

LEASE NO. GS-03P-LNJ00010

AAAP GLOBAL Lease
GSA FORM L100_AAAP (September 2015)

This Lease is made and entered into between

Fellowship Development Associates, LP

(Lessor), whose principal place of business is 1000 Germantown Pike, Suite A-2, Plymouth Meeting, Pennsylvania 19462, 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

Mt. Laurel Office Center, 530 Fellowship Road, Mt. Laurel, New Jersey 08054

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 upon acceptance of the Premises as required by this Lease and continuing for a period of

10 Years, 10 Years Firm,

subject to termination rights as may be hereinafter set forth. The commencement date of this Lease, along with any applicable termination 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 THE LESSOR:

Name: Donald F. Coffiero
Title: Managing Member
Entity Name: Fellowship Development Associates, LP
Date: 6/9/2016

FOR THE GOVERNMENT:

Name: Eileen J. Marengo
Title: Lease Contracting Officer
General Services Administration, Public Buildings Service
Date: 6/22/2016

WITNESSED FOR THE LESSOR BY:

Name: Jacquelynn Dargert
Title: Administrator
Date: 6/9/2016

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 (JUN 2012)

The Premises are described as follows:

- A. Office and Related Space: 21,074 rentable square feet (RSF), yielding 20,071 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1st 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 5 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 (SEP 2013)

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: 0 parking spaces reserved for the exclusive use of the Government, of which 0 shall be structured/inside parking spaces, and 70 shall be surface/outside parking spaces. In addition, the 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: (1) Space located on the roof of the Building sufficient in size for the installation and placement of telecommunications equipment, (2) the right to access the roof of the Building, and (3) use of all Building areas (e.g., chases, plenums, etc.) necessary for the use, operation and maintenance of such telecommunications equipment at all times during the term of this Lease.

1.03 RENT AND OTHER CONSIDERATION (AAP VARIATION (APR 2015))

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

| | FIRM TERM |
|------------------------------|---------------------|
| | ANNUAL RENT |
| SHELL RENT ¹ | \$337,816.22 |
| OPERATING COSTS ² | \$ 98,415.58 |
| TOTAL ANNUAL RENT | \$436,231.80 |

¹Shell rent calculation:
(Firm Term) \$16.03 per RSF multiplied by 21,074 rentable square feet (ABOA rate is \$16.83 per ABOA)
²Operating Costs rent calculation: \$4.67 per RSF multiplied by 21,074 rentable SF (ABOA rate is \$4.90 per ABOA)

- B. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 20,071 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.
- 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 by the Lessor in the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered and active 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.


 LESSOR: _____ GOVERNMENT: 

F. Parking shall be provided at a rate of \$0 per parking space per month (structured/inside), and \$0 per parking space per month (surface/outside).

- 1.04 INTENTIONALLY DELETED
- 1.05 INTENTIONALLY DELETED
- 1.06 INTENTIONALLY DELETED
- 1.07 DOCUMENTS INCORPORATED IN THE LEASE (AAP VARIATION (APR 2015))

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

| DOCUMENT NAME | NO. OF PAGES | EXHIBIT |
|--|--------------|---------|
| FLOOR PLAN(S) | 1 | A |
| SECURITY REQUIREMENTS | 9 | B |
| GSA FORM 3517B GENERAL CLAUSES | 47 | C |
| GSA FORM 3518-SAM, ADDENDUM TO SYSTEM FOR AWARD MANAGEMENT (SAM) REPRESENTATIONS AND CERTIFICATIONS (ACQUISITIONS OF LEASEHOLD INTERESTS IN REAL PROPERTY) | 2 | D |

- 1.08 INTENTIONALLY DELETED
- 1.09 INTENTIONALLY DELETED
- 1.10 INTENTIONALLY DELETED
- 1.11 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:

The total percentage of space occupied by the Government under the terms of the lease is equal to 24.41 % of the total space available in the lessor's office park (representing 77.98% of the leased building).

However, the percentage to be used as a basis for computing the Government's pro-rata share of Real Estate Taxes, as defined in the "Real Estate Tax Adjustment" paragraph will be applied as follows if the real estate tax bills submitted are for the entire office park.

The Government occupies 21,074 rentable square feet in the building consisting of 27,024 rentable square feet representing 77.98% of the building, and such percentage will be used to determine the Government's pro-rata share of real estate taxes pursuant to the "Real Estate Tax Adjustment" paragraph of the lease in the event of any changes to the office park unless the parties otherwise agree in writing.

The Percentage of Occupancy is derived by dividing the total Government Space of 21,074 RSF by the total Building space of 86,331 RSF.

- 1.12 INTENTIONALLY DELETED
- 1.13 OPERATING COST BASE (SEP 2013)

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be \$4.67 per RSF (\$98,415.58/annum).

- 1.14 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013)

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 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 \$4.90 per ABOA SF of Space vacated by the Government.

- 1.15 HOURLY OVERTIME HVAC RATES (AUG 2011)

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

- \$ 25.60 per hour for the entire Space.

- 1.16 INTENTIONALLY DELETED

1.17 INTENTIONALLY DELETED

1.18 INTENTIONALLY DELETED