

LEASE NO. GS-06P-11078

This Lease is made and entered into between

Gold Circle Properties, LLC

("the Lessor"), whose principal place of business is 13923 Gold Circle, Suite 101, Omaha, NE 68144-2318, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("the 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:

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

Gold Circle Professional Center, 13923 Gold Circle, Omaha, NE 68144-2318

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.

LEASE TERM

Block A:

To Have and To Hold the said Premises with their appurtenances for the term beginning on July 25, 2012 through July 24, 2022, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.

Block B:

To Have and To Hold the said Premises with their appurtenances for the term beginning at substantial completion through July 24, 2022, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA. The commencement date of Block B, along with any applicable termination and renewal rights, shall more specifically be 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.

[Redacted Signature]

Name: Merle W. Rambo
Title: Owner; Representative
Date: 08.20.12

FOR THE GOVERNMENT:

[Redacted Signature]

Sherr Demario
Lease LCO 8/28/12
Date: _____

[Redacted Signature]

Name: Meredith Bliss
Title: Administrative Assistant
Date: 8-20-12

LESSOR: [Signature] GOVERNMENT: SD

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (AUG 2011)

The Premises are described as follows:

Office and Related Space:

Block A:

9,122.16 rentable square feet (RSF), yielding 8,179 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space located on the first (1st) and second (2nd) floors and known as Suites 102 and 200, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit B.

Block B:

1,284.84 rentable square feet (RSF), yielding 1,152 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space located on the first (1st) floor and known as Suites 104 and 105, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit B.

The Common Area Factor is established as 1.11531454 (10,407 RSF / 9,331 ABOA).

1.02 EXPRESS APPURTENANT RIGHTS (AUG 2011)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

A. Parking: Twenty-three (23) parking spaces as depicted on the plan attached hereto as Exhibit C of which one (1) shall be a structured inside space reserved for the exclusive use of the Government and shall accommodate a vehicle with the following dimensions: Width: 80 inches (6.67 feet); Length: 206 inches (17.17 feet); Height: 85 inches (7.08 feet). The parking space should allow for the opening of doors and walking around the vehicle. Twenty-two (22) shall be reserved, secured, and marked surface parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code or one (1) parking space per 754 RSF, whichever is greater.

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 (AUG 2011)

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

Block A:

	JULY 25, 2012 – JULY 24, 2014 ANNUAL RENT	JULY 25, 2014 – JULY 24, 2017 ANNUAL RENT	JULY 25, 2017 – JULY 24, 2018 ANNUAL RENT	JULY 25, 2018 – JULY 24, 2022 ANNUAL RENT
SHELL RENT	\$150,516.16	\$163,252.88	\$163,252.88	\$177,882.12
TENANT IMPROVEMENTS RENT ¹	\$0.00	\$0.00	\$0.00	\$0.00
OPERATING COSTS	\$59,918.58	\$59,918.58	\$59,918.58	\$59,918.58
BUILDING SPECIFIC SECURITY ²	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$210,434.74	\$223,171.46	\$223,171.46	\$237,800.70

Block B:

	SUBSTANTIAL COMPLETION – JULY 24, 2014 ANNUAL RENT	JULY 25, 2014 – JULY 24, 2017 ANNUAL RENT	JULY 25, 2017 – JULY 24, 2018 ANNUAL RENT	JULY 25, 2018 – JULY 24, 2022 ANNUAL RENT
SHELL RENT	\$21,199.93	\$22,993.88	\$22,993.88	\$25,054.38
TENANT IMPROVEMENTS RENT ¹	\$78,008.55	\$78,008.55	\$0.00	\$0.00
OPERATING COSTS	\$8,439.42	\$8,439.42	\$8,439.42	\$8,439.42
BUILDING SPECIFIC SECURITY ²	\$32,591.46	\$32,591.46	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$140,239.36	\$142,033.31	\$31,433.30	\$33,493.80

¹The Tenant Improvement Allowance (TIA) is amortized at a rate of 3.500 percent per annum over the remaining firm term. Although the TIA is stated under Block B, the TIA is available for Blocks A and B. The actual cost of Tenant Improvements shall be reconciled through a Lease Amendment and rent adjusted accordingly.

²Building Specific Security Costs (BSSC) are amortized at a rate of 3.600 percent per annum over the remaining firm term. Although the BSSC is stated under Block B, the BSSC is available for Blocks A and B. The actual cost of Building Specific Security shall be reconciled through a Lease Amendment and rent adjusted accordingly.

LESSOR:  GOVERNMENT: SD

B. Rent is subject to adjustment based upon a physical mutual measurement of the Space upon acceptance, not to exceed 9,331 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517B.

C. 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.

D. 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.

E. Rent shall be paid to the 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 Central Contractor Registration.

F. The 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 "Paragraph 1.01, THE PREMISES" created herein;

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

4. 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 no additional cost to the Government.

1.04 BROKER COMMISSION AND COMMISSION CREDIT (AUG 2011)

A. **CBRE, Inc.** ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to **CBRE Inc.** with the remaining [REDACTED], which is the "commission credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this commission credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this commission credit. The reduction in shell rent shall commence with the first month of the rental payments following the substantial completion of Block B and continue as indicated in this schedule for adjusted Monthly Rent:

Rental Payment for month **one (1)** following the substantial completion of Block B of **\$29,222.84** minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted **1st** Month's Rent.

Rental Payment for month **two (2)** following the substantial completion of Block B of **\$29,222.84** minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted **2nd** Month's Rent.

Rental Payment for month **three (3)** following the substantial completion of Block B of **\$29,222.84** minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted **3rd** Month's Rent.

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, at any time, effective after July 24, 2017, by providing not less than **ninety (90)** calendar 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 HAS BEEN INTENTIONALLY DELETED.

LESSOR:  GOVERNMENT: SD

1.07 DOCUMENTS INCORPORATED BY REFERENCE (SEPT 2011)

The following documents are incorporated by reference, as though fully set forth herein:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
LEGAL DESCRIPTION	1	A
FLOOR PLAN(S)	2	B
PARKING PLAN(S)	1	C
SITE PLAN	1	D
██████████ TECHNICAL FACILITY STANDARDS, DATED DECEMBER 2010	215	E
██████████ FACILITIES SPACE REQUEST PACKAGE, DATED MARCH 21, 2011	3	F
ADDITIONAL SECURITY REQUIREMENTS	2	G
GSA FORM 3517B GENERAL CLAUSES	48	H
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	7	I

1.08 TENANT IMPROVEMENT ALLOWANCE (AUG 2011)

The Tenant Improvement Allowance (TIA) for purposes of this Lease is **\$38,29644** per ABOA SF. The TIA is the amount that the Lessor shall make available for the Government to be used for the TIs. This amount is amortized in the rent over the firm term of this Lease at an annual interest rate of **3.50** percent.

1.09 TENANT IMPROVEMENT RENTAL ADJUSTMENT (AUG 2011)

A. The Government, at its sole discretion, shall make all decisions as to the use of the TI Allowance. The Government may use all or part of the TIA. The Government may return to the Lessor any unused portion of the TIA in exchange for a decrease in rent according to the agreed-upon amortization rate over the firm term.

B. The Government shall have the right to make lump sum payments for any or all work covered by the TIA. That part of the TIA amortized in the rent shall be reduced accordingly. At any time after occupancy and during the firm term of the Lease, the Government, at its sole discretion, may choose to pay lump sum for any part or all of the remaining unamortized balance of the TIA. If the Government elects to make a lump sum payment for the TIA after occupancy, the payment of the TIA by the Government will result in a decrease in the rent according to the amortization rate over the firm term of the Lease.

C. If it is anticipated that the Government will spend more than the allowance identified above, the Government shall have the right to either:

1. Reduce the TI requirements;
2. Pay lump sum for the overage upon substantial completion in accordance with the lease paragraph entitled "Acceptance of Space and Certificate of Occupancy;" or
3. Negotiate an increase in the rent.

1.10 TENANT IMPROVEMENT FEE SCHEDULE (AUG 2011)

For pricing TI Costs as defined herein, the following rates shall apply for the initial build-out of the Space.

	INITIAL BUILD-OUT
ARCHITECT/ENGINEER FEES (\$ PER ABOA SF OR % OF CONSTRUCTION COSTS)	9.75%
LESSOR'S PROJECT MANAGEMENT FEE (% OF CONSTRUCTION COSTS)	6.9%

1.11 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (AUG 2011)

As of the lease award date, the Government's percentage of occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is **57.06** percent. The percentage of occupancy is derived by dividing the total Government space of **10,407** RSF by the total building space of **18,238** RSF.

1.12 OPERATING COST BASE (AUG 2011)

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$68,358.00/annum. The first full year for the base for the operating costs adjustment will be effective July 25, 2012.

1.13 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (AUG 2011)

In accordance with the section 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 **\$2.00** per ABOA SF of space vacated by the Government.

LESSOR:  GOVERNMENT: SD

1.14 HOURLY OVERTIME HVAC RATES (AUG 2011)

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

- A. THIS SUBPARAGRAPH HAS BEEN INTENTIONALLY DELETED
- B. THIS SUBPARAGRAPH HAS BEEN INTENTIONALLY DELETED
- C. \$0.00 per hour for the entire space.

1.15 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. If 24-hour HVAC is required by the Government for any designated rooms or areas of the premises, such services shall be provided by the Lessor at no additional cost to the Government. 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 cost.

1.16 ADDITIONAL BUILDING IMPROVEMENTS (AUG 2011)

In addition to construction of the Tenant Improvements as required in this Lease, the Lessor shall be required to complete the following additional building improvements (e.g., Fire Protection and Life Safety, Seismic, and Energy Efficiency) prior to acceptance of the Space:

- A. The following requirements pertain to repair or replacement due to maintenance or alterations performed throughout the term of the lease:
 - 1. Lighting fixtures shall be replaced with qualified Energy Star® fixtures, if available.
 - 2. HVAC equipment shall be replaced with Energy Star® qualified equipment, if available.