

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

July 6, 2010

LEASE NO
GS-05B-18427

THIS LEASE, made and entered into this date by and between 211 Fort Washington Associates, LLC

whose address is 211 West Fort Street, Suite 1604
Detroit, MI 48226-3216

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:

3,260 rentable square feet of office space located on a portion of the fifth (5th) floor, Suite 521, of 211 West Fort Street in Detroit, Michigan 48226-3216, yielding 2,835 usable square feet. One (1) onsite structured parking space is also included as part of the rental consideration.

Said premises 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 a term of ten (10) years, five (5) years firm, beginning on the date of Substantial Completion of the Premises, as defined in the GSA Form 3517B attached hereto.

Notwithstanding any provision to the contrary in the Solicitation For Offers attached to the lease, the Lessor shall substantially complete the Premises not later than October 16, 2010. Time is of the essence. Upon acceptance of the Premises by the Government, the Lessor and the Government shall enter into a Supplemental Lease Agreement setting forth the actual lease commencement date. The term of this lease is subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor rent as follows:

TERM	ANNUAL RENT	MONTHLY RENT	RATE/RSF	RATE/USF
Years 1-5*	\$68,460.00	\$5,705.00	\$21.00	\$24.15
Years 6-10	\$80,196.00	\$6,683.00	\$24.60	\$28.29

*The first four (4) months of rent shall be abated in their entirety. This equates to a rent credit of \$5,705.00 per month for a period of four (4) months. (Total Annual Rent = \$68,460.00 / 12 = \$5,705.00 x 4 = \$22,820.00)

CPI and tax escalations continue throughout the term of the lease.

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

211 Fort Washington Associates, LLC
211 West Fort Street, Suite 1604
Detroit, MI 48226-3216

4. The term of this lease shall be for ten (10) years, five (5) years firm with one hundred and twenty (120) days written notice to cancel in whole or in part anytime on or after the fifth (5th) lease year. 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~~

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

- A. All services, utilities, maintenance, parking, and other operations as set forth elsewhere in this lease.
- B. All responsibilities and obligations as defined in the Solicitation for Offers Number GS-05B-18427 and other attachments to the Lease referenced in Paragraph 7 of this SF-2 form.

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

U.S. Government Lease For Real Property, Standard Form 2 – 2 pages
Attachment A (Paragraphs 9 –30) – 3 Pages
Solicitation for Offers (SFO No. GS-05B-18427 dated February 17, 2010) — 52 Pages
Form 3517B, General Clauses (Rev 06/08) — 33 Pages
Form 3518, Representations and Certifications (Rev 1/07) — 7 Pages
Construction Schedule – 1 Page
Exhibit A, Floor Plan — 1 Page

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

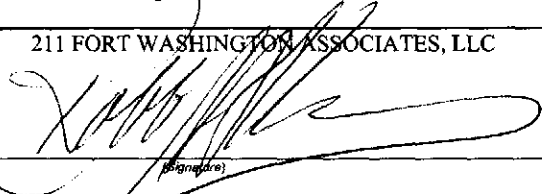
Paragraph 5 was deleted in its entirety without substitution.

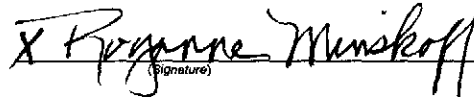
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

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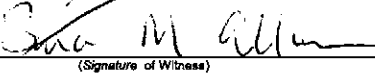
LESSOR 211 FORT WASHINGTON ASSOCIATES, LLC

BY


(Signature)


(Signature)

IN PRESENCE OF:

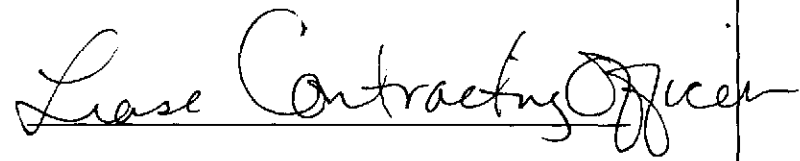

(Signature of Witness)


(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY


TINA CHURCH – LEASING CONTRACTING OFFICER


Lease Contracting Officer