

# US GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

24 MAR 10

LEASE NO.

GS-03B-09417

THIS LEASE, made and entered into this date by and between JEMAL'S ADMIRAL COCHRANE L.L.C.

Whose address is 185 ADMIRAL COCHRANE DR  
ANNAPOLIS, MD 21401-7307

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 9,300 Rentable Square Feet (RSF) of office and related space, which yields 8,292 ANSI/BOMA Office Area square feet (USF) of space located on the First (1<sup>st</sup>) Floor at Annapolis Science Center, 185 Admiral Cochrane Drive, Annapolis, MD 21401-7307 to be used for such purposes as determined by the General Services Administration. Included in the rent, at no additional cost to the Government, are twenty (20) on-site reserved 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 (see Rider to Lease, Paragraph 15) and continuing through (see Rider to Lease, Paragraph 15), subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of (see Rider to Lease, Paragraph 16).

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

JEMAL'S ADMIRAL COCHRANE L.L.C.  
185 ADMIRAL COCHRANE DR  
ANNAPOLIS, MD 21401-7307

4. The Government may terminate this lease in whole or in part at any time on or after the tenth (10<sup>th</sup>) full year of occupancy by giving at least (see Rider to Lease, Paragraph 17) 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.

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

LESSOR  
JEMAL'S

BY \_\_\_\_\_

IN PRESENCE

(Signature)



*Managing member*  
DOUGLAS DEVELOPMENT CORP.  
702 H STREET, NW, SUITE 400  
WASHINGTON, DC 20001

UNITED STATES OF AMERICA

BY \_\_\_\_\_

Contracting Officer, General Services Administration  
(Official Title)

5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals:

Not Applicable

provided notice be given in writing to the Lessor at least N/A 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. Those facilities, services, supplies, utilities, maintenance, and other considerations as set forth in this lease.
- B. This lease contains 142 pages.

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

- A. Standard Form 2 – US Government Lease for Real Property – 2 pages
- B. Rider to Lease No. GS-03B-09417 – 3 pages
- C. Solicitation for Offers No. 5MD0087 dated September 8, 2008 (with Special Requirements) – 97 pages
- D. GSA Form 3517B entitled GENERAL CLAUSES (REV 11/05) – 33 pages
- E. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (REV 1/07) – 7 pages

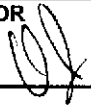
8. The following changes were made in this lease prior to its execution:

Not Applicable

LESSOR

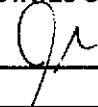
UNITED STATES OF AMERICA

BY



(Initial)

BY



(Initial)