

This Lease is made and entered into between

**DRA CRT CHAMBLEE CENTER LLC, A Delaware Limited Liability Company. By: Mez DRA CRT LLC, A Delaware Limited Liability Company, its sole member By: CRT OP LLC, A Delaware Limited Liability company, Its sole member By: DRA CRT Acquisition Corporation, a Delaware Corporation, it's managing member.**

("the Lessor"), whose principal place of business is 2951 Flowers Road S, Atlanta, GA 30341 and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

**3003 Chamblee Tucker Road  
Atlanta, GA 30341-4112 (Rutgers Building)**

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein.

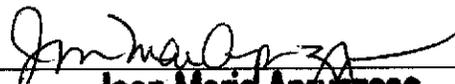
To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

**5 Years, 3 Years Firm,**

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by the General Services Administration.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

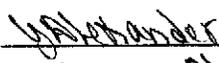
FOR THE LESSOR:

  
Name: **Jean Marie Apruzzese**  
Title: **Vice President**  
Date: 4-25-12

FOR THE GOVERNMENT:

  
Name: Darnell Chavis  
Title: Lease Contracting Officer  
Date: 5/4/12

WITNESSED BY:

  
Name: **Yvonne Alexander**  
Title: **Lease Administrator**  
Date: 4-25-12

LESSOR:  GOVERNMENT: DC

<b>SECTION 1</b>	<b>THE PREMISES, RENT, AND OTHER TERMS</b>	<b>5</b>
1.01	THE PREMISES—SUCCEEDING (APR 2011)	5
1.02	EXPRESS APPURTENANT RIGHTS (APR 2011)	5
1.03	RENT AND OTHER CONSIDERATION—SUCCEEDING (APR 2011)	5
1.04	BROKER COMMISSION AND COMMISSION CREDIT (APR 2011)	6
1.05	TERMINATION RIGHT (APR 2011)	6
	<del>RENEWAL RIGHTS (APR 2011) INTENTIONALLY DELETED</del>	7
1.06	7	
1.07	DOCUMENTS INCORPORATED BY REFERENCE	7
1.08	PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (APR 2011)	7
1.09	OPERATING COST BASE (APR 2011)	7
1.10	RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (APR 2011)	7
1.11	OVERTIME HVAC RATES (APR 2011)	7
1.12	24-HOUR HVAC REQUIREMENT (APR 2011)	7
1.13	<del>ADDITIONAL BUILDING IMPROVEMENTS (APR 2011) INTENTIONALLY DELETED</del>	7
<b>SECTION 2</b>	<b>GENERAL TERMS, CONDITIONS AND STANDARDS</b>	<b>8</b>
2.01	DEFINITIONS AND GENERAL TERMS (APR 2011)	8
2.02	AUTHORIZED REPRESENTATIVES (APR 2011)	8
2.03	WAIVER OF RESTORATION (APR 2011)	8
2.04	PAYMENT OF BROKER (APR 2011)	8
2.05	CHANGE OF OWNERSHIP (APR 2011)	9
2.06	REAL ESTATE TAX ADJUSTMENT (APR 2011)	9
2.07	ADJUSTMENT FOR VACANT PREMISES (APR 2011)	11
2.08	OPERATING COSTS ADJUSTMENT (APR 2011)	11
<b>SECTION 3</b>	<b>CONSTRUCTION STANDARDS AND SHELL COMPONENTS</b>	<b>12</b>
3.01	WORK PERFORMANCE (APR 2011)	12
3.02	RECYCLED CONTENT PRODUCTS (COMPREHENSIVE PROCUREMENT GUIDELINES) (APR 2011)	12
3.03	WOOD PRODUCTS (APR 2011)	12
3.04	ADHESIVES AND SEALANTS (APR 2011)	12
3.05	BUILDING SHELL REQUIREMENTS (APR 2011)	12
3.06	RESPONSIBILITY OF THE LESSOR AND LESSOR'S ARCHITECT/ENGINEER—SUCCEEDING (APR 2011)	13
3.07	QUALITY AND APPEARANCE OF BUILDING—SUCCEEDING (APR 2011)	13
3.08	MEANS OF EGRESS (APR 2011)	13
3.09	AUTOMATIC FIRE SPRINKLER SYSTEM (APR 2011)	13
3.10	FIRE ALARM SYSTEM (APR 2011)	13
3.11	ENERGY INDEPENDENCE AND SECURITY ACT (APR 2011)	14
3.12	ELEVATORS—SUCCEEDING (APR 2011)	14
3.13	DEMOLITION—SUCCEEDING (APR 2011)	14
3.14	ACCESSIBILITY (APR 2011)	14
3.15	CEILINGS—SUCCEEDING (APR 2011)	14
3.16	DOORS: SUITE ENTRY AND INTERIOR – SUCCEEDING (APR 2011)	14
3.17	DOORS: EXTERIOR—SUCCEEDING (APR 2011)	14
3.18	WINDOWS—SUCCEEDING (APR 2011)	15
3.19	PARTITIONS – SUCCEEDING (APR 2011)	15
3.20	INSULATION: THERMAL, ACOUSTIC, AND HVAC (APR 2011)	15
3.21	PAINTING – SHELL (APR 2011)	15
3.22	FLOORS AND FLOOR LOAD—SUCCEEDING (APR 2011)	15
3.23	FLOOR COVERING AND PERIMETERS—SHELL—SUCCEEDING (APR 2011)	15
3.24	MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (APR 2011)	15
3.25	PLUMBING FIXTURES: WATER CONSERVATION (SEP 2011)	15
3.26	BUILDING SYSTEMS (APR 2011)	16
3.27	ELECTRICAL (APR 2011)	16
3.28	ELECTRICAL: GENERAL (APR 2011)	16
	<del>TOILET ROOMS (SEP 2011) INTENTIONALLY DELETED</del>	16
3.29	16	
3.30	JANITOR CLOSETS (APR 2011)	16
3.31	HEATING VENTILATION AND AIR CONDITIONING (APR 2011)	16
3.32	HEATING AND AIR CONDITIONING (APR 2011)	16
3.33	VENTILATION (APR 2011)	16
3.34	TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (APR 2011)	16
3.35	LIGHTING: INTERIOR AND PARKING—SUCCEEDING (APR 2011)	17
3.36	GREEN LEASE SUBMITTALS – SUCCEEDING (APR 2011)	17
3.37	DETERRENCE TO UNAUTHORIZED ENTRY (APR 2011)	17
3.38	ACCESS TO UTILITY AREAS (NOV 2005)	17
3.39	MECHANICAL AREAS AND BUILDING ROOFS (APR 2011)	17
3.40	ACCESS TO BUILDING INFORMATION (APR 2011)	17

3.41	IDENTITY VERIFICATION OF PERSONNEL (APR 2011)	18
3.42	SYSTEMS COMMISSIONING—SUCCEEDING (APR 2011)	18
3.43	SECURE HVAC: AIRBORNE HAZARDS (APR 2011)	18
3.44	EMERGENCY POWER TO CRITICAL SYSTEMS (APR 2011)	18
3.45	SECURE HVAC: SECURE RETURN-AIR GRILLES (APR 2011)	18
3.46	SECURE HVAC: OUTDOOR AIR INTAKES (APR 2011)	18
3.47	EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM (APR 2011)	19
3.48	SECURE HVAC: DEDICATED HVAC FOR LOBBIES, MAILROOMS, AND LOADING DOCKS (APR 2011)	19
<b>SECTION 4 DESIGN, CONSTRUCTION AND POST AWARD ACTIVITIES</b>		<b>20</b>
4.01	SCHEDULE FOR COMPLETION OF SPACE—SUCCEEDING (APR 2011)	20
4.02	AS-BUILT DRAWINGS (APR 2011)	20
<b>SECTION 5 TENANT IMPROVEMENT COMPONENTS</b>		<b>21</b>
5.01	TENANT IMPROVEMENT (TI) REQUIREMENTS (APR 2011)	21
5.02	FINISH SELECTIONS – SUCCEEDING (APR 2011)	21
5.03	PAINTING – TI (APR 2011)	21
5.04	FLOOR COVERING AND PERIMETERS—TI (APR 2011)	21
5.05	CARPET SPECIFICATIONS (APR 2011)	22
5.06	ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (APR 2011)	22
<b>SECTION 6 ADDITIONAL SECURITY REQUIREMENTS</b>		<b>23</b>
6.01	GENERAL REQUIREMENTS (NOV 2005)	23
6.02	BUILDING SPECIFIC AND TENANT IMPROVEMENT SECURITY REQUIREMENTS (APR 2011)	23
6.03	PROTECTION REQUIREMENTS (APR 2011) (BUILDING SPECIFIC)	23
6.04	EMERGENCY POWER TO CRITICAL SYSTEMS (BUILDING SPECIFIC) (APR 2011)	23
6.05	POSTING OF GOVERNMENT RULES AND REGULATIONS (PERMISSION) (APR 2011)	23
6.06	TEMPORARY SECURITY UPGRADE DUE TO IMMEDIATE THREAT (PERMISSION) (APR 2011)	23
6.07	ADDITIONAL SECURITY MEASURES AS DETERMINED BY THE GOVERNMENT (BUILDING SPECIFIC) (NOV 2005)	23
6.08	PARKING SECURITY REQUIREMENTS (SHELL) (APR 2011)	24
6.09	(BUILDING SPECIFIC) (APR 2011)	24
6.10	POST SIGNS ADVISING OF (PERMISSION) (APR 2011)	24
6.11	ENTRY SECURITY: (BUILDING SPECIFIC) (APR 2011)	24
6.12	ENTRY SECURITY: (BUILDING SPECIFIC) (APR 2011)	24
6.13	(BUILDING SPECIFIC) (APR 2011)	24
6.14	(BUILDING SPECIFIC) (APR 2011)	24
6.15	ENTRY SECURITY: (BUILDING SPECIFIC) (APR 2011)	24
6.16	ENTRY SECURITY: AT PUBLIC ENTRANCES (BUILDING SPECIFIC) (APR 2011)	24
6.17	OCCUPANT/VISITOR SCREENING: VISITOR CONTROL/SCREENING SYSTEM (BUILDING SPECIFIC) (APR 2011)	24
6.18	ENTRY SECURITY: OF ALL MAIL, PACKAGES, AND SHIPMENTS (BUILDING SPECIFIC) (APR 2011)	24
6.19	PARKING SECURITY REQUIREMENTS (APR 2011)	25
6.20	ENTRY SECURITY: PUBLIC LOBBIES/ENTRANCES/EXITS (PERMISSION) (APR 2011)	25
6.21	OCCUPANT/VISITOR SCREENING: PHOTO IDENTIFICATION (BUILDING SPECIFIC) (APR 2011)	25
6.22	ENTRY SECURITY: TRUCK SHIPMENTS (PERMISSION) (APR 2011)	25
<b>SECTION 7 UTILITIES, SERVICES, AND OBLIGATIONS DURING THE LEASE TERM</b>		<b>26</b>
7.01	PROVISION OF SERVICES, ACCESS, AND ROUTINE HOURS (APR 2011)	26
7.02	UTILITIES (APR 2011)	26
7.03	UTILITY CONSUMPTION REPORTING (SEP 2011)	26
7.04	UTILITIES SEPARATE FROM RENTAL BUILDING OPERATING PLAN (APR 2011) INTENTIONALLY DELETED	26
7.05	HEATING AND AIR CONDITIONING (APR 2011)	26
7.06	OVERTIME HVAC USAGE (APR 2011)	26
7.07	JANITORIAL SERVICES (APR 2011)	26
7.08	SELECTION OF CLEANING PRODUCTS (APR 2011)	27
7.09	SELECTION OF PAPER PRODUCTS (APR 2011)	27
7.10	SNOW REMOVAL (APR 2011)	27
7.11	MAINTENANCE AND TESTING OF SYSTEMS (APR 2011)	27
7.12	MAINTENANCE OF PROVIDED FINISHES (APR 2011)	28
7.13	ASBESTOS ABATEMENT (APR 2011)	28
7.14	ONSITE LESSOR MANAGEMENT (APR 2011)	28
7.15	SCHEDULE OF PERIODIC SERVICES (APR 2011)	28
7.16	LANDSCAPE AND LANDSCAPE MAINTENANCE – SUCCEEDING (APR 2011)	28
7.17	RECYCLING (APR 2011)	28
7.18	RANDOLPH-SHEPPARD COMPLIANCE (APR 2011)	28
7.19	SAFEGUARDING AND DISSEMINATION OF SENSITIVE BUT UNCLASSIFIED (SBU) BUILDING INFORMATION (APR 2011)	28
7.20	INDOOR AIR QUALITY (APR 2011)	30

7.21	RADON IN AIR (APR 2011).....	30
7.22	RADON IN WATER (APR 2011).....	31
7.23	HAZARDOUS MATERIALS (APR 2011).....	31
7.24	MOLD (APR 2011).....	31
7.25	OCCUPANT EMERGENCY PLANS (APR 2011).....	32
7.26	FLAG-DISPLAY (APR 2011) INTENTIONALLY DELETED.....	32
<b>SECTION 8 ADDITIONAL TERMS AND CONDITIONS.....</b>		<b>33</b>
8.01	MODIFIED CLAUSES.....	33
8.02	ADDITIONAL LANGUAGE FOR SECTION 6.....	33
8.03	OTHER – PUNCH LIST.....	33

**SECTION 1 THE PREMISES, RENT, AND OTHER TERMS**

**1.01 THE PREMISES—SUCCEEDING (APR 2011)**

Unless otherwise noted, the Government accepts the leased premises and tenant improvements in their current existing condition, with the following exceptions further outlined more thoroughly in this lease. These exceptions include, but are not limited to, security improvements, National Fire Protection Association (NFPA) requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. The Lessor shall be responsible for continuing obligations for cleaning, janitorial, maintenance, repair, etc. as set forth in the lease paragraphs and attached General Clauses.

The Premises are described as follows:

Office and Related Space: 68,000 rentable square feet (RSF), yielding 59,649 ANSI/BOMA Office Area (ABOA) square feet (sq. ft.) of office and related space (based upon a Common Area Factor of 14 percent, located on the 1<sup>st</sup> floor(s) and known as Suite(s) 100, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit B.

**1.02 EXPRESS APPURTENANT RIGHTS (APR 2011)**

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

A. Parking: Two Hundred Seventy -Four (274) parking spaces as depicted on the plan attached hereto as Exhibit C of which 0 shall be structured inside spaces reserved for the exclusive use of the Government, 0 shall be inside parking spaces, and 274 shall be surface parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. Antennae, Satellite Dishes and Related Transmission Devices: Space located on the roof of the Building sufficient in size for the installation and placement of the telecommunications equipment as such may be described herein, together with the right to access the roof and use of, all building areas (e.g., chases, plenums) necessary for the use, operation and maintenance of such equipment at all times during the term of this Lease.

**1.03 RENT AND OTHER CONSIDERATION—SUCCEEDING (APR 2011)**

A. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	APRIL 10, 2012 – APRIL 9, 2015		APRIL 10, 2015 – APRIL 9, 2017	
	ANNUAL RENT	ANNUAL RATE / RSF	ANNUAL RENT	ANNUAL RATE/RSF
Shell Rental Rate	\$1,152,363.82	\$16.95	\$1,152,363.82	\$16.95
Tenant Improvements Rental Rate	\$13,898.69	\$ .20	\$0	\$0
Operating Costs	\$269,891.52	\$3.97	\$269,891.52	\$3.97
Building Specific Security Costs	\$27,205.97	\$ .40	\$0	\$
<b>FULL SERVICE RATE</b>	<b>\$1,463,360.00</b>	<b>\$21.52</b>	<b>\$1,422,255.34</b>	<b>\$20.92</b>

B. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

C. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration.

D. The Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in Paragraph 1.01, "The Premises," created herein.
2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses.
3. Performance or satisfaction of all other obligations set forth in this Lease.

4. All services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

G. Intentionally Deleted

**1.04 BROKER COMMISSION AND COMMISSION CREDIT (APR 2011)**

CBRE, Inc ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to CBRE, Inc with the remaining [REDACTED] which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest period practicable.

Notwithstanding the "Rent and Other Considerations" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$121,946.67 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1<sup>st</sup> Month's Rent.

Month 2 Rental Payment \$121,946.67 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2<sup>nd</sup> Month's Rent.

**1.05 TERMINATION RIGHT (APR 2011)**

The Government may terminate this Lease, in whole or in part, at any after April 10, 2015 by providing not less than 120 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

**1.06 RENEWAL RIGHTS (APR 2011) INTENTIONALLY DELETED**

**1.07 DOCUMENTS INCORPORATED BY REFERENCE**

The following documents are incorporated by reference, as though fully set forth herein:

DOCUMENT NAME	No. OF PAGES	EXHIBIT
Legal Description	1	A
Floor Plan(s)	1	B
Parking Plan(s)	1	C
GSA Form 3517B General Clauses	33	D
GSA Form 3518, Representations and Certifications	7	E
Small Business Subcontracting Plan	6	F

**1.08 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (APR 2011)**

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is **100** percent. The percentage of occupancy is derived by dividing the total Government space of **68,000** rentable square feet by the total building space of **68,000** rentable square feet.

The Real Estate Tax Base, as defined in the Real Estate Tax Adjustment clause of the Lease is **\$111,544.21**.

**1.09 OPERATING COST BASE (APR 2011)**

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be **\$3.97** per rentable sq. ft.

**1.10 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (APR 2011)**

In accordance with the section entitled "Adjustment for Vacant Premises" if the Government fails to occupy or vacates the entire or any portion of the Leased Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by **\$1.53** per ABOA sq. ft. of space vacated by the Government.

**1.11 OVERTIME HVAC RATES (APR 2011)**

The following rates shall apply in the application of the clause titled "Overtime HVAC Usage:"

**\$25.00** per hour per unit

No. of units: **19**

**\$475.00** per hour for the entire space.

**1.12 24-HOUR HVAC REQUIREMENT (APR 2011)**

The Overtime Usage rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the Premises, such services shall be provided by the Lessor at a rate of **\$0** per ABOA sq. ft. of the area receiving the additional overtime HVAC.

**1.13 ADDITIONAL BUILDING IMPROVEMENTS (APR 2011) INTENTIONALLY DELETED**