

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

SEP 20 2011

LEASE NO.

GS-03B-12008

THIS LEASE, made and entered into this date by and between owner, 6000 Metro LLC

whose address is 6000 Metro Drive, Ste 150
Baltimore, MD 21215-3222

and whose interest in the property hereinafter described is that of

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:

30,262 Rentable Square Feet yielding 26,315 ANSI/BOMA Office Area square feet and related space located on the first Floor, at the 6000 Metro Drive, Baltimore, MD 21215-3222, together with eighty (80) onsite 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 12 through See Lease Rider 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 Lease Rider Paragraph 12

at the rate of See Lease Rider Paragraph 12 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

6000 Metro LLC
C/O Denburg & Low
6000 Metro Drive, Suite 150
Baltimore, MD 21215-3222

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 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:~~

~~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.~~

SFO NO. 9MD2082 / LEASE NO. GS-03B-12008

INITIALS:


LESSOR

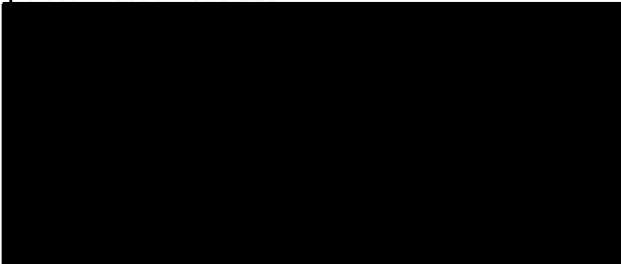
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6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
- A. All services, utilities, maintenance, operations, and other considerations as set forth in this lease.
7. The following are attached and made a part hereof:
- A. Rider to Lease GS-03B-12008
 - B. Solicitation for Offers # 9MD2082, and Amendment #1
 - C. GSA Form 3517B, "General Clauses" version dated 07/08
 - D. GSA Form 3518, "Representations and Certifications" version dated 01/07
 - E. Floor Plan(s) Exhibit #A
8. The following changes were made in this lease prior to its execution: N/A

This lease contains 91 pages.

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

LESSOR 6000 Metro LLC



6000 METRO DRIVE, SUITE 150
BALTIMORE, MD 21215
(Address)

6000 Metro Dr. Ste 150 Baltimore MD 21215
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE



Contracting Officer
(Official title)