

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE

March 9, 2011

LEASE NO.

GS-03B-11320

THIS LEASE, made and entered into this date by and between **North East Commerce Center, LLC**

whose address is **250 W. Pratt Street  
Baltimore, MD 21201-2423**

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 consideration hereinafter mentioned, covenant and agree as follows:

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

**76,754** Rentable Square Feet yielding approximately **75,945** ANSI/BOMA Office Area square feet and related space located on the first floor, at the **North East Commerce Center, 4 Center Drive, North East, MD, 21901-2003.**

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

See Lease Rider Paragraph 13 through See Lease Rider Paragraph 13, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$ See Lease Rider Paragraph 13

at the rate of See Lease Rider Paragraph 13 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

**North East Commerce Center, LLC  
250 W. Pratt Street  
Baltimore, MD 21201-2423**

4. The Government may terminate this lease in whole or in part effective at any time after the **third** full year of occupancy by giving at least **ninety (90) calendar 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.

5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals:

**One five (5)-year period** at the annual rental of **\$ 770,610.16 (\$10.04 per rentable square foot)**, plus accrued operating cost escalations

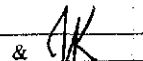
provided notice be given in writing to the Lessor at least **ninety (90) calendar days** before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.

LEASE NO. GS-03B-11320  
{March 1, 2011}

PAGE 1 OF 91

INITIALS:

  
LESSOR

&   
GOVT

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

A. All services, utilities, maintenance, operations, and other considerations as set forth in this lease. Janitorial services are limited to those described in Paragraph 4.7 "Janitorial Services" of the lease.

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

- A. Rider to Lease GS-03B-11320, Paragraphs 9-17;
- B. Solicitation for Offers # OMD2198;
- C. GSA Form 3517, "General Clauses";
- D. GSA Form 3518, "Representations and Certifications"; and
- E. Floor Plan {Exhibit A}
- F. Energy Upgrades to be Performed by Lessor {Exhibit B}

8. The following changes were made in this lease prior to its execution:

None

This lease contains 91 pages

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

LESSOR **North East Commerce Center, LLC**

BY

(Signature)

(Address)

IN PRESENCE OF:

(Signature)

(Address)

UNITED STATES OF AMERICA

**GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE**

BY

(Signature)

**Contracting Officer**

(Official title)

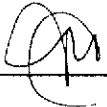

9. In no event shall the lessor enter into negotiations concerning the space leased with representatives of Federal agencies other than Contracting Officers and their designated representatives of the General Services Administration.

10. The total percentage of space occupied by the Government under the terms of the lease is equal to **22.21%** percent of the total space available in the lessor's building, and will be used as the basis for computing the Government's pro-rata share of real estate taxes, as defined in the Annual Real Estate Tax Escalation Clause. The percentage of occupancy is derived by dividing the total Government space of **76,754** rentable square feet by the total building space of **345,600** rentable square feet.

11. For purposes of determining the base rate for future adjustments to the operating cost, the Government agrees that the base rate of **\$2.48 per rentable square foot (RSF)**, is acceptable. This figure includes the Government's pro-rata share of operating costs.

12. Notwithstanding any other provision of this agreement requiring the Government to give notice to exercise any option contained herein for extension of the lease for additional space in the facility, or for purchase of the facility, the lessor shall notify the Contracting Officer, in writing, at least thirty (30) calendar days and no more than sixty (60) calendar days prior to the time the option must be exercised. In the event the lessor fails to notify the Government, as required by this paragraph, the Government shall have the right to exercise the option at anytime prior to the expiration of the lease. If GSA exercises the option to renew the lease, said rental will be based on the amount of operating cost adjustments accrued up to date of renewal and calculation on the basis of the new adjusted base rate for services and utilities.

13. Lessor shall complete the building shell as defined in the lease and complete all alterations, improvements, and repairs required by this lease, and deliver the leased premises ready for occupancy by the Government within **forty-five (45) calendar days** from the date of notice to proceed with the construction of the tenant improvements. When Lessor has completed all such alterations, improvements, and repairs, Lessor shall promptly notify the Contracting Officer, who shall promptly cause the same to be inspected. If

Lessor  Government 

RIDER TO LEASE GS-03B-11320

tenant improvements are not required, occupancy is required within **fifteen (15) calendar days** after lease award.

Upon the date of completion of such alterations, improvements, and repairs and inspection and acceptance by the Government, the term of this lease shall commence and shall continue for **five (5)** consecutive calendar years. The commencement date shall be more particularly set forth by a Supplemental Lease Agreement.

Upon acceptance of the leased premises by the Government, the same shall be measured and rental shall be paid, in accordance with Paragraph 4.1 of the lease, "Measurement of Space" and Paragraph 27 General Clauses, GSA Form 3517, "Payment" at the rate of:

**Years 1 through 3:**

The total annual rent of **\$893,053.15** breaks down as follows\*:

**Shell Rent:** \$498,133.46 per year or \$6.49 per rentable square foot (RSF)

**Amortized annual cost for Tenant Improvement Allowance\*:**  
\$191,141.46 per year

**Interest rate** at which Tenant Alterations are amortized: 10%

**Amortized annual cost for Building Specific Security:** \$13,428.31 per year


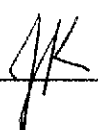
**Annual Cost of Services:** \$190,349.92 per year or \$2.48 per rentable square foot (RSF), plus accrued escalations per Paragraph 4.3, "Operating Costs"

**Years 4 through 5:**

The total annual rent of **\$719,184.98** breaks down as follows\*:

**Shell Rent** \$528,835.06 per year or \$6.89 per rentable square foot (RSF)

4 of 91

Lessor  Government 

**Annual Cost of Services:** \$190,349.92 per year or \$2.48 per rentable square foot (RSF), plus accrued escalations per Paragraph 4.3, "Operating Costs"

\*The rent shall be adjusted downward if the Government does not utilize the entire Tenant Improvement Allowance of \$493,642.50 or \$6.50 per ANSI/BOMA Office Area Square Foot, which is included in the rent, using the 10% amortization rate over the firm term of three (3) years. The Government, at its election, may pay lump sum for Tenant Improvements. If this occurs, the rent shall be reduced proportionately using the 10% amortization rate.

If the Government spends more than the allowance identified above, the Government reserves the right to 1) reduce the Tenant Improvement requirements, 2) pay lump sum for the overage upon completion and acceptance of the improvements, or 3) increase the rent according to the negotiated amortization rate over the firm term of the lease.

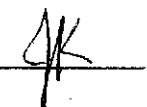
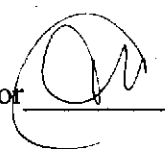
14. In accordance with Paragraph 3.4, "GSA Forms and Pricing Information" and Paragraph 5.1, "Tenant Improvements Pricing Requirements" of the Lease, the overhead and profit charged by the Lessor for Tenant Improvements requested by the Government is 7% of Total Construction costs.

15. Definitions:

- A. Where the word "Offeror" appears it shall be considered "Lessor"
- B. Where the word "should" appears it shall be considered to be "shall"
- C. Where the word(s) "Solicitation" or "Solicitation for Offers" appears it shall be considered to be "Lease"

16. As part of the shell rent, the lessor shall complete the following fire and life safety improvements prior to Government occupancy\*:

- Provide and install fire exit hardware on all exit doors
- Provide, install, and locate fire extinguishers in accordance with NFPA 10



RIDER TO LEASE GS-03B-11320

-Provide and install marking(s) of means of egress in accordance with NFPA 101

-Provide and install a listed fire alarm control panel

\* Additionally, the lessor is responsible for ensuring that the building and Government leased space meet all fire and life safety requirements of the lease and local codes

17. In accordance with Exhibit B, as part of the shell rent, the lessor shall complete the following energy upgrades prior to Government occupancy:

-Replace all existing metal halide lighting with the Government occupied space with T-5 Fluorescent lighting.

