

STANDARD FORM 2
FEBRUARY 1995
EDITION
GENERAL SERVICES
ADMINISTRATION

US GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

December 1, 2010

LEASE NO.

LMA04716

THIS LEASE, made and entered into this date by and between Lessor: GLB Summer I, LLC & GLB Summer II, LLC, each a Delaware limited liability corporation, as tenants in common.

Whose address is: C/O NORMANDY REAL ESTATE PARTNERS
53 MAPLE AVENUE
MORRISTOWN, NJ, 07960-7105

and whose interest in the property hereinafter described is that of OWNER

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

A total of 4,283 rentable square feet (RSF) of [office] and related space, which yields 3,120 ANSI/BOMA Office Area square feet (USF) of space [in an existing building] at 99 Summer Street, 6th Floor, Boston, MA to be used for such purposes as determined by the General Services Administration.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on December 1, 2010 and continuing through November 30, 2020. First five years being the firm term and remaining five years non-firm term.

3. The Government shall pay the Lessor annual rent of \$ (\$40.50/RSF - \$65.01/USF) at the rate of \$173,461.50 annually or \$14,455.13 per month in arrears for year 1-5, which includes the tenant improvement allowance as addressed in Paragraph 8. [The annual rent of \$165,495.12 or (\$38.64/RSF - \$63.04/USF) at the rate of \$13,791.26/month in arrears for years 6 - 10.]

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

NORMANDY GATOR ACQUISITION I, LLC
53 MAPLE AVENUE
MORRISTOWN, NJ, 07960-7105

4. The Government may terminate this lease in whole or in part on November 30, 2015 by giving at least 120 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR
LESSOR NAME

BY

(Signature)

VICE PRESIDENT/SECRETARY
(Title)

IN PRESENCE OF

(Signature)

53 MAPLE AVE., MORRISTOWN, NJ 07960
(Address)

UNITED STATES OF AMERICA

BY

(Signature)

Contracting Officer, General Services Administration
(Official Title)

5. This lease has no renewal option at the end of the 10-year term.

6. The Lessor shall furnish to the Government, as part to the rental consideration, the following:

A. Those facilities, services, supplies, utilities, and maintenance in accordance with SFO 8MA2038 dated June 17, 2010.

B. Build out in accordance with standards set forth in SFO 8MA2038 dated June 17, 2010, and the Government's design intent drawings. Government space plans shall be developed subsequent to award. All tenant alterations to be completed by the lease effective date identified under Paragraph 2 above. Lease term to be effective on date of occupancy, if different from the date identified in Paragraph 2.

C. Deviations to the approved design intent drawings will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.

7. The following are attached and made a part hereof:

A. Solicitation for Offers SFO 8MA2038 dated June 17, 2010

B. GSA Form 3617 entitled GENERAL CLAUSES (Rev. [11/05])

C. GSA Form 3618 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. [1/07])

D. Addendum to Solicitation of Offer 8MA2038.

8. In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of The Government shall pay the Lessor annual rent of \$ \$173,461.60 annually or \$14,455.13 per month in arrears for years 1 - 5, shall be amortized through the rent for 5 years at the rate of 10%. The total annual cost of Tenant Improvements, including interest, for the amortization period shall be \$7,966.38/year, for a total \$39,831.90.

9. In accordance with the SFO paragraph entitled *Percentage of Occupancy*, the percentage of Government occupancy is established as 1.574%.

10. Operating Cost Base, the Operating Cost Base for the purposes for calculating future Operating Cost Adjustments as provided by the lease and its Attachments is determined to be a total of \$36,375.00, per annum or \$8.49 per RSF, as represented on the attached Form 1217 Annual cost Statement and Form.

11. In accordance with the SFO paragraph entitled *Common Area Factor*, the common area factor is established as 1.3728 (4,283 RSF/ 3,120 USF).

12. In accordance with the SFO paragraph entitled *Adjustment for Vacant Premises*, the adjustment is established as \$2.00/USF for vacant space (rental reduction).

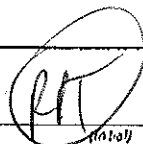
13. In accordance with the SFO Paragraph entitled *Overtime Usage*, the rate for overtime usage is established as \$75.00 per hour for the entire building or any portion thereof.

14. Tax Adjustment, The government's percentage of occupancy within the subject building for purposes of calculating future Tax Adjustments as provided by the lease, shall be 1.574%, based upon the total building square footage of 272,165 RSF. The current year's taxes for the 4,283 RSF is \$39,826.00 or \$9.30/RSF.

The Lessor hereby waives restoration of the Government's space, as referenced in this lease.

LESSOR

BY



(Initial)

UNITED STATES OF AMERICA

BY



(Initial)