (rep) 515-663-6561	<a href="mailto:chris.eggert@sigler.com">chris.eggert@sigler.com</a>
Transportation	West Hy-Vee Plaza, 3708 Lincoln Way	Ames	50014	5/15/1995	11/30/2020	4700	\$5.25	\$4.73	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.98	\$46,906.00		Modified Gross - pays all utilities, operating expense (taxes, ins, CAM) # is estimate		Hurd Lincoln Way LLC	2000 Fuller Road	West Des Moines	IA	50265	Richard Hurd	515-778-1000	<a href="mailto:richard.hurd@hurdrealty.com">richard.hurd@hurdrealty.com</a>
Workforce Development	903 Lincoln Way	Ames	50010	8/1/2018	7/31/2020	1266	\$6.80	\$0.00	\$0.00	No	\$0.00	No	\$0.00		\$0.00		\$6.80	\$8,608.80		MOU - Full Service Rate	Memorandum of Understanding	Iowa Department of Transportation	800 Lincoln Way	Ames	IA	50010	Mike Harvey	515-239-1964	<a href="mailto:mike.harvey@iowadot.us">mike.harvey@iowadot.us</a>
Natural Resources	300 Chamber Drive, Box 488	Anamosa	52205	10/1/2011	9/30/2019	257	\$18.38	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$18.38	\$4,723.66		Full Service Rate		Nordon Properties	19243 Stone Bridge Road	Monticello	IA	52310	Norman Zimmerman	319-480-6676	<a href="mailto:normzim@gmail.com">normzim@gmail.com</a>
Human Services	1605 SE Delaware, Suite A	Ankeny	50021	7/1/2008	6/30/2020	4500	\$5.50	\$8.37	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$13.87	\$62,415.00		Triple Net - pays operating expenses, utilities, janitorial		MDM Equity - 2011, LLC (owner), c/o Hubbell Realty Co.	6900 Westown Pkwy	Des Moines	IA	50266	Jeff Spence	515-221-6636 Cell: 515-778-1188	<a href="mailto:jeff.spence@cbre.com">jeff.spence@cbre.com</a>
Lottery	1918 SE Hulsizer Road	Ankeny	50021	7/1/2005	6/30/2019	12300	\$6.80	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$6.80	\$83,640.00		Full Service Rate, warehouse space		Iowa Alcoholic Beverage Division	1918 SE Hulsizer	Ankeny	IA	50021	Steve Larson	515-281-7402	<a href="mailto:larson@iowaabd.com">larson@iowaabd.com</a>
Public Safety	3700 SE Convenience Road	Ankeny	50021	12/1/2006	12/31/2020	3 hangars	\$0.00	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$0.00	\$6,300.00		Hangar Lease (3 hangars)		Polk County Aviation Authority	410 W. 1st Street	Ankeny	IA	50023	Lynn Miller	515-965-1020 - Ext 111	<a href="mailto:lynn@execaviation.com">lynn@execaviation.com</a>
Education	1005 E. 7th Street, Suite 201	Atlantic	50022	11/1/2011	10/31/2022	793	\$9.57	\$0.00	\$0.00		\$0.23	Yes	\$0.00		\$0.00		\$9.80	\$7,771.40	11-1-19 rent increases to \$9.71/sf; 11-1-20 rent increases to \$9.86/sf; 11-1-21 rent increases to \$10.01/sf	Modified Gross - tenant pays janitorial		Treyner State Bank	15 E. Main St. P.O. Box A	Treyner	IA	51575	Gene Young	712-487-0318	<a href="mailto:gene.young@tsbg.com">gene.young@tsbg.com</a>
Natural Resources	1401 Sunnyside Lane	Atlantic	50022	5/1/2013	4/30/2020	5230	\$10.09	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$10.09	\$52,770.70		Net -- Tenant pays 60% of utilities and CAM when fully occupied - Pays 100% of utilities and 60% of CAM when adjoining space is vacant. Tenant pays 60% for the increase in taxes and insurance using a base year of 2012.		Country Crossings L.L.P.	54880 Fair River Road	Atlantic	IA	50222	Susie Pellett	712-243-1075; 712-254-1150 (cell)	<a href="mailto:susiepellett@yahoo.com">susiepellett@yahoo.com</a> ; <a href="mailto:todd@pelgas.com">todd@pelgas.com</a>
Natural Resources	206 Rose Street	Bellevue	52031	1/1/2008	12/31/2020	4000	\$6.28	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$6.28	\$25,120.00		Modified Gross - all utilities, janitorial, increase above base year 2006 taxes, insurance. (Statewide Exception to pay at beginning of month - not in arrears)		Frinel, Inc.	135 Riverside Street	Bellevue	IA	52031	Anne Felderman	563-542-9944	<a href="mailto:ane241999@yahoo.com">ane241999@yahoo.com</a>
Education	1000 North Roosevelt	Burlington	52601	7/1/1997	6/30/2019	2900	\$6.95	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$6.95	\$20,155.00		Modified Gross - pays utilities, janitorial, trash removal, and base rate increase in 1997 property taxes; Landlord is responsible for CAM charges (snow removal, lawn care and pest control)		Yesari LLC	PO Box 902, 1007 Monticello Drive	Burlington	IA	52601	Doug Ziegler	319-371-4057	<a href="mailto:yesarallic@yahoo.com">yesarallic@yahoo.com</a>
Human Services	409 North 4th Street	Burlington	52601	5/1/2003	4/30/2021	4892	\$6.45	\$0.00	\$0.68	Yes	\$0.00	Yes	\$0.00		\$0.00		\$7.13	\$34,879.96		Modified Gross - tenant pays electric, janitorial, light bulbs		Social Service Center Partners	PO Box 933	Burlington	IA	52601	Karel VanHaefen & Terry A. Arellano	319-572-6636 319-572-6637	<a href="mailto:terryarellano@yahoo.com">terryarellano@yahoo.com</a>
Inspections & Appeals	216 S. Third Street	Burlington	52601	9/1/2002	9/30/2022	2890	\$7.68	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$7.68	\$22,195.20		Modified Gross -- Tenant pays for utilities, janitorial and light bulbs		CMM Co. LLC	107 Valley Street, P.O. Box 278	Burlington	IA	52601	MacArthur Coffin	319-752-4571	<a href="mailto:mac@frankmillard.com">mac@frankmillard.com</a>
Workforce Development	1000 North Roosevelt Avenue	Burlington	52601	7/1/1998	6/30/2019	11801	\$6.95	\$0.00	\$0.00	Yes	\$1.25	Yes	\$0.00		\$0.00		\$8.20	\$96,768.20		Modified Gross - electric, gas, 39% of water/sewer for building, bulb replacement, and 39% of any increase in property taxes. Landlord pays for snow removal, landscaping, HVAC filters, trash and pest control		Yesari LLC	PO Box 902, 1007 Monticello Drive	Burlington	IA	52601	Doug Ziegler	319-371-4057	<a href="mailto:yesarallic@yahoo.com">yesarallic@yahoo.com</a>
Transportation	Westland Mall - 550 South Gear Avenue	Burlington (West)	52655	2/1/2016	2/28/2021	2408	\$13.11	\$3.41	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00	\$89,059.64	\$16.52	\$39,780.16	1/1/20 - \$13.51/sf	Modified Gross -- Tenant pays for utilities, janitorial and CAM consisting of \$2.47/psf for taxes, \$0.15/psf for sprinkler maintenance and \$0.79/psf for insurance	Additional rent is TIs that will be paid upon move in to the facility	Westland Mall Partners, L.L.C	257 E. Main Street - Ste 200	Barrington	IL	60010	Kelsey Blindt (leasing contact) Wayne Rinker (property contact)	319-754-0653 (KB) 319 753-2891 ext. 201 (WR)	<a href="mailto:kelsey@gkdevelopment.com">kelsey@gkdevelopment.com</a> <a href="mailto:wayne@westlandmall.net">wayne@westlandmall.net</a>
Human Services	625 North West Street	Carroll	51401	10/1/2003	9/30/2021	4320	\$6.04	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$6.04	\$26,092.80		Modified Gross - utilities (gas & Electric), janitorial services.		Todd Kanne DBA Kanne Rentals	624 North Crawford Street	Carroll	IA	51401	Todd Kanne	712-792-2722 Cell 402-212-3466	<a href="mailto:Todd@communityoil.com">Todd@communityoil.com</a>
Workforce Development	619 North Carroll Street	Carroll	51401	6/22/1994	5/31/2019	4380	\$7.67	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$7.67	\$33,594.60		Net - pays, insurance, utilities, trash, janitorial, snowal removal & lawn care		Gertrude M. Nagl	726 North Clark St	Carroll	IA	51401	Richard Nagl Teri Goss	(719) 576-3393 or cell (719) 338-3104	<a href="mailto:teri.goss@bryancave.com">teri.goss@bryancave.com</a> <a href="mailto:richardnagl@gmail.com">richardnagl@gmail.com</a>
Public Safety	4901 University Avenue, Suite F	Cedar Falls	50613	2/15/2008	1/31/2023	1673	\$9.00	\$5.17	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$14.17	\$23,706.41		Pays Base and Ops expenses CAM (includes utilities). Tenant pays for janitorial directly. Operating costs excluding taxes is capped at 3%.		R&N Investment Properties	P.O. Box 728	Cedar Falls	IA	50613	David M. Nordyke	(W) 319-266-9907; cell - 319-240-1507	<a href="mailto:dnordyke@cfu.net">dnordyke@cfu.net</a>
Human Services	411 Third Street, Suite 200 & 510	Cedar Rapids	52401	1/1/2010	1/31/2023	7160	\$13.35	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$13.35	\$95,586.00		Modified Gross - Tenant pays for Janitorial	Tenant pays for 34 parking spaces -- \$52/month	SLE Iowa Building, L.C.	221 2nd Avenue SE, Suite 400	Cedar Rapids	IA	52401	Stephen Emerson	319-364-7444 or cell - 319-310-6600	<a href="mailto:sle@aspectinc.net">sle@aspectinc.net</a>
Human Services	411 Third Street, Suite 530 & 550	Cedar Rapids	52401	7/1/2012	6/30/2022	1664	\$13.35	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$13.35	\$22,214.40		Full Service Gross		SLE Iowa Building, L.C.	221 2nd Avenue SE, Suite 400	Cedar Rapids	IA	52401	Stephen Emerson	319-364-7444 or cell - 319-310-6600	<a href="mailto:sle@aspectinc.net">sle@aspectinc.net</a>
Inspections & Appeals	411 3rd Street SE, Ste 720, 710 & 510	Cedar Rapids	52401	4/1/2009	6/30/2019	1273	\$13.35	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$13.35	\$16,994.55		Tenant - Janitorial in leased space.		SLE Iowa Building, L.C.	221 2nd Avenue SE, Suite 400	Cedar Rapids	IA	52401	Stephen Emerson	319-364-7444 or cell - 319-310-6600	<a href="mailto:sle@aspectinc.net">sle@aspectinc.net</a>

Department/Board:	Address of Leased Space:	City:	Zip Code	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities	Janitorial (PSF):	Pays Janitorial	Parking (PSF):	Pays Parking	Additional Rent (PSF):	Pays Additional Rent	Gross Rent (PSF):	Annual Rent:	Rent Escalations:	Lease Structure:	Notes	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number	Landlord E-mail Address	
Inspections & Appeals	425 2nd Street SE - 10th Floor	Cedar Rapids	52401	5/1/2016	4/30/2021	6860	\$8.97	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$8.97	\$61,534.20		Modified Gross - pays electric and janitorial	Additional Rent is \$65,196.34 includes 5% interest amortized over the life of the initial lease term	Panda Investments, Inc.	2118 Haven Court SW	Cedar Rapids	IA	52404	Lori Menge	319-329-4488	lori.panda@yahoo.com	
Lottery	2345 Blairs Ferry Road NE - Ste E	Cedar Rapids	52402	7/1/2001	6/30/2021	4800	\$13.36	\$2.61	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.97	\$76,656.00	7/1/19 - \$13.63/sf; 7/1/20 - \$13.90/sf	Pays CAM, utilities, trash removal and janitorial direct.		1395 Stamy Road, LLC	PO Box 25	Hiawatha	IA	52233	Stephanie Tupa	319-533-8522	stepht@corrordmanagement.net	
Public Safety	10400 18th Street SW	Cedar Rapids	52404	12/15/2016	12/31/2019	343	\$4.20	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$4.20	\$1,440.60		Tenant pays \$100.00/month for space and \$20.00/month for utilities	Utilities included in Base Rate	Cedar Rapids Airport Commission	Eastern Iowa Airport	10400 18th Street SW	Cedar Rapids	IA	52404	Don Swanson	319-731-5715	d.swanson@crairport.org
Revenue	411 3rd Street SE, Suite 500	Cedar Rapids	52401	9/1/2009	6/30/2022	2760	\$13.35	\$0.00	\$0.00		\$0.00	Yes	\$0.00	Yes	\$0.00		\$13.35	\$36,846.00		Modified Gross - tenant pays janitorial		SLE Iowa Building, L.C.	221 2nd Avenue SE, Suite 400	Cedar Rapids	IA	52401	Stephen Emerson	319-364-7444 or cell - 319-310-6600	se@aspectinc.net	
Transportation	3726 Queen Court SW, Suites 203-208	Cedar Rapids	52404	1/1/2014	12/31/2023	7100	\$12.00	\$7.23	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$19.23	\$136,533.00		Triple Net - pays CAM, taxes, insurance, utilities and janitorial.		SK Investments LLC	375 Collins Rd NE, Suite 100	Cedar Rapids	IA	52402	Robert Buttschi	319-393-3725	rbuttschi@aol.com	
Workforce Development	Lindale Mall, 4444 First Avenue NE, Suite 436	Cedar Rapids	52402	8/1/2010	7/31/2020	28260	\$12.00	\$1.83	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$13.83	\$390,835.80		Tenant pays electric and trash removal.		Lindale Mall, LLC % Wp Glimcher Inc.	180 East Broad Street - 21st floor	Columbus	OH	43215	Tasha Garland - Candice Robinson	317-986-8513	Tasha.Garland@wpglimcher.com Candice.Robinson@washingtonprime.com	
Natural Resources	21792 490th Street/PO Box 30	Chariton	50049	11/1/2011	4/30/2019	287	\$13.93	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$13.93	\$3,997.91		Full Service Gross		Robert J. Murphy	204 South Filmore	Mt Ayr	IA	50854	Joe Murphy	641-464-2924	murphyswbs@yahoo.com	
Natural Resources	611 Beck Street	Charles City	50616	11/1/2009	1/31/2020	346	\$11.12	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$11.12	\$3,847.52		Full Service Gross		Keiser Realty	PO Box 733	Charles City	IA	50616	Denise Holzer	Home -- (641) 228-7447; cell -- (641) 330-0988; work -- (641) 257-6570	sujo01@msn.com; dholzer@charlescityschools.org	
Education	1251 W Cedar Loop	Cherokee	51012	1/1/1999	6/30/2023	325	\$3.11	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$3.11	\$1,010.75		MOU - Modified Gross - tenant pays pest control and maintenance and janitorial on an hourly basis.		Dept. of Human Services-Cherokee MHI	1251 W. Cedar Street	Cherokee	IA	51012	Jennifer Jenness-Lockwood	712-225-2594	jenness@dhs.state.ia.us	
Human Services	1251 W Cedar Loop	Cherokee	51012	7/1/2011	6/30/2022	1456	\$2.42	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$2.42	\$3,523.52		MOU - Modified Gross - reimburses janitorial		Dept. of Human Services-Cherokee MHI	1251 W. Cedar Street	Cherokee	IA	51012	Jason Smith	712-225-2594	jsmith4@dhs.state.ia.us	
Education	219 North 16th Street	Clarinda	51632	5/1/2015	4/30/2020	1188	\$9.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.50	\$11,286.00		Modified Gross - tenant pays telephone/internet service, electric, gas, water/sewer, janitorial services, trash removal, & light bulbs.		Chad Wellhausen	2029 O Avenue	Clarinda	IA	51632	Chad Wellhausen		chad.wellhausen@gmail.com	
Education	240 N. Bluff Blvd., Suite 102	Clinton	52732	11/1/2016	#####	915	\$12.50	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$12.50	\$11,437.50	11-1-19--\$13.50/sf	Modified Gross - pays janitorial	Paid tenant improvement cost of \$6,950.00 upon move in.	Clinton Bluff Road, LLC.	2660 E. 53rd Street, Suite 2	Davenport	IA	52807	Dan Dolan (owner) Beth Weizenbach (office mgr)	563-381-4088	dan@dandolanhomes.com beth@dandolanhomes.com	
Human Services	121 6th Avenue South	Clinton	52732	7/15/2008	3/15/2023	3812	\$6.40	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.44	Yes	\$0.00		\$6.84	\$26,074.08		Modified Gross - Tenant pays 18.2% of the utilities, janitorial services and supplies, light bulbs, pest control, garbage disposal, real estate taxes, and property insurance. Tenant also pays \$10.00/parking space/month for 14 parking spaces or \$140.00 per month for parking.		DABO, Inc.	1037 6th Avenue North	Clinton	IA	52732	Mike Judge	563-244-8200	judgem@iowatelecom.net	
Transportation	316 S. 2nd Street	Clinton	52732	1/1/1989	5/31/2019	2500	\$13.39	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$13.39	\$33,475.00		Modified Gross - pays utilities, janitorial. Rent includes 12 parking spaces.		Stark Properties	316 South Second St.	Clinton	IA	52732	Patti Stark	309-762-6467 or 563-357-3995	pattistark@gmail.com	
Education	300 West Broadway, Suite 33	Council Bluffs	51503	4/1/1996	2/28/2019	2486	\$6.36	\$3.50	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.86	\$24,511.96		Modified Gross - electric, janitorial services, and light bulbs.		Omni Center, LLC	300 West Broadway, Ste 1	Council Bluffs	IA	51503	Jeff Coats	712-309-3337	jcoats@coatsre.com	
Human Services	300 West Broadway, Suite 32	Council Bluffs	51503	2/15/1996	2/28/2019	7987	\$6.36	\$3.50	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.86	\$78,751.82		Modified Gross - electric, janitorial services, and light bulbs.	5-year renewal option	Omni Center, LLC	300 West Broadway, Suite 1	Council Bluffs	IA	51503	Jeff Coats	712-309-3337	jcoats@coatsre.com	
Human Services	300 West Broadway, Suite 110	Council Bluffs	51503	1/7/2008	6/30/2022	18614	\$12.74	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$12.74	\$237,142.36		Full Service Gross	LL provided tenant with a \$31,020.00 carpet allowance along with costs associated demo and disposal at LL cost. Tenant responsible for furniture lifting or teardown/set up during project.	Omni Center, LLC	301 West Broadway, Suite 1	Council Bluffs	IA	51503	Jeff Coats	712-309-3337	jcoats@coatsre.com	
Human Services	417 E. Kaneshville Blvd.	Council Bluffs	51503	7/1/2010	6/30/2019	700	\$9.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$9.00	\$6,300.00		Full Service Gross		Pottawattamie County Board of Supervisors	227 South 6th St	Council Bluffs	IA	51501	Melissa Joslin	712-328-5644	melissa.joslin@pottcounty-ia.gov	
Inspections & Appeals	300 West Broadway, Suite 125	Council Bluffs	51503	4/1/2011	3/31/2021	5500	\$6.36	\$3.50	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.73	Yes	\$10.59	\$58,245.00		Modified Gross - electric, janitorial services, and light bulbs.		Omni Center, LLC	Omni Center, 301 West Broadway	Council Bluffs	IA	51503	Jeff Coats	712-309-3337	jcoats@coatsre.com	
Lottery	300 West Broadway, Suite 8	Council Bluffs	51503	1/1/2006	12/31/2020	3245	\$9.86	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$9.86	\$31,995.70		Pays electric only.		Omni Center, LLC	300 West Broadway Ste 1	Council Bluffs	IA	51503	Jeff Coats	712-309-3337	jcoats@coatsre.com	
Transportation	300 West Broadway, Suite 12	Council Bluffs	51503	1/1/2018	12/31/2023	5230	\$9.86	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.86	\$51,567.80		Modified Gross - pays electric and janitorial inside leased premises		Omni Center, LLC	300 West Broadway, Suite 1	Council Bluffs	IA	51503	Jeff Coats	712-309-3337	jcoats@coatsre.com	
Transportation	1751 Madison Ave., Suite 330	Council Bluffs	51503	2/1/2010	1/31/2020	3311	\$17.00	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$17.00	\$56,287.00		Gross - pays utilities		Council Bluffs Realty LLC c/o Namdar Realty Group	150 Great Neck Road, Suite 304	Great Neck	NY	11021	Andrea Leinen	712-323-9536 or 516-773-0010	andrea.mallofthebluffs.com	
Workforce Development	300 West Broadway, Suite 13	Council Bluffs	51503	5/9/1997	7/31/2020	13486	\$9.86	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.86	\$132,971.96		Modified Gross - pays electric and janitorial		Omni Center, LLC	300 West Broadway, Suite 1, Box 12	Council Bluffs	IA	51503	Justin Tabor	402-306-8888	email@justintabor.com	

Department/Board:	Address of Leased Space:	City:	Zip Code	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities	Janitorial (PSF):	Pays Janitorial	Parking (PSF):	Pays Parking	Additional Rent (PSF):	Pays Additional Rent	Gross Rent (PSF):	Annual Rent:	Rent Escalations:	Lease Structure:	Notes	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number	Landlord E-mail Address
Human Services	1103 S. Sumner Avenue	Creston	50801	9/1/2015	8/31/2025	3200	\$14.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$14.50	\$46,400.00	8/15/2020--rent increases to \$16.00/sf/yr	Full Service Gross		EA Patterson Properties	1452 Cromwell Road	Creston	IA	50801	Eric Patterson	641-202-4947	<a href="mailto:kandkauto1452@gmail.com">kandkauto1452@gmail.com</a>
Natural Resources	904 East Taylor	Creston	50801	1/1/2013	12/31/2019	171	\$16.50	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$16.50	\$2,821.50		Full Service Gross		Terr Main	P.O. Box 632	Mount Ayr	IA	50854	Kelly Main	641-414-0001	<a href="mailto:kelly@tekblders.com">kelly@tekblders.com</a>
Education	215 North Elm	Creston	50801	1/1/2015	12/31/2020	259	\$11.75	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$11.75	\$3,043.25		Full Service Gross		Matura Action Corporation	207 1/2 North Elm	Creston	IA	50801	Nicci Tucker	641-782-8431	<a href="mailto:ntucker@maturaact.org">ntucker@maturaact.org</a>
Workforce Development	215 North Elm	Creston	50801	12/27/1995	12/31/2020	3150	\$11.75	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$11.75	\$37,012.50		Full Service Gross		Matura Action Corporation	207 1/2 North Elm	Creston	IA	50801	Nicci Tucker	641-782-8431	<a href="mailto:ntucker@maturaact.org">ntucker@maturaact.org</a>
Education	3827 W. Locust	Davenport	52804	6/19/2012	5/31/2022	2100	\$12.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.50	\$26,250.00		Modified Gross -- electric, gas, water/sewer, janitorial & garbage		McAlister Properties, LLC	1314 Vail Avenue	Durant	IA	52747	Chris McAlister	563-447-1307 - office 562-318-8089 - cell	<a href="mailto:chris@mcalisterprop.com">chris@mcalisterprop.com</a>
Human Services	3817 West Locust, Suite 2	Davenport	52804	7/1/2011	6/30/2020	1985	\$12.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.50	\$24,812.50		Modified Gross -- electric, gas, water/sewer, janitorial & garbage		McAlister Properties, LLC	1314 Vail Avenue	Durant	IA	52747	Chris McAlister	563-447-1307 - office 562-318-8089 - cell	<a href="mailto:chris@mcalisterprop.com">chris@mcalisterprop.com</a>
Human Services	3911 West Locust Street	Davenport	52804	11/1/2003	10/31/2020	10625	\$12.77	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.77	\$135,681.25		Modified Gross - pays janitorial, utilities		McAlister Properties, LLC	1314 Vail Avenue	Durant	IA	52747	Chris McAlister	563-447-1307 - office 562-318-8089 - cell	<a href="mailto:chris@mcalisterprop.com">chris@mcalisterprop.com</a>
Inspections & Appeals	2942 Brady Street - Suites A & B	Davenport	52803	7/1/2011	6/30/2019	1523	\$7.26	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$7.26	\$11,056.98		Modified Gross - pays light bulbs/ballasts and janitorial for suites A&B, plus 80% electric/gas/water/sewer in Suite A.		Davenport Joyce Foundation	P.O. Box 2282	Davenport	IA	52809	Richard Craddock	563-264-4394	<a href="mailto:Rich_Craddock@kentfeeds.com">Rich_Craddock@kentfeeds.com</a> , <a href="mailto:Rich.craddock@kentww.com">Rich.craddock@kentww.com</a>
Inspections & Appeals	332 N. Harrison, Suite 100	Davenport	52801	12/1/2009	9/30/2019	5415	\$10.00	\$2.38	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.38	\$67,037.70		Triple Net - pays janitorial, utilities, light bulbs		332 Harrison Street LLC C/O Kerry Panozzo	4141 45th Avenue	Rock Island	IL	61201	Kerry Panozzo	(309) 721-3288	<a href="mailto:kpanozzo@yahoo.com">kpanozzo@yahoo.com</a>
Workforce Development	902 West Kimberly Road, Suite 51	Davenport	52806	11/1/1986	7/31/2019	15125	\$12.00	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.00	\$181,500.00		Modified Gross - pays tax increase over base year and utilities	Local Property Mgr -- Ruhl Commercial Company; Cortney Sievert, (563) 823-5151; csievert@ruhlcommercial.com	CapRealty 14-Village L.L.C.	c/o Capstone Real Estate Group, Inc., 2 Green Village Road, Suite 209,	Madison	NJ	07940	Caitlin Lauletti, Ruth Gohlke Sam Buchholz	973-998-6800 - Sam is 973-998-8230	<a href="mailto:clauletti@capstonegroupinc.com">clauletti@capstonegroupinc.com</a> , <a href="mailto:rgohlke@capstonegroupinc.com">rgohlke@capstonegroupinc.com</a>
Transportation	902 West Kimberly Road	Davenport	52806	2/1/2013	12/31/2023	7500	\$8.00	\$2.59	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$10.59	\$79,425.00		Triple Net	Local Property Mgr -- Ruhl Commercial Company; Cortney Sievert, (563) 823-5151; csievert@ruhlcommercial.com	CapRealty 14-Village L.L.C.	c/o Capstone Real Estate Group, Inc., 2 Green Village Road, Suite 209,	Madison	NJ	07941	Caitlin Lauletti, Ruth Gohlke	973-998-6800	<a href="mailto:clauletti@capstonegroupinc.com">clauletti@capstonegroupinc.com</a> , <a href="mailto:rgohlke@capstonegroupinc.com">rgohlke@capstonegroupinc.com</a>
Natural Resources	3397 340th Street	Dayton	50530	11/1/2013	10/31/2019	8000	\$1.13	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$1.13	\$9,000.00		Modified Gross-- Tenant is responsible for electricity, propane, janitorial, trash removal and snow and ice removal,		Xenia Rural Water District	23998 141st Street, P.O. Box 39	Bouton	IA	50039	Corey Iben	515-676-2117 ext 116; 515-979-6126	<a href="mailto:ciben@xeniatwater.org">ciben@xeniatwater.org</a>
Education	325 Washington Street, Suite A	Decorah	52101	10/1/2018	7/31/2021	1377	\$18.50	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$18.50	\$25,474.50		Modified Gross - pays janitorial		Upper Explorerland Regional Planning Commission	325 Washington Street, Ste A	Decorah	IA	52101	Rachelle Howe, Exec Director	563-382-6171	<a href="mailto:rhowe@uerpc.org">rhowe@uerpc.org</a>
Human Services	317 Washington Street, Suite 2	Decorah	52101	7/1/2008	6/30/2023	3100	\$14.13	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.43	\$47,833.00		Modified Gross - pays electric, gas, janitorial, light bulbs		Decorah Properties, Inc	325 Washington St, PO Box 127	Decorah	IA	52101	Keith Bruening/Ron Fadness	563-382-2933	<a href="mailto:kbb@brueningrock.com">kbb@brueningrock.com</a> , <a href="mailto:rd@brueningrock.com">rd@brueningrock.com</a>
Workforce Development	325 Washington Street, Suite A	Decorah	52101	8/15/2011	7/31/2021	1235	\$18.50	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$18.50	\$22,847.50		Modified Gross - pays janitorial		Upper Explorerland Regional Planning Commission	325 Washington Street, Ste A	Decorah	IA	52101	Rachelle Howe, Exec Director	563-382-6171	<a href="mailto:rhowe@uerpc.org">rhowe@uerpc.org</a>
Commerce	200 E. Grand Ave, 3rd floor, Suite 300 and 350	Des Moines	50309	10/1/1996	9/30/2026	12013	\$6.80	\$9.90	\$0.00		\$0.00		\$0.00		\$0.00		\$16.70	\$200,653.14	10-1-21 rent increases to \$7.30/sf; 10-1-24 rent increases to \$7.80/sf	Pays operating expenses, utilities, janitorial, light bulbs		East Grand Office Park L.P.	100 E. Grand Avenue, Suite 100	Des Moines	IA	50309	Tyler Price - R & R Realty	515-974-5238	<a href="mailto:Price.Tyler@rreality.com">Price.Tyler@rreality.com</a>
Commerce	200 E. Grand Ave, 3rd floor, Suite 370	Des Moines	50309	10/1/1996	9/30/2026	2267	\$6.80	\$9.90	\$0.00		\$0.00		\$0.00		\$0.00		\$16.70	\$37,858.90	10-1-21 rent increases to \$7.30/sf; 10-1-24 rent increases to \$7.80/sf	Pays operating expenses, utilities, janitorial, light bulbs		East Grand Office Park L.P.	100 E. Grand Avenue, Suite 100	Des Moines	IA	50309	Tyler Price - R & R Realty	515-974-5238	<a href="mailto:Price.Tyler@rreality.com">Price.Tyler@rreality.com</a>
Commerce	601 Locust Street	Des Moines	50309	7/29/2013	8/28/2020	34438	\$13.46	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00	Yes	\$0.00		\$13.46	\$463,535.48		Triple Net - pays increase over Year 2 for operating expenses, utilities, janitorial, light bulbs, security, parking and real estate taxes		Ruan Inc.	666 Grand Avenue	Des Moines	IA	50309	Melissa Duffy	515-480-0757	<a href="mailto:melissa.duffy@cbre.com">melissa.duffy@cbre.com</a>
Cultural Affairs	920 Morgan Street, Suite M	Des Moines	50309	8/1/2005	7/31/2020	26710	\$4.00	\$4.03	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$8.03	\$214,481.30		Pays CAM, operating expenses, utilities, janitorial - Ops hard capped at 4%		Hubbell Realty Co.	6900 Westown Pkwy	West Des Moines	IA	50266	John A Bergman	515-720-2578	<a href="mailto:john.bergman@hubbellrealty.com">john.bergman@hubbellrealty.com</a> <a href="mailto:krista.capp@hubbellrealty.com">krista.capp@hubbellrealty.com</a>
Economic Development	200 E. Grand Avenue	Des Moines	50309	10/1/1996	9/30/2026	36218	\$8.00	\$9.90	\$0.00		\$0.00		\$0.00		\$0.00		\$17.90	\$648,302.20	10-1-21 rent increases to \$8.50/sf; 10-1-24 rent increases to \$9.00/sf	Pays operating expenses, utilities, janitorial, light bulbs		East Grand Office Park L.P.	100 E. Grand Avenue, Suite 100	Des Moines	IA	50309	Tyler Price - R & R Realty	515-974-5238	<a href="mailto:Price.Tyler@rreality.com">Price.Tyler@rreality.com</a>
Education	475 SW 5th Street - Ste D	Des Moines	50309	8/1/2018	7/31/2025	9359	\$15.00	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$15.00	\$140,385.00	8/1/2022 - 7/31/2025 - \$15.30/s.f.	Modified Gross -- Tenant pays increase in taxes above the property tax base of \$1.46/s.f.		MLK River Point, LLC	P.O. Box 1797	Des Moines	IA	50305-1797	Andy Burton Rich Eychaner	515-991-7903 515-321-6366	<a href="mailto:andy@eychanerproperties.com">andy@eychanerproperties.com</a> , <a href="mailto:rich@eychanerproperties.com">rich@eychanerproperties.com</a>
Education	535 SW 7th Street	Des Moines	50309	9/1/2004	8/31/2023	36071	\$7.00	\$7.44	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$14.44	\$520,865.24		Base-CAM Lease - pays operating expenses, utilities, janitorial, light bulbs - annual reconciliation on a calendar year basis.		401 SW 8th Street LLC.	6901 Westown Pkwy	West Des Moines	IA	50267	John A Bergman JR Textor	515-720-2578 515-508-9945	<a href="mailto:john.bergman@hubbellrealty.com">john.bergman@hubbellrealty.com</a> , <a href="mailto:jr.textor@hubbellrealty.com">jr.textor@hubbellrealty.com</a>

Department/Board:	Address of Leased Space:	City:	Zip Code	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities	Janitorial (PSF):	Pays Janitorial	Parking (PSF):	Pays Parking	Additional Rent (PSF):	Pays Additional Rent	Gross Rent (PSF):	Annual Rent:	Rent Escalations:	Lease Structure:	Notes	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number	Landlord E-mail Address
Human Services	611 5th Avenue, 1st floor	Des Moines	50309	9/1/2015	2/28/2019	670	\$4.29	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$4.29	\$2,874.30		Full Service Gross		612 Fifth Avenue LLC	4950 Westown Parkway, Suite 200	West Des Moines	IA	50267	Jeff Sadoris	515-371-3024	jeff.sadoris@knappproperties.com
Human Services	525 SW 5th Suites A and B	Des Moines	50309	8/1/2015	7/31/2020	6555	\$13.22	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$13.22	\$86,657.10		Full Service Lease		MLK River Point, LLC	P.O. Box 1797	Des Moines	IA	50305	Andy Burton Rich Eychaner	515-991-7903 515-321-6366	andy@eychanerproperties.com rich@eychanerproperties.com
Human Services	525 SW 5th Street, Suite H	Des Moines	50309	10/1/2008	9/30/2020	4950	\$13.22	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$13.22	\$65,439.00		Full Service Lease		MLK River Point, LLC	P.O. Box 1797	Des Moines	IA	50305	Andy Burton Rich Eychaner	515-991-7903 515-321-6366	andy@eychanerproperties.com rich@eychanerproperties.com
Human Services	400 SW 8th Street - Ste 200	Des Moines	50309	9/1/2004	8/31/2023	16155	\$7.50	\$7.79	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.29	\$247,009.95	1-1-20 rent increases to \$13.50/sf; 1-1-21 rent increases to \$13.75/sf; 1-1-22 rent increases to \$14.00/sf	Base-CAM Lease - pays operating expenses, utilities, janitorial, light bulbs - annual reconciliation on a calendar year basis.		400 SW 8th Street LLC.	6900 Westown Pkwy	West Des Moines	IA	50266	John A Bergman JR Textor	515-720-2578 515-508-9944	john.bergman@hubbellrealty.com jr.textor@hubbellrealty.com
Human Services	700 Second Ave, Suite 101	Des Moines	50309	1/1/2013	12/31/2022	2229	\$13.25	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$13.25	\$29,534.25		Full Service Gross		EVPA Properties, LLC	700 Second Avenue, Suite 200	Des Moines	IA	50309	Todd Elverson	515-243-1914	todd.elverson@elversonlaw.com
Human Services	611 5th Avenue, 3rd Floors	Des Moines	50309	11/1/2013	1/31/2019	8595	\$10.82	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$10.82	\$92,997.90		Full Service Gross	60 parking spaces	611 Fifth Avenue LLC	4949 Westown Parkway, Suite 200	West Des Moines	IA	50266	Jeff Sadoris	515-371-3023	jeff.sadoris@knappproperties.com
Human Services	100 Army Post Road	Des Moines	50315	2/1/2005	7/31/2019	48000	\$6.35	\$8.21	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$14.56	\$698,880.00		Full Service Gross	Pays operating expenses, utilities, and janitorial as part of "op. ex" cost	William C. Knapp L.C.	4949 Westown Parkway, Suite 200	West Des Moines	IA	50266	Jake Lundgren	515-222-5228	jake@knappproperties.com
Human Services	1914 Carpenter Ave	Des Moines	50314	11/1/2014	10/31/2020	3087	\$8.75	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$8.75	\$27,011.25		Full Service Gross		Iowa County of Polk	111 Court Avenue, Suite 300	Des Moines	IA	50309	Betty Devine John Rowen	515-286-3202 515-286-3131	betty.devine@polkcountyia.gov john.rowen@polkcountyia.gov
Human Services	400 SW 8th Street - Ste 250	Des Moines	50309	9/1/2016	8/31/2023	7878	\$7.50	\$8.43	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.93	\$125,496.54		Full Service Gross	Base-CAM Lease - pays operating expenses, utilities, janitorial, light bulbs - annual reconciliation on a calendar year basis.	401 SW 8th Street LLC.	6901 Westown Pkwy	West Des Moines	IA	50267	John A Bergman JR Textor	515-720-2578 515-508-9945	john.bergman@hubbellrealty.com jr.textor@hubbellrealty.com
Inspections & Appeals	1300 Des Moines Street	Des Moines	50319	1/21/2013	1/31/2023	5030	\$14.25	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$14.25	\$71,677.50		Full Service Gross		Des Moines Area Community College	2006 Ankeny Blvd.	Ankeny	IA	50023	Greg Martin	515-964-6368 (office) 515-229-8602 (mobile)	gmartin@dmacc.edu
Inspections & Appeals	505 5th Avenue, Suite 510	Des Moines	50309	7/1/2008	8/31/2022	5462	\$13.25	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$13.25	\$72,371.50		Modified Gross -pays pro rata share of the cost of electricity & reimburses actual expense of light bulbs and fluorescent tubes.	Additional Rent is 185 SF of storage @ \$3/SF.	The Graham Group, Inc.	500 Locust Street	Des Moines	IA	50309	Sam Gelb Kevin McIlhon	515-360-8825 515-491-5927	sgelb@grahamgrp.com kmcilhon@grahamgrp.com
Inspections & Appeals	505 5th Avenue, Suite 345	Des Moines	50309	7/1/2008	8/31/2022	3275	\$13.00	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$13.25	\$43,393.75		Modified Gross -pays pro rata share of the cost of electricity & reimburses actual expense of light bulbs and fluorescent tubes.	Additional Rent is 474 SF of storage @ \$3/SF.	The Graham Group, Inc.	500 Locust Street	Des Moines	IA	50309	Sam Gelb Kevin McIlhon	515-360-8825 515-491-5927	sgelb@grahamgrp.com kmcilhon@grahamgrp.com
Inspections & Appeals	401 E. Court Avenue	Des Moines	50309	2/14/2011	1/31/2021	3439	\$11.66	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.15	Yes	\$11.81	\$40,614.59		Modified Gross - janitorial inside the leased premises (tenant responsibility)	Additional Rent is for Tis - \$43.87 per month for \$60 months.	J. R. Partners, LLC	108 3rd Street, Suite 219	Des Moines	IA	50309	Jeremy Cortright & Paul Cownie & Tim Rypma	515-419-1445	
Public Health	1901 Bell Avenue - Suite 16	Des Moines	50315	8/1/2009	12/31/2023	7000	\$6.70	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$6.70	\$46,900.00		Modified Gross - pays trash removal and janitorial	Warehouse storage.	Jann Realty L.P.	101 E. Main Street	Little Falls	NJ	07424	Property Manager- Bill Crist New Jersey Randy Rubenstein	515-802-9100-cell or 515-246-1090 office 973-256-6644-office	bill.crist@rubensteinprop.com randy@rubensteinprop.com
Public Health	1901 Bell Avenue - Suite 12	Des Moines	50315	1/15/2007	12/31/2023	2330	\$7.14	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$7.14	\$16,636.20		Modified Gross - pays electric inside the premises, janitorial, trash removal	Warehouse storage.	Jann Realty L.P.	101 E. Main Street	Little Falls	NJ	07424	Property Manager- Bill Crist New Jersey Randy Rubenstein	515-802-9100-cell or 515-246-1090 office 973-256-6644-office	bill.crist@rubensteinprop.com randy@rubensteinprop.com
Public Health	400 SW 8th Street	Des Moines	50309	9/1/2004	8/31/2023	16047	\$7.50	\$7.79	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.29	\$245,358.63		Base-CAM Lease - pays operating expenses, utilities, janitorial, light bulbs - annual reconciliation on a calendar year basis.		400 SW 8th Street LLC.	6900 Westown Pkwy	West Des Moines	IA	50266	John A Bergman JR Textor	515-720-2578 515-508-9944	john.bergman@hubbellrealty.com jr.textor@hubbellrealty.com
Public Television	2317 Dixon Street	Des Moines	50316	12/1/2012	11/30/2022	2450	\$6.25	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$6.25	\$15,312.50		Full Service Gross		Midwest Airport Properties	9440 Wright Brothers Court SW	Cedar Rapids	IA	52404	Dennis Munson	319-361-9042	dmunson@linnstar.com
Revenue	920 Morgan Street, Suite G	Des Moines	50309	8/1/2005	7/31/2020	16370	\$4.00	\$4.03	\$0.00		\$0.00		\$0.00		\$0.00		\$8.03	\$131,451.10		Pays CAM, operating expenses, utilities, janitorial - Ops hard capped at 4%		Hubbell Realty	6900 Westown Pkwy	West Des Moines	IA	50266	John A Bergman	515-720-2578	john.bergman@hubbellrealty.com krista.capp@hubbellrealty.com
Workforce Development	200 Army Post Road, Suite 44	Des Moines	50309	12/1/2017	11/30/2024	27502	\$16.09	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$16.09	\$442,507.18		Full Service Gross - Includes all Tenant Improvements	Base rate includes all tenant improvement costs.	William C. Knapp L.C.	5000 Westown Parkway, Suite 400	West Des Moines	IA	50266	Jake Lundgren	515-222-5228	jake@knappproperties.com
Workforce Development	611 5th Avenue- 1st Floor	Des Moines	50309	9/1/2015	1/31/2019	10471	\$4.29	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$4.29	\$44,920.59		Full Service Gross		611 5th AVENUE LLC	5000 Westown Parkway, Suite 400	West Des Moines	IA	50266	Jake Lundgren	515-222-5228	jake@knappproperties.com
Education	2600 Dodge Street, Suite 2	Dubuque	52003	6/1/2014	5/31/2024	2740	\$11.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$11.50	\$31,510.00		Modified Gross - pays utilities, janitorial and light bulbs		Plaza 20 Inc.	2600 Dodge Street	Dubuque	IA	52003	Michael Kahle	563-599-8670	mkahle.8670@gmail.com
Human Services	150 John F. Kennedy Road	Dubuque	52002	7/1/2018	6/30/2020	2000	\$9.00	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.00	\$18,000.00		Modified Gross - pays utilities, janitorial and pest control		Yuan Partnership, LLC	170 John F. Kennedy Road - Suite 6	Dubuque	IA	52002	Kevin Yuan	563-557-8275	kevin yuan88@hotmail.com
Human Services	960 Main Street	Dubuque	52001	7/1/2007	6/30/2024	2500	\$12.34	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.34	\$30,850.00		Modified Gross - pays utilities and janitorial	9 parking spaces at \$50/month	Herb Klinkhammer	2379 Trygg Drive	Dubuque	IA	52001	Herb Klinkhammer	563-582-7833	hkhhammer@mchsi.com
Inspections & Appeals	590 Iowa Street	Dubuque	52001	4/1/2012	7/31/2021	6216	\$13.09	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$13.09	\$81,367.44		Modified Gross - Tenant pays janitorial in Public Space and office space and replacement of ballasts and bulbs. Landlord pays janitorial in their office space and the common area - LL is also responsible for everything else.		Hammer Law Building, LLC.	590 Iowa Street, Suite 2	Dubuque	IA	52001	Callie Anglese Susan Hess	563-581-3080 815-747-6999	Callie Anglese <Callie@hsjlegal.com> Susan Hess <susan@hsjlegal.com>
Public Safety	1660 Embassy West Drive, Suite 270	Dubuque	52002	6/1/2007	6/30/2019	1344	\$8.55	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$8.55	\$11,491.20		Modified Gross - pays electric, gas and janitorial		Crescent Realty Corp.	7750 Dunleith Drive	East Dubuque	IA	61025	Mark Rizzetto	484-860-0209	Mark.Rizzetto@cresco.com
Transportation	2460 Gateway Drive	Dubuque	52001	9/1/2009	8/31/2019	2947	\$12.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$12.00	\$35,364.00		Triple Net - pays CAM, taxes, insurance, plus utilities		Gateway Drive Real Estate, LLC	3243 Bittersweet Lane	Dubuque	IA	52001	Chris Spahn	563-543-1611	christopherspahn@mchsi.com
Workforce Development	680 Main Street, 2nd Floor	Dubuque	52001	12/1/2008	11/30/2018	6902	\$10.00	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$10.00	\$69,020.00		Modified Gross - pays utilities and janitorial		Northeast Iowa Community College	PO Box 400	Calmar	IA	52132	Wendy Knight	563-557-8271 x 130	knightw@nicc.edu
Education	600 Gunder Road Northeast	Elkader	52043	5/1/2018	4/30/2023	160	\$11.25	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$11.25	\$1,800.00		Full Service Gross		Clayton County	600 Gunder Road Northeast, Suite 12	Elkader	IA	52043	Jennifer Garms	563-245-1106	jmgarms@claytoncountyia.gov

Department/Board:	Address of Leased Space:	City:	Zip Code	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities	Janitorial (PSF):	Pays Janitorial	Parking (PSF):	Pays Parking	Additional Rent (PSF):	Pays Additional Rent	Gross Rent (PSF):	Annual Rent:	Rent Escalations:	Lease Structure:	Notes	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number	Landlord E-mail Address
Natural Resources	500 Gunder Rd. NE, Suite C	Elkader	52043	10/1/2011	9/30/2019	271	\$19.50	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$19.50	\$5,284.50		Full Service Gross		Greenwood Properties, LLP	15388 Country Club Dr.	Peosta	IA	52068	John Greenwood	563-590-0538	<a href="mailto:john.greenwood@edwardjones.com">john.greenwood@edwardjones.com</a>
Natural Resources	605 S 23rd Street	Fairfield	52556	11/1/2009	9/30/2020	260	\$17.14	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$17.14	\$4,456.40		Full Service Gross		Starfire Investments	61 Court Street	Fairfield	IA	52556	Chris Davis	641-472-5073	<a href="mailto:chrisd@lisco.com">chrisd@lisco.com</a>
Education	Two Triton Circle	Fort Dodge	50501	5/1/2005	6/30/2020	2370	\$12.50	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$12.50	\$29,625.00		Full Service Gross		Iowa Central Community College	One Triton Circle	Fort Dodge	IA	50501	Angie Martin	515-574-1064	<a href="mailto:martin_a@iowacentral.edu">martin_a@iowacentral.edu</a>
Human Services	330 1st Avenue North	Fort Dodge	50501	7/1/2009	6/30/2019	310	\$9.27	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$9.27	\$2,873.70		Full Service Gross		Webster County Board of Supervisors	701 Central Avenue	Fort Dodge	IA	50501	Carol Messerly (auditor)	515-573-7175	<a href="mailto:auditor@webstercountya.org">auditor@webstercountya.org</a>
Human Services	330 1st Avenue North	Fort Dodge	50501	11/1/2011	10/31/2021	4479	\$12.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$12.00	\$53,748.00		Full Service Gross		Webster County Board of Supervisors	701 Central Avenue	Fort Dodge	IA	50501	Carol Messerly (auditor)	515-573-7175	<a href="mailto:auditor@webstercountya.org">auditor@webstercountya.org</a>
Transportation	Levien Center 2313 1st Avenue South,	Fort Dodge	50501	1/1/1979	2/28/2021	3300	\$7.57	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.16	Yes	\$7.73	\$25,509.00		Modified Gross - pays utilities and janitorial +\$45.00/mo for snow removal in CDL/motorcycle testing area		Levien Center LLC	4600 NW Walden Street	Camas	WA	98607	Larry Levien	360-944-1150	<a href="mailto:larry@larrylevien.com">larry@larrylevien.com</a>
Workforce Development	Three Triton Circle	Fort Dodge	50501	8/1/2007	7/31/2019	13168	\$12.50	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$12.50	\$164,600.00		Full Service Gross		Iowa Central Community College	One Triton Circle	Fort Dodge	IA	50501	Angie Martin	515-574-1064	<a href="mailto:martin_a@iowacentral.edu">martin_a@iowacentral.edu</a>
Human Services	1035 Avenue H, Suite 1	Fort Madison	52627	7/1/2011	6/30/2021	720	\$11.67	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$11.67	\$8,402.40		Modified Gross - light bulbs/ballasts and janitorial		Evergreen Professional Group	1380 303rd Avenue	Weaver	IA	52658	Joel Bobb	319-372-8586	<a href="mailto:joel.bobb@voyafa.com">joel.bobb@voyafa.com</a>
Human Services	1807 West 2nd Avenue	Indianola	50125	2/1/2014	1/31/2019	4417	\$8.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$8.50	\$37,544.50		Modified Gross - pays utilities, janitorial, light bulbs/ballasts		Westroads Center, LLC	4500 Westown Parkway, Ste 115	West Des Moines	IA	50266	Deb Lawrence (DML Management) 3209 Ingersoll Avenue, Suite 201 - DSM, Ia 50312	515-229-3773	<a href="mailto:deb@dmmanage.com">deb@dmmanage.com</a>
Education	1700 S. 1st Ave, Suite 11A	Iowa City	52240	8/1/2015	7/31/2020	3252	\$15.50			Yes	\$0.00	Yes	\$0.00		\$0.00	\$ -	\$15.50	\$50,406.00		Tenant pays- increase in taxes over the FY17-18 Base tax year, gas, electric and Janitorial		Susan & Jack Tank	1700 S. First Avenue, Eastdale Plaza, Suite 24	Iowa City	IA	52240	Susan & Jack Tank	319-248-4061 or 563-349-5054	<a href="mailto:jack@agrisk.com">jack@agrisk.com</a>
Inspections & Appeals	725 South Clinton Street, Suite A	Iowa City	52240	3/1/2003	2/28/2019	4470	\$14.40	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$14.40	\$64,368.00		Modified Gross - pays electric, gas, and janitorial.	Tenant also pays for 200 square feet of storage area \$75.00/mo on the upper level.	Cruise Furman, LLC	1106 N. Dodge Street	Iowa City	IA	52240	Tim Furman	319-321-1309	<a href="mailto:tfurmantimothy@gmail.com">tfurmantimothy@gmail.com</a>
Natural Resources	51 Escort Lane	Iowa City	52240	3/1/2011	6/30/2020	260	\$22.15	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$22.15	\$5,759.00		Full Service Gross		Steven Bernhardt	1635 Ridge Road	Iowa City	IA	52245	Steve Bernhardt	319-321-9597	<a href="mailto:stevebernhardt62@gmail.com">stevebernhardt62@gmail.com</a>
Natural Resources	4265 Oak Hill Crest Road SE	Iowa City	52246	2/2/2006	1/31/2020	145	\$24.83	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$24.83	\$3,600.35		Full Service Gross		Johnson County Extension Service	3109 Old HWY 218 S	Iowa City	IA	52246	Gene Mohling	319-337-2145	<a href="mailto:Mohling@iastate.edu">Mohling@iastate.edu</a>
Public Safety	1801 S Riverside Drive	Iowa City	52246	8/1/2013	9/30/2019		\$1,440.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$1,440.00	\$1,440.00		Hangar - Full Service Gross	Sublease	Jet Air, Inc.	1801 S Riverside Drive	Iowa City	IA	52246	Matt Wolford	319-248-1200	<a href="mailto:mattwolford1@gmail.com">mattwolford1@gmail.com</a>
Public Safety	4265 Oak Crest Road, Suite C	Iowa City	52246	6/1/2012	5/31/2020	1200	\$11.25	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$11.25	\$13,500.00		Full Service Gross		Johnson County Agricultural Association	4261 Oak Crest Hill Road SE	Iowa City	IA	52246	Brenda Christner	319-337-5865	<a href="mailto:johnsoncofair@gmail.com">johnsoncofair@gmail.com</a>
Transportation	Eastdale Plaza 1700 S. First Avenue, Units 5 & 6	Iowa City	52240	7/1/1992	5/31/2023	2730	\$15.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.50	\$42,315.00		Tenant pays gas,electric, janitorial, trash removal to LL provided dumpster and light bulbs.		Jeff and Joannie Firkins	2935 480th St SW	Iowa City	IA	52240	Jeff Firkins	319-683-2935 (h) 319-331-1072 @	<a href="mailto:jaf1979@aol.com">jaf1979@aol.com</a>
Workforce Development	1700 1st Avenue, Suite 11B, Eastdale Plaza	Iowa City	52240	4/10/1996	7/31/2020	3195	\$15.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.50	\$49,522.50		Modified gross - tenant pays gas/electric/janitorial		Susan & Jack Tank	1700 First Avenue, Suite 24	Iowa City	IA	52240	Jack Tank	(319) 248-4061 or Cell (563) 349-5054	<a href="mailto:jack@agrisk.com">jack@agrisk.com</a>
Natural Resources	524 Lawler St	Iowa Falls	50126	1/1/2015	12/31/2019	430	\$12.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$12.00	\$5,160.00		Full Service Gross		Karr Properties	1801 W D St, Box 417	Vinton	IA	52349	Bill Karr	319-560-7391	<a href="mailto:bkarr@karrtuckpointing.com">bkarr@karrtuckpointing.com</a>
Education	307 Bank Street	Keokuk	52632	8/1/2015	7/31/2020	172	\$12.00	\$0.00	\$0.00	\$ -	\$1.21	Yes	\$0.00		\$0.00		\$13.21	\$2,272.12		Modified Gross - Tenant pays \$17.32/mo for janitorial		Lee County Board of Supervisors	933 Avenue H, PO Box 488	Keokuk	IA	52627	Denis Fraise	319-372-3705	<a href="mailto:dfraise@leecounty.org">dfraise@leecounty.org</a>
Education	306 North Sherman	Knoxville	50138	11/1/2008	10/31/2021	780	\$10.38	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$10.38	\$8,096.40		Modified Gross - pays janitorial, trash removal, light bulbs- Landlord will install light bulbs.		Daralee LLC	542 462nd Avenue	Grinnell	IA	50112	Michael Allen	641-990-9890	<a href="mailto:allen.miker@gmail.com">allen.miker@gmail.com</a>
Human Services	104 S 6th Street	Knoxville	50138	7/1/2011	6/30/2020	1432	\$9.50	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$9.50	\$13,604.00		Full Service Gross		Marion County	214 East Main	Knoxville	IA	50138	Steve McComb	641-891-1277	<a href="mailto:Dani.Graves'-cdgraves@co.marion.ia.us">Dani.Graves'-cdgraves@co.marion.ia.us</a> ; <a href="mailto:smccombs@co.marion.ia.us">smccombs@co.marion.ia.us</a>
Transportation	Hwy. 14 North of Knoxville - Elk Rock Park	Knoxville	50138	9/1/2005	8/31/2025	0	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00		There is no cost for this lease	Lease #W912EK-1-05-4107	US Army - Corp. of Engineers	Clock Tower Bldg, PO Box 2004	Rock Island	IL	61204-2004	Hugh Howe	641-828-7522 or 641-871-0054	<a href="mailto:hugh.d.howe@usace.army.mil">hugh.d.howe@usace.army.mil</a>
Transportation	Hwy 5 W of Knoxville- McGregor Drive	Knoxville	50138	11/1/2010	10/31/2020	0	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00		There is no cost for this lease	2 acres of land. Used to stockpile maintenance aggregate, broken concrete, bark chips, and asphalt. Lease # DACW25-1-11-4026	US Army - Corp. of Engineers	Clock Tower Bldg, PO Box 2004	Rock Island	IL	61204-2004	Hugh Howe	641-828-7522 or 641-871-0054	<a href="mailto:hugh.d.howe@usace.army.mil">hugh.d.howe@usace.army.mil</a>
Education	19 2nd Avenue NW	LeMars	51031	9/1/2010	8/31/2020	88	\$4.07	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$4.07	\$358.16	9/1/2019 - Base rent increases to \$4.19	Full Service Gross		Plymouth County	215 - 4th Avenue SE	Le Mars	IA	51031	Sharon Nieman	712-546-4352	<a href="mailto:sneman@dhs.state.ia.us">sneman@dhs.state.ia.us</a>
Natural Resources	909 West Main, Suite D	Manchester	52057	3/1/2005	12/31/2020	4918	\$9.56	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.56	\$47,016.08		Modified Gross - pays 60% of utilities, janitorial, light bulbs.		Hawk Nation Enterprises	909 W. Main Street, Suite 2	Manchester	IA	52057	Zac and Jena Jugan	563-920-7131 or 563-927-4295	<a href="mailto:email@hawknationchiropractic.com">email@hawknationchiropractic.com</a>
Natural Resources	18670 63rd Street	Maquoketa	52060	3/1/2015	2/29/2020	172	\$13.95	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$13.95	\$2,399.40		Full Service Gross	Mutual 60 day termination	Jackson County Conservation Board	18670 63rd Street	Maquoketa	IA	52060	Daryl Parker	563-652-3783	<a href="mailto:darylparker@jacksonccb.com">darylparker@jacksonccb.com</a>
Education	204 West State Street	Marshalltown	50158	9/23/2013	9/30/2020	2424	\$9.25	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.25	\$22,422.00		Modified Gross -- Tenant pays for utilities, janitorial, trash, pest control and replacement of light bulbs and ballasts.		Top Farms, LLLP	250 Golfview Drive	Durant	IA	52747	Steven Ralls Ben Brackett	515-556-4596 (cell) or work 515-440-0400	<a href="mailto:sdraffs@hotmail.com">sdraffs@hotmail.com</a> ; <a href="mailto:ben@fergusonccres.com">ben@fergusonccres.com</a>
Human Services	1301 Summit St.	Marshalltown	50158	7/21/2018	6/30/2023	880	\$3.41	\$0.00	\$0.00		\$1.14	Yes	\$0.00		\$0.00		\$4.55	\$4,004.00		MOU - Full - Service- \$3,000.00 per year and \$1,000.00 per year for janitorial	MOU	Iowa Veterans Home	1301 Summit Street	Marshalltown	IA	50158	Karen Connell	641-844-6358	<a href="mailto:karen.connell@ivh.state.ia.us">karen.connell@ivh.state.ia.us</a>

Department/Board:	Address of Leased Space:	City:	Zip Code	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities:	Janitorial (PSF):	Pays Janitorial:	Parking (PSF):	Pays Parking:	Additional Rent (PSF):	Pays Additional Rent:	Gross Rent (PSF):	Annual Rent:	Rent Escalations:	Lease Structure:	Notes	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number	Landlord E-mail Address	
Inspections & Appeals	202 West State Street	Marshalltown	50158	12/1/2005	1/31/2019	3840	\$7.71	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$7.71	\$29,606.40		Modified Gross - pays utilities (gas & electric), janitorial, light bulbs		Top Farms, LLLP	250 Golfview Drive	Durant	IA	52747	Steven Ralls Ben Brackett	515-556-4596 (cell) or work 515-440-0400	<a href="mailto:sdrafts@hotmail.com">sdrafts@hotmail.com</a> ; <a href="mailto:ben@fergusoncre.com">ben@fergusoncre.com</a>	
Transportation	2500 South Center Street, Suite 2380	Marshalltown	50158	5/1/2015	4/30/2020	2391	\$15.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$15.50	\$37,060.50		Modified Gross - pays utilities, janitorial and trash removal		Marshall Town Center Partners LLC c/o The Lerner Company	10855 West Dodge Road, Suite 270	Omaha	NE	68154	Dennis Thamer	402-502-4706 O; 402-880-4007 C	<a href="mailto:DThamer@lernerco.com">DThamer@lernerco.com</a>	
Workforce Development	3405 South Center Street	Marshalltown	50158	4/18/2001	1/31/2019	3368	\$12.60	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$12.60	\$42,436.80		Full Service Gross	Less sf, higher rental rate; new carpet	Iowa Valley Community College District	3702 South Center Street	Marshalltown	IA	50158	Kathy Pink	641-844-5539	<a href="mailto:kathy.pink@iavalley.edu">kathy.pink@iavalley.edu</a>	
Inspections & Appeals	103 East State Street, Suite 210	Mason City	50401	2/1/2008	1/31/2023	3082	\$11.75	\$0.00	\$0.00		\$0.88	Yes	\$0.00		\$0.64	Yes	\$13.27	\$40,898.14		Modified Gross - pays janitorial (set at \$225/month) - Addtl rent is storage space at \$165.00 per month.		Brick and Tile, LLC	PO Box 1533	Mason City	IA	50401	Jeff & Jessica Tierney	641-425-7317	<a href="mailto:kandrew@msn.com">kandrew@msn.com</a>	
Lottery	2900 4th Street SW	Mason City	50401	12/1/2005	11/30/2021	4800	\$8.75	\$4.42	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$13.17	\$63,216.00		Modified Gross - pays utilities, janitorial and pest control		Stone Creek Partners	2800 4th Street SW Ste 6	Mason City	IA	50401	Craig B. Skott	641-424-8689	<a href="mailto:cskott@saarchitects.biz">cskott@saarchitects.biz</a>	
Natural Resources	2300 15th Street SW	Mason City	50401	12/1/2007	11/30/2019	4400	\$8.15	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$8.15	\$35,860.00		Full Service Gross		A.R. Goranson	115 Lakeview Drive	Mason City	IA	50401	A.R. Goranson	641-423-1699	No email address	
Public Safety	Highway 122 West, Hangar #42	Mason City	50401	1/1/2009	6/30/2021		\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$2,304.00		Hangar - Full Service Gross		Airport Commission of the City of Mason City	Hwy 122 West, P.O. Box 1484	Mason City	IA	50402-1484	Pamela Osgood	641-421-3397	<a href="mailto:posgood@masoncity.net">posgood@masoncity.net</a>	
Transportation	1622 South Federal Avenue	Mason City	50401	7/1/1989	9/30/2020	3000	\$9.93	\$3.20	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$13.13	\$39,390.00		Triple Net - pays operating expenses, utilities, janitorial, light bulbs, pest control and trash removal		Southport Shopping Center Limited Partnership	10866 Wilshire Blvd, 11th Fl	Los Angeles	CA	90024	Melissa Sussman	O-310-441-8411 cell 818-331-9701	<a href="mailto:msussman@picoinc.com">msussman@picoinc.com</a>	
Workforce Development	600 South Pierce, Suite 1	Mason City	50401	9/1/1996	1/31/2023	14642	\$8.99	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$8.99	\$131,631.58		Modified Gross - pays utilities, janitorial, 82% of any increase in real estate taxes above '2016/2017' base year		LNI Properties, LLC, d/b/a Les Nelson Investments	PO Box 607	Clear Lake	IA	50428	Kent A. Hall	641-357-2121 or 800-584-6701	<a href="mailto:lni@netins.net">lni@netins.net</a>	
Human Services	22 North Georgia Avenue	Mason City	50401	8/1/2011	6/30/2021	1211	\$8.87	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$8.87	\$10,741.57	7/1/2019- Rent increases to \$9.09/sf - 7/1/2020 - Rent increases to \$9.32	Modified Gross- pays janitorial		John D. Determan Investments	1350 S. Harrison Avenue	Mason City	IA	50401	Randy Determan	641-423-9425	<a href="mailto:randy@determanelectric.com">randy@determanelectric.com</a>	
Human Services	22 North Georgia Avenue, Suite 13	Mason City	50401	7/1/2011	6/30/2021	5514	\$8.85	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$8.85	\$48,798.90	7/1/2019- Rent increases to \$9.07/sf - 7/1/2020 - Rent increases to \$9.30	Modified Gross - pays janitorial		John D. Determan Investments	1350 S. Harrison Avenue	Mason City	IA	50401	Randy Determan	641-423-9425	<a href="mailto:randy@determanelectric.com">randy@determanelectric.com</a>	
Transportation	601 Lincoln Street	Mount Pleasant	52641	5/1/2007	6/30/2019	11000	\$4.19	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$4.19	\$46,090.00		Tenant pays janitorial, utilities, and does snow removal, landscaping and trash removal.		Iowa Wesleyan College	601 N Main	Mt Pleasant	IA	52641	Chris Plunkett	319-385-6206	<a href="mailto:chris.plunkett@iw.edu">chris.plunkett@iw.edu</a>	
Education	1007 2nd Street	Muscatine	52761	8/1/2014	7/31/2019	1152	\$6.78	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$6.78	\$7,810.56		Modified Gross - utilities, janitorial and light bulbs		Muscatine Downtown Investors, LLC.	101 W. Mississippi Drive, Suite 220	Muscatine	IA	52761	Thomas Meeker		<a href="mailto:lukemeeker@machlink.com">lukemeeker@machlink.com</a>	
Transportation	Muscatine Mall 1903 Park Ave	Muscatine	52761	7/1/1978	4/30/2023	900	\$11.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$11.50	\$10,350.00		Tenant pays utilities, trash removal, janitorial, pest control, light bulbs & ballasts, interior repairs		Muscatine Mall Management II, LLC	1903 Park Ave	Muscatine	IA	52761	Toni Klaren	563-264-2323	<a href="mailto:tklaren@machlink.com">tklaren@machlink.com</a>	
Inspections & Appeals	1229 South G Avenue	Nevada	50201	12/1/2007	11/30/2019	3012	\$8.45	\$0.41	\$1.37	Yes	\$0.00	Yes	\$0.00		\$0.00		\$10.23	\$30,812.76		Modified Gross - pays janitorial and estimated utilities of \$180/month with annual true up		EF Investments	1229 S. G Avenue	Nevada	IA	50201	Michael Eick, Partner	515-382-3168	<a href="mailto:eickma@gmail.com">eickma@gmail.com</a>	
Natural Resources	712 South Highway 6	Oakland	51560	2/1/2005	2/29/2020	252	\$12.00	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$12.00	\$3,024.00		Modified Gross - pays garbage, janitorial and light bulbs		Golden Hills RC&D	712 South Highway 6	Oakland	IA	51560	Michelle Franks	712-482-3029	<a href="mailto:michelle.franks@goldenhillsrca.org">michelle.franks@goldenhillsrca.org</a>	
Education	1400 Technology Drive	Oelwein	50662	7/1/2013	6/30/2022	100	\$9.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$9.00	\$900.00		MOU		Northeast Iowa Community College	1625 Hwy. 150 South - P.O. Box 400	Calmar	IA	52132	Wendy Mihm-Herold	563-562-3263, ext. 221	<a href="mailto:mihm-herold@nicc.edu">mihm-herold@nicc.edu</a>	
Education	15260 Truman Street, Ste 4	Ottumwa	52501	2/16/2012	9/30/2022	2490	\$10.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$10.50	\$26,145.00		Modified Gross - pays janitorial and utilities (as of 10/1/2013)		Indian Hills Community College	North Campus, 15260 Truman Street	Ottumwa	IA	52501	Tom Rubel, Matt Thompson	641-683-5111	<a href="mailto:tom.rubel@indianhills.edu">tom.rubel@indianhills.edu</a> ; <a href="mailto:matt.thompson@indianhills.edu">matt.thompson@indianhills.edu</a>	
Human Services	120 East Main Street	Ottumwa	52501	7/1/2010	6/30/2019	62	\$6.50	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$6.50	\$405.60		Full Service Gross		Wapello County Board of Supervisors	101 W. 4th St	Ottumwa	IA	52501	Gregory Kenning - chairman/Kelly Spurgeon	641-683-0024	<a href="mailto:wapauditor@pcsjia.net">wapauditor@pcsjia.net</a>	
Human Services	127 East Main Street, 1st Floor	Ottumwa	52501	12/1/2000	4/30/2020	9462	\$9.43	\$3.37	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.80	\$121,113.60		Triple Net - pays operating expenses, utilities, janitorial		Rippling Waters Property Development, LLC.	111 E. Main Street	Ottumwa	IA	52501	Sean Flattery	641-226-4765	<a href="mailto:sflattery@rwpd.org">sflattery@rwpd.org</a>	
Inspections & Appeals	City Hall, Room 201, 105 East Third Street	Ottumwa	52501	7/1/2009	6/30/2021	932	\$2.70	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$2.70	\$2,516.40		Full Service Gross		City of Ottumwa	105 East Third Street - Rooms 300 & 301	Ottumwa	IA	52501	Andy Morris	641-683-0600	<a href="mailto:morris@ci.ottumwa.ia.us">morris@ci.ottumwa.ia.us</a>	
Inspections & Appeals	109 South Court Street	Ottumwa	52501	1/1/2011	12/31/2020	2301	\$9.38	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.38	\$21,583.38		Modified Gross - pays utilities and janitorial		Nando Realty LLC	117 S Court Street	Ottumwa	IA	52501	Doug Mathias	641-683-1823	<a href="mailto:dougmat@tdtcc.com">dougmat@tdtcc.com</a>	
Transportation	2849 N. Court Avenue - Suite B	Ottumwa	52501	9/1/2014	8/31/2024	3213	\$9.34	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$9.34	\$30,009.42	Base Rent increases to \$10.53 on 8/1/2019.	Modified Gross - Tenant pays Utilities, Janitorial, trash removal, light bulbs, snow removal, lawn care and landscaping.	Tenant to pay \$84,737.00 for TIS and \$7,500 to West Paving project and \$4,000 for management fees.		Team Ottumwa Properties LLC	107 SW Court, Ste 7	Ottumwa	IA	52501	Dan Cavanaugh	641-799-9700	<a href="mailto:dan@teamottumwa.com">dan@teamottumwa.com</a>
Workforce Development	15260 Truman Street	Ottumwa	52501	5/10/2011	2/28/2022	9667	\$11.50	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$11.50	\$111,170.50		Modified Gross - tenant pays gas and janitorial. LL pays remainder of utilities.		Indian Hills Community College	North Campus, 15260 Truman Street	Ottumwa	IA	52501	Bill Meck - CFO Matt Thompson	641-683-5111 641-683-5106	<a href="mailto:Bill.Meck@indianhills.edu">Bill.Meck@indianhills.edu</a> ; <a href="mailto:matt.thompson@indianhills.edu">matt.thompson@indianhills.edu</a>	
Human Services	1300 Metro East Drive, Suite 114	Pleasant Hill	50317	8/1/2008	7/31/2023	4236	\$11.00	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$1.62	Yes	\$12.62	\$53,458.32	Additional rent is pro-rata share of real estate taxes for Tax Year 2017-2018	Modified Gross - pays utilities, janitorial, light bulbs, pro-rate share of real estate taxes.	Renewal rate includes tenant improvements - new carpet & paint.		1300 Metro East Management, LLC.	9825 NW 70th Avenue	Johnston	IA	50131	Roger Coulson - (owner) Brown & Billings - Michael Billings (property manager)	515-664-6559	<a href="mailto:mbillings@dennylwellcompany.com">mbillings@dennylwellcompany.com</a>
Human Services	515 Court Street	Rockwell City	50579	7/1/2011	6/30/2019	1037	\$8.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$8.00	\$8,296.00		Full Service Gross		Calhoun County	416 4th Street	Rockwell City	IA	50579	Leisa Mayer	712-297-5292, Ext. 237; cell (712) 830-3816	<a href="mailto:lmayer@calhouncountyiowa.com">lmayer@calhouncountyiowa.com</a>	

Department/Board:	Address of Leased Space:	City:	Zip Code	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities	Janitorial (PSF):	Pays Janitorial	Parking (PSF):	Pays Parking	Additional Rent (PSF):	Pays Additional Rent	Gross Rent (PSF):	Annual Rent:	Rent Escalations:	Lease Structure:	Notes	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number	Landlord E-mail Address
Transportation	1215 10th Street	Rock Valley	51247	10/1/2018	4/30/2019	880	\$6.14	\$0.00	\$0.00		\$0.00		\$0.00				\$6.14	\$5,403.20		Full Service Gross	Tenant pays \$450/month for use of an enclosed storage area for winter equipment.	City of Rock Valley	1215 10th Street	Rock Valley	IA	51247	Tom Van Maanen	Cell - 712-470-1200 Office 712-476-2586	Tommm@rockvalley.com
Education	1022 3rd Avenue	Sheldon	51201	10/1/2011	9/30/2021	1238	\$6.88	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$6.88	\$8,517.44		Modified Gross -- Tenant pays Janitorial, light bulb replacement and snow removal from rear of building.		Elvira R. Youngers c/o David Youngers	1414 Elm Court Drive - Room #224	Sheldon	IA	51201	David Youngers	507-269-4754	dave@campdave.us
Human Services	2400 Park Street, Suite 2	Sheldon	51201	11/1/2012	12/31/2021	1103	\$12.40	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$12.40	\$13,677.20		Modified Gross -- Tenant pays for janitorial		People's Bank	P.O. Box 188	Sheldon	IA	51201	Lyle Kuiper	712-324-4400	lylek@peoples-ebank.com
Natural Resources	503 West Street	Sidney	51652	11/1/2009	7/31/2020	191	\$15.54	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$15.54	\$2,968.14		Full Service Gross		Vermass and Sons, LLC	1900 SW 6th Street	Lincoln	NE	68522	Gary Vermass	402-423-3860	gary@vermassconstruction.com
Human Services	600 4th Street - Ste 232	Sioux City	51101	1/22/2018	12/31/2020	564	\$12.00	\$0.00	\$0.00		\$0.00		\$5.21	Yes	\$0.00		\$17.21	\$9,706.44		Full Service Gross - tenant pays \$35.00/mo/spot for parking for a total of 7 spots.		4th Street Centre, LLC	600 4th Street, Suite 310	Sioux City	IA	51101	Dennis Johnson - Office - 402-878-2809 - ext 1019 Mary Stock - Office - 712-277-7238 Cell-712-203-0054	Dennis Cell -	djohnson@hochunkinc.com mstock@hochunkcentre.com
Human Services	600 4th Street, Suite 770	Sioux City	51101	1/22/2018	12/31/2022	7397	\$12.00	\$0.00	\$0.00		\$0.00		\$1.82	Yes	\$0.00		\$13.82	\$102,226.54		Full Service Gross - tenant pays \$35.00/mo/spot for parking for a total of 32 spots.		4th Street Centre, LLC	600 4th Street, Suite 310	Sioux City	IA	51101	Dennis Johnson - Office - 402-878-2809 - ext 1019 Mary Stock - Office - 712-277-7238 Cell-712-203-0054	Dennis Cell -	djohnson@hochunkinc.com mstock@hochunkcentre.com
Inspections & Appeals	507 7th Street, Suite 300	Sioux City	51101	3/1/2018	2/28/2023	4576	\$8.00	\$0.00	\$0.00		\$0.00		\$0.13	Yes	\$0.00		\$8.13	\$37,202.88		Gross		Brad Cummings LLC.	507 7th Street, Suite 600	Sioux City	IA	51101	Brad Cummings	712-244-5103 402-925-8011 - Cell	bradcummings@live.com
Inspections & Appeals	507 7th Street, Suite 500	Sioux City	51101	12/1/2017	11/30/2022	4576	\$8.00	\$0.00	\$0.00		\$0.00		\$0.13	Yes	\$0.00		\$8.13	\$37,202.88		Gross		Brad Cummings LLC.	507 7th Street, Suite 600	Sioux City	IA	51101	Brad Cummings	712-244-5103 402-925-8011 - Cell	bradcummings@live.com
Public Safety	501 Pierce Street - Suite 350	Sioux City	51101	11/1/2017	10/31/2022	1395	\$9.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$9.00	\$12,555.00		Pays lighbulb replacement		US Bank National Association	U.S. Bank Corporate Real Estate, 811 E. Wisconsin Avenue, 8th floor, Mail Code: MK-WI-J8N	Milwaukee	WI	53202	Joseph G. Ulrich Bill Wright	515-250-3050	bill.wright@cbre-hubbell.com
State Library	529 Pierce Street	Sioux City	51101	9/1/2011	6/30/2019	420	\$10.60	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$10.60	\$4,452.00		MOU - Full Service Gross		Sioux City Public Library	529 Pierce Street	Sioux City	IA	51101	Helen Rigdon	712-255-2933	erigdon@siouxcitylibrary.org
Transportation	3005 Hamilton Blvd.	Sioux City	51108	10/27/1993	12/31/2023	3240	\$18.00	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$18.00	\$58,320.00		Modified Gross -- Tenant pays utilities and janitorial services, light bulbs and plumbing maintenance and repair of plumbing fixtures within premises.		Marketplace, LLC	PO Box 8800 2015 E 7th St	Sioux City	IA	51102	Mary Ellen Hartman	712-277-5302; cell (712) 253-3687	mehartman@klinger-properties.com
Workforce Development	2508 E. 4th Street	Sioux City	51101	1/1/2011	1/31/2022	15876	\$12.25	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$12.25	\$194,481.00		Modified Gross - Pays utilities, janitorial, light bulbs, trash & pest control		Mid-Continent Exchange (HG), LLC	1941 South 42nd Street, Suite 550	Omaha	NE	68105	Kenneth Albrecht - First Management, Inc.	402-344-4600	kalbrecht@firstmgt.com
Education	217 West 5th Street	Spencer	51301	7/1/1998	6/30/2022	447	\$8.75	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$8.75	\$3,911.25		Modified Gross - pays 4% of utility cost - (gas, electric, water & sewer)		Clay County Board of Supervisors	300 West 4th Street	Spencer	IA	51301	Marge Pitts, County Auditor Barry Sackett (Attorney main contact)	712-262-7668 cell - 712-330-5248	mpitts@co.clay.iowa.us barry@sackettlawfirm.com
Human Services	20 West 6th Street, Suite 200	Spencer	51301	7/1/2007	6/30/2022	4425	\$11.01	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$11.01	\$48,719.25		Full Service Gross		Paul Maurer	20 West 6th Street	Spencer	IA	51301	Paul E. Maurer	712-240-2563; cell phone 712-240-2563	paulerlandmaurer@gmail.com
Natural Resources	1900 Grand Avenue, Space E17 & E18, Gateway North mall	Spencer	51301	3/1/2008	4/30/2023	5101	\$10.67	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$10.67	\$54,427.67		Modified Gross - pays trash, janitorial, light bulbs		Iowa Lake Community College	19 South 7th Street	Estherville	IA	51334	Delaine Hiney/Jeff Soper	712-362-0248 or 712-362-0422	jsoper@iowalakes.edu; dhiney@lcc.cc.iowa.us
Workforce Development	217 West 5th Street	Spencer	51301	7/1/2008	6/30/2022	4718	\$8.75	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$8.75	\$41,282.50		Modified Gross - pays (39% is pro-rata share of gas, electric, water/sewer)		Clay County Board of Supervisors	300 W 4th Street	Spencer	IA	51301	Chairperson - Ken Chalstrom - Marge Pitts - County Auditor	712-260-8224	kntryc@webwireless.net
Education	325 West Milwaukee, Suite 2	Storm Lake	50588	11/16/2011	11/30/2021	720	\$6.67	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$6.67	\$4,802.40		Modified Gross - utilities, janitorial, and trash		Manasota Key LLC, James Bauer	P.O. Box 336	Storm Lake	IA	50588	James Bauer	941-979-2649	bauer522@yahoo.com
Lottery	822 Flindt Drive	Storm Lake	50588	9/15/2000	9/30/2021	4800	\$7.31	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$7.31	\$35,088.00		Tenant pays utilities, parking, janitorial, light bulbs, parking lot snow removal, the 1st - \$50.00 on all maintenance and increase in property taxes.		Potter Investments/Page J. Potter	17511 Marina Court	Bowlus	MN	56314	Mr. Page J. Potter	320-267-2699	ppotter@sigmarep.com bpotter@sigmarep.com
Public Safety	850 630th St	Storm Lake	50588	11/1/2014	10/31/2019	0	\$80.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$80.00	\$960.00	1/20 - \$7.16/sf	Hangar		City of Storm Lake	P.O. Box 1086	Storm Lake	IA	50588	Tyler Gibbins	712-732-8000	gibbins@stormlake.org
Human Services	6200 Aurora Avenue, Suite 301E	Urbandale	50322	12/22/2008	12/31/2020	5152	\$6.95	\$6.56	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.00		\$13.51	\$69,603.52		Triple Net - pays operating expenses, utilities, janitorial, light bulbs		Merle Hay Centre, LLC - c/o Elizabeth Holland	30 N. LaSalle Street, Suite 2120	Chicago	IL	60602	Kris Walter, (local contact) Elizabeth Holland (Landlord)	(Local) 515-221-6685 or (cell) 515-707-8700 Liz - 312-528-7930 or 312-543-2426	officemanager@merlehaymail.com liz@abbell.com
Natural Resources	260 Mulberry Street	Wapello	52653	11/1/2009	3/31/2020	181	\$17.90	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$17.90	\$3,239.90		Full Service Gross		Mealy Holdings LLC	301 East 2nd Street	Muscatine	IA	52761	Loretta Mealy	563-263-0804	lmealy@machlink.com
Natural Resources	1021 West Madison Street	Washington	52353	10/1/2008	9/30/2020	6000	\$9.27	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$9.27	\$55,620.00		Modified Gross - pays garbage, janitorial, light bulbs		Washington Iowa 1, L.L.C	8401-A Maryland Drive	Richmond	VA	23294	Joe Sroba	804-965-5555 F-804-965-0515	jsroba@sroba.com
Education	3420 University Avenue, Suite D	Waterloo	50701	12/1/1997	1/31/2024	2850	\$8.42	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$8.42	\$23,997.00		Modified Gross - Tenant pays 4.7% of the cost of electricity, gas, water, sewer and trash removal		North Star Community Services	3420 University Avenue	Waterloo	IA	50701	Valerie Schwager	319-236-0901	vschwager@northstars.org
Human Services	501 Sycamore Street, Suite 400 & 500	Waterloo	50703	1/1/2012	6/30/2022	24518	\$12.80	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$12.80	\$313,830.40		Modified Gross -- Tenant pays for janitorial & pest control	Tenant pays for 80 parking spaces -- \$32/month	Midtown Development	501 Sycamore Street, Suite 710	Waterloo	IA	50703	Donna Nelson	319-233-5109	donna@blacksbuilding.com
Inspections & Appeals	501 Sycamore Street, Suite 333	Waterloo	50703	9/1/2017	8/31/2022	6043	\$12.80	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$0.00		\$12.80	\$77,350.40		Modified Gross - pays janitorial		Midtown Development	501 Sycamore Street, Suite 710	Waterloo	IA	50703	Donna Nelson	319-233-5109	donna@blacksbuilding.com
Inspections & Appeals	229 East Park Avenue, 3rd floor	Waterloo	50703	7/1/2008	6/30/2021	3556	\$12.02	\$0.00	\$0.00		\$0.00	Yes	\$0.00		\$1.03	Yes	\$13.05	\$46,405.80	7/1/19 rent increase to \$12.26/sf	Full service gross	Tenant also paying back Tis amortized over the life of the lease for a total of \$18,396.00, as noted in additional rent	Iowa Northland Regional Council of Govt.	229 East Park Avenue	Waterloo	IA	50703	Kevin Blanshan	319-235-0311	kblanshan@inrcog.org
Public Safety	2790 Livingston Lane, T Hangar Space 1	Waterloo	50703	11/1/2011	6/30/2021		\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$125.00	\$1,500.00		Hangar - Full Service Gross		Airport Commission, City of Waterloo	2790 Livingston Lane	Waterloo	IA	50703	Keith Kastari	319-291-4483	keith.kastari@waterloo-ia.org

Department/Board:	Address of Leased Space:	City:	Zip Code	Lease Start:	Lease End:	Size (SF):	Base Rent (PSF):	Operating Expenses (PSF):	Utilities (PSF):	Pays Utilities	Janitorial (PSF):	Pays Janitorial	Parking (PSF):	Pays Parking	Additional Rent (PSF):	Pays Additional Rent	Gross Rent (PSF):	Annual Rent:	Rent Escalations:	Lease Structure:	Notes	Landlord:	LL Address:	LL City:	State:	Zip Code:	Landlord Representative:	Landlord Phone Number	Landlord E-mail Address
State Library	415 Commercial Street - Rooms 311 & 312	Waterloo	50701	8/1/2011	6/30/2019	420	\$6.97	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$6.97	\$2,927.40		MOU - Full Service Gross	Memorandum of Understanding	Waterloo Public Library	415 Commercial Street	Waterloo	IA	50701	Kim Chapman	319-291-4496	<a href="mailto:kimchapman@gmail.com">kimchapman@gmail.com</a>
Transportation	2060 Crossroads Center, Suite 103	Waterloo	50702	7/28/1995	1/31/2021	3629	\$21.85	\$0.00	\$0.00	Yes	\$0.00	Yes	\$0.00		\$0.60	Yes	\$22.45	\$81,471.05	2/1/20-rent increase to \$22.51/sf	Modified Gross - pays utilities, janitorial, and trash removal & HVAC service		Waterloo Center, LLC	150 Great Neck Road, Suite 304	Greak Neck	NY	11021	Barbie Kashinejad Johnaton Harshbarger	516-773-0010 319-234-1788	<a href="mailto:barbie@namdarllc.com">barbie@namdarllc.com</a> ; <a href="mailto:Johnathan@waterloocenter.com">Johnathan@waterloocenter.com</a>
Workforce Development	3420 University Avenue, Suite G	Waterloo	50701	12/1/2007	11/30/2022	7900	\$7.00	\$0.00	\$0.00	Yes	\$0.00		\$0.00		\$0.00		\$7.00	\$55,300.00		Modified Gross - pays pro rata share of utilities and trash removal		North Star Community Services	3420 University Avenue	Waterloo	IA	50701	Mark Witmer, Ex Director	319-236-0901	<a href="mailto:mwitmer@northstarcs.org">mwitmer@northstarcs.org</a>
Natural Resources	7900 Hickman Road	Windsor Heights	50324	2/1/2014	1/31/2019	9886	\$10.39	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$10.39	\$102,715.54		Full Service Gross		BP Hickman Seventy Nine, L.L. C.	5601 Hickman Road, Suite 3	Des Moines	IA	50310	Kevin Krause	515-279-0286	<a href="mailto:kkrause@bprealestategroup.com">kkrause@bprealestategroup.com</a>
Homeland Security - Emergency Management	7900 Hickman Road	Windsor Heights	50324	8/1/2012	9/30/2022	11152	\$11.40	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$11.40	\$127,132.80		Full Service Gross		BP Hickman Seventy Nine, L.L. C.	5601 Hickman Road, Suite 3	Des Moines	IA	50310	Kevin Krause	515-279-0286	<a href="mailto:kkrause@bprealestategroup.com">kkrause@bprealestategroup.com</a>