

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

2-24-2011

LEASE NO.

GS-03B-09618

THIS LEASE, made and entered into this date by and between Pointe Breeze, LLC

2200 Broening Highway, #255
whose address is Baltimore, MD 21224-6646

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:

3,404 Rentable Square Feet yielding approximately 3,039 ANSI/BOMA Office Area square feet and related space located on the First Floor, at the Point Breeze Business Center, at 2400 Broening Highway, Baltimore, Maryland, 21224-6658, together with eight (8) parking spaces.

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

Pointe Breeze, LLC
2200 Broening Highway
Baltimore, MD 21224-6646

4. The Government may terminate this lease in whole or in part effective at any time after the 10th full year of occupancy by giving at least sixty (60) 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:~~

~~{Number of Options} {Option Term} year period(s) at the annual rental of \$ _____ (\$ _____ per ABOA square foot), plus accrued operating cost escalations 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 services, utilities, maintenance, operations, and other considerations as set forth in this lease.

SFO NO. 9MD2159 / LEASE NO. GS-03B-09618

INITIALS:


LESSOR

&


GOVT

7. The following are attached and made a part hereof:
- A. Rider to Lease GS-03B-096018 (4 pages)
 - B. Solicitation for Offers # 9MD2159 dated 12/23/2009 (88 pages)
 - C. GSA Form 3517, "General Clauses" (33 pages)
 - D. GSA Form 3518, "Representations and Certifications" version dated 3/22/10 (7 pages)
 - E. Floor Plan "Exhibit A" (1 page)

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

This lease contains 135 pages

Page 2 of 135

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

LESSOR POINTE BREEZE, LLC

BY 

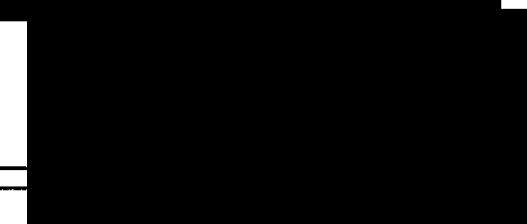
2200 Broening Highway, Ste. 255
Baltimore, MD. 21224
(Address)

IN PRESENCE 

2200 BROENING HWY., STE 255
BALTIMORE, MD 21224
(Address)

UNITED STATES
ACQUISITION

ADMINISTRATION, PUBLIC BUILDINGS SERVICE REAL ESTATE
SECTION

BY 

Contracting Officer
(Official title)