

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

AUG 31 1990

LEASE NO.

GS-03B-09074

THIS LEASE, made and entered into this date by and between City Crescent Limited Partnership
c/o Otis Warren Real Estate Services

whose address is 7034 Liberty Road
Baltimore, Maryland 21207

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:

Approximately 250,000 net usable square feet of office
and related space at the City Crescent Office Building,
Howard and Baltimore Streets, Baltimore, Maryland.
Including 89 parking spaces at this location.

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 the term beginning on

~~*See Lease Rider Paragraph 13~~ through ~~*See Lease Rider Paragraph 13~~, subject to termination
and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$ ~~*See Lease Rider Paragraph 13~~

at the rate of \$ ~~*See Lease Rider Paragraph 13~~ per ~~*See Lease Rider Paragraph 13~~ in arrears.
Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

~~The Government may terminate this lease at any time by giving notice in writing to the Lessor and no rental shall be due for the period of such termination. Said notice shall be computed commencing with the day after the date of mailing.~~

DELETE

~~This lease may be renewed at the option of the Government for the following terms and at the following rates:~~

DELETE

provided notice be given in writing to the Lessor at least _____ days before the end of the original lease term
~~and renewal terms, 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.~~

Initials:

OW

Lessor

Z

Government

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

All Services, maintenance, utilities, operations, alterations, and other considerations as set forth in this lease.

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

~~The General Provisions and Instructions (Standard Form 2-A, _____ edition).~~

- Section A Lease Form 2
- Section B Rider to Lease GS-03B-09074
- Section C Solicitation for offers MMD 99999
- Section D General Clauses
- Section E Representations & certifications.
- Amendments 1,2,3,4 (Incorporated into the body of this lease)

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

None

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

LESSOR City Crescent Limited Partnership

Otis Warren
Managing General Partner

BY [Redacted Signature]

[Redacted Signature]

BY [Redacted Signature]

1899 L STREET #1200
(Address) WASH DC 20036
DIRECTOR, REAL ESTATE DIV.
(Official title)