

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

October 8, 2009

LEASE NO. LNJ23681

BUILDING NO: NJ4614

THIS LEASE, made and entered into this date by and between **555 Venture, LLC, c/o Bergman Real Estate Group.**

whose address 555 U.S. Highway 1 South, Iselin, New Jersey 08830.

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:

3,941 rentable square feet which yields 3,468 ANSI/BOMA office area square feet of office and related space located on the 1st floor of the building known and designated as Woodbridge Towers located at 555 U.S. Highway 1 South, Iselin, New Jersey 08830 as shown on the demising plan labeled Exhibit "A" attached hereto and made part hereof, to be used for office and related purposes together with sixteen (16) on-site parking spaces.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on _____ through _____, subject to termination and renewal rights as may be hereinafter set forth.

SEE PARAGRAPH 13 OF THE RIDER TO THIS LEASE

3. The Government shall pay the Lessor annual rent of

\$ _____

SEE PARAGRAPH 14 OF THE RIDER TO THIS LEASE

Rent for a lesser period shall be prorated.

Rent checks shall be made payable to : 555 Venture, LLC c/o Bergman Real Estate Group

555 U.S. Highway 1 South

Iselin, NJ 08830

4. The Government may terminate this lease in whole or in part after five (5) years 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.

~~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. (Intentionally Deleted)~~

Initials: MB & RB
Lessor Government

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
SEE THE RIDER TO THIS LEASE

7. The following are attached and made a part hereof:
The General Provisions and Instructions (Standard Form 2 - A _____ edition).

SEE PARAGRAPH 8 OF THE RIDER TO THIS LEASE

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

[Redacted Signature]

(Signature)

Michael Bergman, President

IN PRESENCE OF:

[Redacted Name]

555 U.S. Highway 1 South, Berlin, NJ 08830
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

[Redacted Name]

Contracting Officer
(Official title)

STANDARD FORM 2
FEBRUARY 1965 EDITION