

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

11/06/2009

LEASE NO.

GS-05B-18192

THIS LEASE, made and entered into this date by and between ISBI/BBA Green Mount 1, LLC

whose address is 1001 Highlands Plaza Drive West, Suite 150
St. Louis, MO 63110-1337

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:

Approximately 10,701 rentable square feet (approximately 9,362 ANSI BOMA office area square feet) of space at Green Mount Corporate Center, 475 Regency Park, O'Fallon, Illinois to be used for such general office purposes as determined by the General Services Administration. Approximately 9,907 rentable square feet / 8,683 ANSI BOMA office area square feet is located on the second floor and approximately 794 rentable square feet / 679 ANSI BOMA office area is located on the third floor.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on May 1, 2010 through April 30, 2015 subject to termination and renewal rights as may be hereinafter set forth.

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

<u>TERM</u>	<u>RATE PER RSF</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>
Years 1-5	\$39.04	\$34,813.92	\$417,767.04

Rent shall be paid monthly in arrears. The Lessor and Government both acknowledge and agree this shall be a full service lease agreement in accordance with SFO GS-05B-18192. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

ISBI/BBA Green Mount 1, LLC
c/o Balke Brown Associates
1001 Highlands Plaza Drive West, Suite 150
St. Louis, MO 63110-1337

4. The Government may terminate this lease in whole or in part at any time after the 1st year by giving at least sixty (60) 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:

~~provided notice be given in writing to the Lessor at least _____ 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.~~

PARAGRAPH 5 IS DELETED WITHOUT SUBSTITUTION

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
- a. Facilities, services, utilities, maintenance shall be provided in accordance with the terms of the attached Solicitation for Offers GS-05B-18192.
 - b. Surface parking on-site in accordance with local code requirements. One Hundred Thirty (130) reserved on-site parking spaces.
7. The following are attached and made a part hereof:
- Attachment A to the Standard Form 2 containing paragraphs 9 – 24 to Lease GS-05B-18192 (3 pages)
 - Solicitation For Offers GS-05B-18192 (51 pages)
 - Special Requirements (24 Pages)
 - General Clauses GSA Form 3517 (Rev.11/05) (2 pages)
 - Representations and Certifications GSA Form 3518 (Rev. 1/07) (7 pages)
 - Exhibit A, Floor Plans (2 Pages)
8. 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 ISBI/BBA Green Mount 1, LLC
 By: DONALD C. CAND
 Its: MEMBER

BY 
 (Signature)

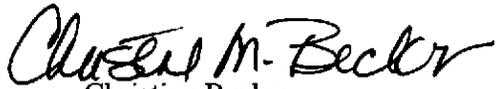
 (Signature)

IN PRESENCE OF:


 (Signature)

1001 Highlands Plaza Dr West, Ste. 150
St. Louis, MO 63110
 (Address)

UNITED STATES OF AMERICA

BY 
 Christine Becker
 (Signature)

 Contracting Officer
 (Official title)