

US GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

May 13, 2009

LEASE NO.

GS-04B-48037

THIS LEASE made and entered into this date by and between, **Five Points Realty, LLC.**
Whose address is

**Five Points Realty LLC
PO Box 3908
Florence, SC 29502-3908**

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 considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

A total of **6,450** rentable square feet (RSF) of office/ and related space, which yields **5,760** ANSI/BOMA Office Area square feet (USF) of space in a building at First Street West, Ahoskie, NC, to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are **36** parking spaces, for exclusive use of Government employees and patrons

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on the date the Government accepts the premises as substantially complete and continuing for 15 years, subject to termination and renewal rights as may be hereinafter set forth. The Lessor shall deliver the premises to the Government substantially complete no later than **180 days** subsequent to the Government's approval of the construction drawings.
3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>RATE RSF</u>	<u>MONTHLY RENT</u>
4/01/2010 through 3/31/2020	\$167,314.26	\$25.94	\$13,942.86
4/01/2020 through 3/31/2025	\$150,607.50	\$23.35	\$12,550.63

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

Five Points Realty LLC
PO Box 3908
Florence, SC 29502-3908

4. The Government may terminate this lease in whole or in part at any time on or after April 1, 2020, the Tenth(10th) year, 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.

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

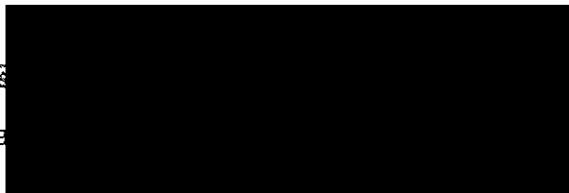
LESSOR **Ronald M. ... Five Points Realty, LLC**

BY _____

Ronald M. ...

(Title)

IN PRESENCE OF



(Address)

UNITED STATES OF AMERICA

BY _____

Contracting Officer, General Services Administration