

DATE OF LEASE

September 9, 2010

LEASE NO.

GS-05B-18604

THIS LEASE, made and entered into this date by and between Howard Street Associates, LLC

whose address is 211 W. Fort Street, Suite 1604
Detroit, MI 48226-3234

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. A total of 13,500 rentable square feet (RSF) consisting of 13,500 ANSI/BOMA Office Area square feet (USF) of space located at 1325 Howard Street in Detroit, Michigan 48226-2420 as indicated on the attached Floor Plan, to be used for such purposes as determined by the General Services Administration.
- B. Twenty (20) on-site reserved surface parking spaces and seven (7) inside parking spaces are included in the rent.
- C. In accordance with the SFO paragraph 4.1.C. entitled Common Area Factor, the common area factor is established as 1.0%.
- D. In accordance with the SFO, the percentage of Government occupancy is established as 100%.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of seven (7) years, three (3) years firm, beginning September 1, 2010 through August 31, 2017, subject to termination rights.

3. The Government shall pay the Lessor annual rent of \$255,150.00 at the rate of \$21,262.50 per month in arrears for Years 1-3. The Government shall pay the Lessor annual rent of \$263,250.00 at the rate of \$21,937.50 per month in arrears for Years 4-7. Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period of time shall be prorated. Rent checks shall be made payable to:

Howard Street Associates, LLC
211 W. Fort Street, Suite 1604
Detroit, Michigan 48226-3234

4. The Government may terminate this lease at any time after August 31, 2013 by giving at least ninety (90) days' notice 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 and other operations as set forth elsewhere in this lease.
- B. All responsibilities and obligations as defined in the Solicitation for Offers Number GS-05B-18615 and other attachments to the Lease referenced in Paragraph 7 of this SF-2 form

ECO

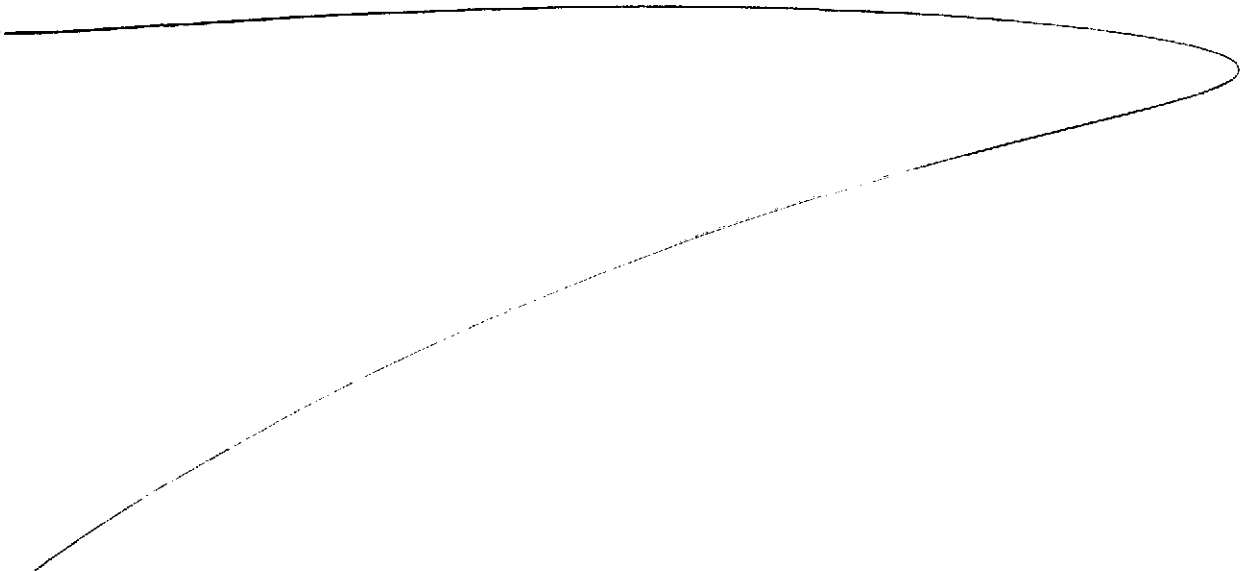
7. The following are attached and made a part hereof:

- U.S. Government Lease For Real Property, Standard Form 2 – 2 pages
- Attachment A (Paragraphs 9 – 24) – 2 Pages
- Solicitation for Offers (SFO No. GS-05B-18604 dated May 10, 2010) — 50 Pages
- Solicitation for Offers Amendment No. 1 (dated July 23, 2010) — 6 Pages
- Form 3517B, General Clauses (Rev 11/05) — 33 Pages
- Form 3518, Representations and Certifications (Rev 1/07) — 7 Pages
- Exhibit A, Floor Plan — 1 Page

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

Paragraph 5 was deleted in its entirety without substitution.

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



Page 2 of 2

LESSOR RIVERFRONT LEASING LLC
Howard Street Associates, LLC

BY _____
(Signature)



(Signature)

IN PRESENCE OF:

(Signature of Witness)

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION



Lease Contracting Officer

(Official title)