

**US GOVERNMENT
LEASE FOR REAL PROPERTY**

DATE OF LEASE:

2/14/12

LEASE NO. GS-04B-61809

THIS LEASE, made and entered into this date by and between **Aero Orlando, LLC**

whose address is

201 West Street, Suite 200
Annapolis, Maryland 21401

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 14,039 rentable (14,039 ANSI/BOMA office area) square feet of office and related space located in a building at 9043 Tradeport Drive, Orlando, Florida, 32827-5373

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 commencing on the next business day, excluding Saturdays, Sundays and Federal Holidays, following the delivery of the Leased Premises in full compliance with the terms and conditions of Paragraph 5.12 hereof (the "Commencement Date"), and ending ten (10) years thereafter (the "Lease Term"). Upon actual determination of the Commencement Date, and consequently the Lease Term, the Lessor and the Government shall confirm in writing the Commencement Date and the Termination Date of the Lease and the Government's acceptance of the Leased Premises by execution and delivery of a Supplemental Lease Agreement.

3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

SEE ATTACHED
RENTAL RATE
SCHEDULE

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

Aero Orlando, LLC
62101 Collections Centre Drive
Chicago, Illinois 60693-0621

Initials: TR & [Signature]
Lessor Government

4. The Government may terminate this lease, in whole or in part, at any time on or after the tenth (10th) year, by giving the Lessor at least sixty (60) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing.

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

- A. Those facilities, services, supplies, utilities, and maintenance in accordance with Solicitation for Offers (SFO) 0FL2175.
- B. Build-out in accordance with Solicitation for Offers 0FL2175. All tenant alterations are to be completed within one hundred eighty (180) days from award.
- C. Deviations to the approved space layouts furnished by GSA to the Lessor subsequent to award will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.
- D. Lessor shall provide at least twenty five (25) reserved spaces for Government Vehicles at no additional cost to the Government for parking in accordance with SFO 0FL2175.

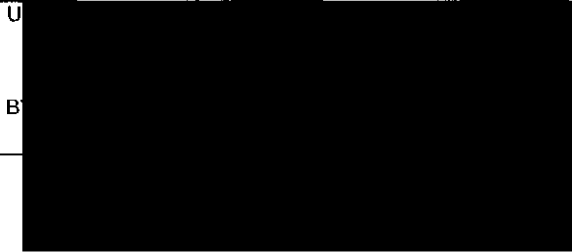
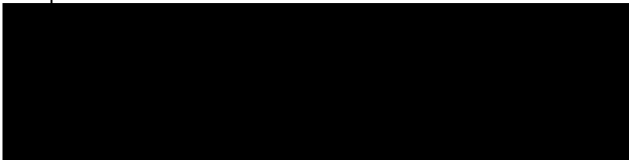
6. The following are attached and made a part hereof:

- A. Solicitation for Offers 0FL2175 and all attachments and amendments,
- B. GSA Form 3517 entitled General Clauses and amendments,
- C. GSA Form 3518 entitled Representations and Certifications,
- D. Floor Plans/Site Plans submitted with SFO 0FL2175
- E. Rental Rate Schedule,

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

LESSOR: Aero Orlando, LLC

BY TOWY LIN, SVP



MICHAEL S. ELLIS, CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official title)