

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

JAN 23 2007

LEASE NO.

GS-03B-06366

THIS LEASE, made and entered into this date by and between
Middle River Station Development, LLC, a Maryland Limited Liability Company
C/O Maryland Financial Investors, Inc.

whose address is 9475 Decresco Road
Suite 302
Timonium, Maryland 21093

and whose interest in the property hereinafter described is that of **Fee Simple Absolute**

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:

459,263 usable square feet (473,271 rentable square feet) of warehouse and related space, located in the upper AE Annex and AA Main Buildings of the Middle River Depot, 2800 Eastern Boulevard in Middle River, Maryland, as per the attached floor plans, Attachment 1.

For the purpose of this lease both the AA & AE Buildings shall be considered as one building.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on

See paragraph 11 of Rider to Lease through See paragraph 11 of Rider to Lease, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$ See paragraph 12 of Rider to Lease

at the rate of \$ See paragraph 12 of Rider to Lease per month in arrears.

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

Middle River Station Development, LLC, a Maryland Limited Liability Company
C/O Maryland Financial Investors, Inc.
9475 Decresco Road
Suite 302
Timonium, Maryland 21093

4. The Government may terminate this lease at any time after September 30, 2007, by giving at least 90 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.

Lessor

I.A.

Government

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

All services, utilities, maintenance, operations, alterations, and other considerations as set forth in this lease.

55 surface parking spaces, which shall be reserved, as per the attached site plan, Attachment 2, and provided free of charge.

In the event the Lessor makes any portion of the building accessible to other occupants, the Government shall require the Lessor to provide adequate separation between Government and non-Government occupants, this shall be done at the sole cost of the lessor.

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

~~The General Provisions and Instructions (Standard Form 2 - A _____ edition).~~

- (a) Rider to Lease GS-03B-06366
- (b) Solicitation For Offers
- (c) GSA Form 3517B -- General Clauses (Rev 9/01)
- (d) GSA Form 3518 -- Representations and Certifications (Rev 9/01)
- (e) Attachment 1 -- Floor Plans
- (f) Attachment 2 -- Parking Plans

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

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

LESSOR Middle River Station Development, LLC, a Maryland Limited Liability Company
C/O Maryland Financial Investors, Inc

By Middle River Holdings, LLC
a Delaware Limited Liability Company Sole Member

BY

✓ Joey A. Authorized Signer
(Signature)

(Signature)

Joey Aini, Authorized Signer

IN PRESENCE OF

Howard Leslie Perlow
(Signature)

Howard Leslie Perlow

1839 Rockwood Rd Suite 350 Baltimore MD 21202
(Address)

UNITED STATES OF AMERICA

GENERAL SERVICES ADMINISTRATION

BY

M. J. Zeltz
(Signature)

Contracting Officer

(Official title)

STANDARD FORM 2
FEBRUARY 1965 EDITION

Lessor J. A. Government [Signature]