

US GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

MAY 25 2010

LEASE NO.

GS-03B-09463

BUILDING NO.

MD1074

THIS LEASE, made and entered into this date by and between RAVENS PENTHOUSE LLC

Whose address is 13 PEBBLE LN
LUTHERVILLE TIMONIUM, MD 21093-3367

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 11,618 Rentable Square Feet (RSF) of office and related space, which yields 10,200 ANSI/BOMA Office Area square feet (USF) of space located on the 4th floor at 28 Allegheny Avenue, Towson, MD 21204-3909 to be used for such purposes as determined by the General Services Administration. As sole tenant on the 4th floor, the Government enjoys beneficial use of 1,376 RSF (1,208 USF) at no additional cost. Also included in the rent, at no additional cost to the Government, are forty-five (45) structured and reserved parking spaces on the 5th level parking deck for the exclusive use of Government fleet vehicles, employees, and visitors. Signage will direct visitors to the location.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on (see Rider to Lease, Paragraph 12) and continuing through (see Rider to Lease, Paragraph 12), 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 13).

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

RAVENS PENTHOUSE LLC
13 PEBBLE LN
LUTHERVILLE TIMONIUM, MD 21093-3367

4. The Government may terminate this lease in whole or in part at any time on or after the fifth (5th) full year of occupancy 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.

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

LESSOR
RAVENS PENTHOUSE LLC

BY _____
IN PRES _____

Timothy A. Heaw, Authorized Member
David A. Dannerfolsor, EVP, Heam Burkley Management
(Printed Name and Title)

13 Pebble Lane, Timonium, Md 21093
(Address)

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:

One renewal option for an additional five (5) year period priced at a Shell Rate of \$17.08 per USF at year 11

provided notice be given in writing to the Lessor at least one hundred eighty (180) 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 124 pages.
- C. Build-out in accordance with standards set forth in SFO No. 8MD2152 dated 11/18/2009, and the Government's design intent drawings. Government space plans shall be developed subsequent to award. All tenant alterations to be completed by the lease effective date identified in Lease Rider Paragraph 12.

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-09463 – 3 pages
- C. Solicitation for Offers No. 8MD2152 dated November 18, 2009 (with Special Requirements) – 77 pages
- D. GSA Form 3517B entitled GENERAL CLAUSES (REV 06/08) – 33 pages
- E. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (REV 1/07) – 7 pages
- F. Exhibit A – Diagram of Floor Plate – 1 page + cover

LESSOR

UNITED STATES OF AMERICA

BY



(Initial)

BY



(Initial)