

DATE OF LEASE

December 15, 2009

LEASE NO

GS-05B-17726

THIS LEASE, made and entered into this date by and between **KD DEVELOPMENT**

whose address is 22600 Hall Road, Suite 100
Clinton Township, Michigan 48036-1171

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:

13,299 rentable square feet of office space located on the 1st floor at 22600 Hall Road, Clinton Township, Michigan 48036-1171, yielding 12,142 usable square feet.

Said premises 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 or about June 1, 2010 through May 31, 2020, subject to any renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor rent as follows:

TERM	ANNUAL RENT	MONTHLY RENT	RATE/RSF	RATE/USF
Years 1 - 5	\$302,249.53	\$25,187.46	\$22.73	\$25.08
Years 6 - 10	\$190,574.67	\$15,881.22	\$14.33	\$15.88

CPI and tax escalations continue throughout the term of the lease.

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

KD Development
22600 Hall Road
Clinton Township, Michigan 48036-1172

4. The term of this lease shall be for ten (10) years, five (5) years firm with sixty (60) days written cancellation notice anytime on or after the fifth (5th) lease year. 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 cleaning, services, utilities, maintenance and other operations as set forth elsewhere in this lease. This is a fully serviced lease.
- B. All responsibilities and obligations as defined in the Solicitation for Offers Number GS-05B-17726 and other attachments to the Lease referenced in Paragraph 7 of this SF-2 form.

