

U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

MAR 22 2011

LEASE NO.

GS-06P-01019

THIS LEASE, made and entered into this date by and between **FSP Grand Boulevard LLC**

whose address is

401 Edgewater Place, Suite 200
Wakefield, Massachusetts 01880-6210

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 considerations hereinafter mentioned, covenant and agree as follows:

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

A total of 11,465 rentable square feet (RSF) of office and related space, which yields 9,969 ANSI/BOMA Office Area square feet (USF) of space at 2345 Grand Boulevard, Kansas City, Missouri, 64108-2663 to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government is 1 structured parking spaces for the exclusive use of Government employees and patrons.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on the date the Government accepts the premises as substantially complete and continuing for a seven (7) year firm term. This lease is not subject to termination during the firm term. The Lessor shall deliver the premises to the Government substantially complete no later than 180 calendar days after the Contracting Officer issues the Tenant Improvement Notice to Proceed.

3. The Government shall pay the Lessor monthly in arrears in accordance with the following table:

Year	Shell	Base Cost of Services	Total Annual Rent	Total Monthly Rent
1-7	\$ 138,611.85	\$ 80,369.65	\$ 218,981.50	\$ 18,248.46

Rent shall be adjusted in accordance with the provisions of the Solicitation For Offers and General Clauses. Rent for a lesser period shall be prorated. Rent shall be made payable to:

FSP Grand Boulevard LLC
401 Edgewater Place, Suite 200
Wakefield, Massachusetts 01880-6210

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

LESSOR

SIGNATURE **FSP GRAND BOULEVARD LLC**

NAME OF SIGNER

By: **Janet P. Notopoulos, VP**

JANET P. NOTOPOULOS

ADDRESS **401 Edgewater Drive, Wakefield MA, Suite 200 01880**

IN THE PRESENCE OF (SIGNATURE)

NAME OF SIGNER

Risa Haley

Risa Haley

UNITED STATES OF AMERICA

SIGNATURE **Kory R. Hochler**


NAME OF SIGNER


KORY R HOCHLER

OFFICIAL TITLE OF SIGNER

LEASE CONTRACTING OFFICER

4. The Lessor shall furnish to the Government, as part to the rental consideration, the following:
 - A. Those facilities, services, supplies, utilities, and maintenance in accordance with SFO 9MO2283 dated February 18, 2010 as amended.
 - B. Build out in accordance with standards set forth in with SFO 9MO2283 dated February 18, 2010, as amended, and the Government's design intent drawings. The Government's design intent drawings shall be developed subsequent to award.
 - C. Deviations to the Government's design intent drawings will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.
5. The following are attached and made a part hereof:
 - A. SFO 9MO2283 dated February 18, 2010
 - B. GSA Form 3517 entitled GENERAL CLAUSES (Rev. 11/05)
 - C. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 1/07)
 - D. [REDACTED] Special Requirements
6. In accordance with SFO paragraph 4.2, *Tax Adjustment*, the percentage of Government occupancy shall be 2.23%.
7. In accordance with SFO paragraph 4.3, *Operating Costs*, the escalation base is established as \$80,369.65 per annum, based on \$7.01 per rentable square foot.
8. In accordance with SFO paragraph 4.1, *Measurement of Space*, the common area factor is established as 1.150065 (11,465 RSF / 9,969 USF).
9. In accordance with SFO paragraph 4.4, *Adjustment for Vacant Premises*, the adjustment is established as \$2.00/USF for vacant space (rental reduction).
10. In accordance with SFO Paragraph 4.6, *Overtime Usage*, the rate for overtime usage is established as \$35.00 per hour.
11. The Lessor shall provide 1 copy of CAD as built drawings on CD-ROM to the contracting officer within 30 calendar days of completion of construction.
12. The Lessor hereby forever and unconditionally waives any right to make a claim against the Government for restoration arising from alteration or removal of any alteration by the Government during the term of this lease or any extensions. Alterations completed by either the Government or Lessor including initial build out of the lease space and/or any subsequent modifications required during the lease period. At the Government's sole discretion alterations will remain in the leased space after termination of the Lease contract and will become property of the Lessor.
13. All information submitted by the Lessor during negotiations, including but not limited to plans renderings, specifications, etc. are incorporated by reference.


Lessor


Gov