

LEASE NO. GS-06P-21035

Succeeding/Superseding Lease
GSA FORM L202 (9/12)

This Lease is made and entered into between

St. Louis Market, LLC

(Lessor), whose principal place of business is 1900 W Loop S, STE 1300, Houston, Texas, 77027-3218 and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(Government), acting by and through the designated representative of the General Services Administration (GSA), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

1010 Market Street, Suite 200, St. Louis, Missouri

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

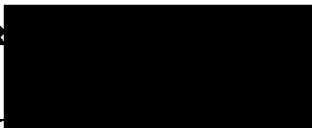
LEASE TERM


To Have and To Hold the said Premises with its appurtenances for the term beginning either upon June 4, 2013 or upon acceptance of the Premises as required by this Lease, whichever is later, and continuing for a period of


10 Years, 7 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, along with any applicable termination and renewal rights, shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR 
Name: Laurie Dotter
Title: President
Date: 7-8-13

F 
Steven Freund
Lease Contracting Officer
General Services Administration, Public Buildings Service
Date: 7-11-2013

WITNESSED FOR THE LESSOR BY:

Name: Edna Rose
Title: Executive Assistant
Date: 7-8-13

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SUCCEEDING) (JUN 2012)

Unless otherwise noted, the Government accepts the Premises and tenant improvements in their existing condition, except where specifications or standards are contained elsewhere in this Lease. These standards include security improvements, Fire Protection and Life Safety requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. Such acceptance by the Government of existing Premises shall not relieve Lessor of continuing obligations for cleaning, janitorial, maintenance, repair, etc. as set forth in the Lease paragraphs and attached General Clauses.

The Premises are described as follows:

- A. **Office and Related Space:** 17,503 rentable square feet (RSF), yielding 14,395 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 2nd floor of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.
- B. **Common Area Factor:** The Common Area Factor (CAF) is established as 1.2159083 percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

1.02 EXPRESS APPURTENANT RIGHTS (JUN 2012)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41 CFR, Part 102-74, Subpart C within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use the following:

- A. **Parking:** 3 parking spaces as depicted on the plan attached hereto as Exhibit B, reserved for the exclusive use of the Government, of which 3 shall be structured/inside parking spaces, and 0 shall be surface/outside parking spaces. In addition, Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.
- B. **Antennas, Satellite Dishes, and Related Transmission Devices:** Space located on the roof of the Building sufficient in size for the installation and placement of the telecommunications equipment as such may be described herein, together with the right to access the roof and use of, all Building areas (e.g., chases, plenums) necessary for the use, operation and maintenance of such equipment at all times during the term of this Lease.

1.03 RENT AND OTHER CONSIDERATION (JUN 2012)

- A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	6/4/2013-6/3/2020	6/4/2020-6/3/2023
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$225,963.73	\$274,096.98
TENANT IMPROVEMENTS RENT	\$ 0	\$ 0
OPERATING COSTS ²	\$ 95,465.00	\$ 95,465.00
TOTAL ANNUAL RENT	\$321,428.73	\$369,561.98

¹Shell rent (Firm Term) calculation: \$12.91 per RSF multiplied by 17,503 RSF
²Operating Costs rent calculation: \$5.45420785 per RSF multiplied by 17,503 RSF

- B. Rent is subject to adjustment based upon the final Tenant Improvement (TI) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.
- C. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.
- D. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered in SAM.
- E. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:
 - 1. The leasehold interest in the Property, described in the paragraph entitled the Premises

2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;

3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

G. Parking shall be provided at a rate of \$0.00 per parking space per month (Structure).

1.04 ~~BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)~~

This paragraph is intentionally deleted.

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, at any time effective on or after June 4, 2020, by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

1.06 RENEWAL RIGHTS (AUG 2011)

This paragraph is intentionally deleted.

1.07 DOCUMENTS INCORPORATED IN THE LEASE (JUN 2012)

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	1	A
PARKING PLAN(S)	1	B
SECURITY REQUIREMENTS	5	
GSA FORM 3517B GENERAL CLAUSES	47	
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	10	

1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT (SUCCEEDING) (SEPT 2011)

The Government may elect to make lump sum payments for any or all work covered by the Tenant Improvement (TI) scope. That portion of the rental payments attributable to amortization of the TIs shall be reduced accordingly. At any time after occupancy and during the firm term of the Lease, the Government, at its sole discretion, may elect to pay lump sum for any part or all of the remaining unpaid amortized balance of the TIs. If the Government elects to make a lump sum payment for the TIs after occupancy, the payment by the Government will result in a decrease in the rent according to the amortization rate over the remaining Firm Term of the Lease.

1.09 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 5.1 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 17,503 RSF by the total Building space of 342,984 RSF.

1.10 ESTABLISHMENT OF TAX BASE (JUN 2012)

The Real Estate Tax Base, as defined in the Real Estate Tax Adjustment paragraph of the Lease is \$25,864.00. This is the amount applicable to the GSA leased Premises included in the shell rent, not the amount attributable to the building as a whole.

1.11 OPERATING COST BASE (AUG 2011)

The parties agree that for the purpose of applying the paragraph titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$5.45420785 per RSF (\$95,465.00/annum).

1.12 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (JUN 2012)

In accordance with the paragraph entitled "Adjustment for Vacant Premises" if the Government fails to occupy or vacates the entire or any portion of the leased Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by \$2.38 per ABOA SF of Space vacated by the Government.

1.13 HOURLY OVERTIME HVAC RATES (AUG 2011)

The following rates shall apply in the application of the paragraph titled "Overtime HVAC Usage:"

- \$25.00 per hour per zone
- Number of zones: 1
- \$25.00 per hour for the entire Space.

1.14 24-HOUR HVAC REQUIREMENT (APR 2011)

The hourly overtime HVAC rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. The Government has not identified any areas requiring 24-hour HVAC. If 24-hour HVAC is required by the Government for any designated rooms or areas of the Premises, an annual rate per ABOA SF. of the area receiving the 24-hour HVAC shall be negotiated and documented in a subsequent Lease Amendment. Notwithstanding the foregoing, Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the Building at no additional charge.

1.15 BUILDING IMPROVEMENTS (SEP 2012)

The Lessor shall complete the following additional Building improvements within the timeframe specified for each improvement:

- A. Accessibility: First Floor – Add guard rails with activation buttons on exterior of building at the east and west automatic doors in the lobby within 90 days of Lease commencement
- B. Accessibility: Second Floor – Replace faucet in northwest break room within 90 days of Lease commencement
- C. Accessibility: Second Floor – Add two ABAAS-compliant drinking fountains in common area within 90 days of Lease commencement
- D. Accessibility: Second Floor – Upgrade second floor men's and women's restrooms to ABAAS compliance within 120 days of Lease commencement
- E. Accessibility: Second Floor – Upgrade signage in common areas within 90 days of lease commencement
- F. Energy Efficiency: Building – Replace the building chiller with a high efficiency model unit within 12 months of Lease commencement
- G. Energy Efficiency: Second Floor – Replace existing T-12 bulbs with T-8 bulbs in the GSA premises within 60 days of Lease commencement
- H. Energy Efficiency: Second Floor – Replace existing T-12 ballasts with T-8 ballasts in the GSA premises within 60 days of Lease commencement
- I. Fire Protections and Life Safety – Paint the horizontal sprinkler main at the intermediate landing of the north stair a between the first and second floor a contrasting color so that it is readily visible to occupants within 120 days of lease commencement
- J. Fire Protections and Life Safety – Secure all of the stairwell doors so that they can be latched for security but open in case of a fire alarm
- K. Fire Protections and Life Safety – Repair the hardware on the door between the first floor exit passageway and the north stair so that the door is self-closing and latching within 120 days of lease commencement
- L. Fire Protections and Life Safety – Repair the hardware on the doors between the first floor exit passageway and the adjacent corridor leading to the restrooms so that the doors are self-closing and latching
- M. Fire Protections and Life Safety – Increase generator operation to monthly with weekly inspections to comply with NFPA 110 Section 8.4 within 90 days of lease commencement
- N. Fire Protections and Life Safety – Document weekly, monthly, and quarterly inspection of sprinkler systems in accordance with NFPA 25 within 90 days of lease commencement
- O. Fire Protections and Life Safety – Document semiannual load voltage testing of fire alarm system batteries and semiannual testing of water flow and tamper switches in accordance with NFPA 72

By timely completing the Building improvements labeled as "Energy Efficiency", items F through H, the Lessor will have complied with Paragraph 3.12 "Energy Star Independence and Security Act", subsection B.2.