

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE

1/26/2010

LEASE NO.

GS-03B-10302

THIS LEASE, made and entered into this date by and between  
85 South, LLC

whose address is  
4600 Wedgewood Blvd, Suite A  
Frederick, MD 21703-7167

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:

A total of 84,261 rentable square feet yielding 83,568 ANSI/BOMA Office Area square feet, consisting of 79,561 rentable square feet yielding 78,907 ANSI/BOMA Office Area of warehouse and related space and 4,700 rentable square feet yielding 4,661 ANSI/BOMA Office Area of office space and related space located at Wedgewood South Building 2, 4440 Buckystown Pike, Frederick, MD 21704-7542

to be used for such purposes as determined by the Government:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on See Paragraph 15 of the Lease Rider through See Paragraph 15 of the Lease Rider subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of See Paragraph 15 of the Lease Rider at the rate of See Paragraph 15 of the Lease Rider per See Paragraph 15 of the Lease Rider in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: 85 South, LLC, 4600 Wedgewood Blvd, Suite A, Frederick, MD 21703-7167

4. The Government may terminate this lease at any time after the first six (6) years by giving at least 120 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:

SCANNED

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

All services, utilities, maintenance, 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).~~

- (a) Rider to Lease GS-03B-10302 (4 pages)
- (b) Solicitation for Offers (SFO) 9MD2125, dated 8/12/2009 (46 pages)
- (c) GSA Form 3517B General Clauses (33 pages)
- (d) GSA Form 3518 Representations and Certifications (7 pages)
- (e) Form B: Request for Sensitive but Unclassified Documents, dated 8/27/09 (3 pages)

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

IN WITN

\_\_\_\_\_ as of the date first above written.

LESSOR 85

BY \_\_\_\_\_

(Signature)

IN PRESENCE

(Signature)

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY \_\_\_\_\_

Contracting Officer

(Official title)