

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE 9/15/2009

LEASE NO. GS-03B-09399

THIS LEASE, made and entered into this date by and between  
Ghattas Enterprises Dual Highway, LLC

whose address is:

13621 Crayton Boulevard  
Hagerstown, MD 21742-2336

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:

9,920 ANSI/BOMA square feet (11,706 Rentable square feet) of office space on the 2<sup>nd</sup> floor of The Susquehanna Financial Center, 1800 Dual Highway, Hagerstown, MD 21740-6647 with 6 reserved parking spaces and 40 non-reserved parking spaces within two blocks.

to be used for such purposes as may be 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) in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Ghattas Enterprises Dual Highway, LLC  
13621 Crayton Boulevard  
Hagerstown, MD 21742-2336

4. The Government may terminate this lease in whole or in part at any time after the 10<sup>th</sup> year by giving at least ninety (90) 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.~~

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

A. All service, maintenance, utilities and other considerations as may be hereinafter set forth.

Initials:

a. a.

Lessor

MG

Government

PAGE

1

OF

72

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

- A. Standard Form 2
- B. Rider to Lease GS-03B-09399
- C. Amendments 1,2, and 3
- D. SFO Number 8MD2083
- E. GSA Form 3517, General Clauses
- F. GSA Form 3518, Representations and Certifications
- G. CCR
- H. Floor plan dated August 12, 2009

This Lease contains seventy-two (72) pages.

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

LESSOR **Ghattas Enterprises Dual Highway, LLC**

BY \_\_\_\_\_  
(Signature)

IN PRE \_\_\_\_\_  
(Address)

*13621 Crayton Blvd. Hagerstown, MD*  
*21742*

UNITED STATES OF AMERICA **GENERAL SERVICES ADMINISTRATION**

BY \_\_\_\_\_  
(Signature)

Contracting Officer  
(Official title)