

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

APR 28 2011

LEASE NO.

GS-03B-11329

THIS LEASE, made and entered into this date by and between F.P. Properties, LLC

whose address is 7600 Wisconsin Avenue, 11th Floor
Bethesda, Maryland 20814-3661

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:

6,232 Rentable Square Feet yielding approximately 5,778 ANSI/BOMA Office Area square feet and related space located on the First Floor, at the Gateway West, 125 Airport Drive, Westminster, Maryland, 21157-3024, together with 24 Free Surface parking spaces, as depicted on the "As-is" Floorplan (Exhibit #1) and the "Gateway West Site Plan", hereto attached.

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:

F.P. Properties, LLC
7600 Wisconsin Avenue, 11th Floor
Bethesda, Maryland 20814-3661

4. The Government may terminate this lease in whole or in part effective at any time 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.

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 services, utilities, maintenance, operations, and other considerations as set forth in this lease.
7. The following are attached and made a part hereof:
- A. Rider to Lease GS-03B-11329 (Pages 3-5)
 - B. Solicitation for Offers # OMD2095 (Pages 6-74)
 - C. GSA Form 3517, "General Clauses" version dated 11/05 (Pages 75-107)
 - D. GSA Form 3518, "Representations and Certifications" version dated 1/07 (Pages 108-114)
 - E. "As-is Floor Plan"- Exhibit 1 (Page 115)
 - F. "Gateway West Site Plan" dated 4/4/2011 (Page 116)
 - G. Small Business Subcontracting Plan version dated 8/02 (Pages 117-123)
8. The following changes were made in this lease prior to its execution:

This lease contains 123 pages

IN		
LES		subscribed their names as of the date first above written.
BY		<p style="text-align: center;">Timothy M. Zulick Senior VP, Leasing</p>
IN PRESENCE OF:		<p style="text-align: center;">(Address) First Potomac Realty Trust 7600 Wisconsin Ave., 11th Floor Bethesda, MD 20814</p>
UNITED STATES OF AMERICA		GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE
BY		<p style="text-align: center;">Contracting Officer (Official Use)</p>