

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

August 4, 2010

LEASE NO. GS-02B-23777

BLDG NO. NJ4659

THIS LEASE, made and entered into this date by and between **Claremont Jersey City, LLC**
whose address is
1316 Madison Avenue
New York, NY 10128

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 to be used for office and related purposes:

Forty one thousand four hundred seventy seven (41,477) rentable square feet of office space consisting of thirty six thousand sixty seven (36,067) ANSI/BOMA Office Area square feet comprising the first and second floors together with two (2) parking spaces at the building known and designated as 325 West Side Ave, Jersey City, NJ 07305 in accordance with the attached floor plan labeled Exhibit "A", attached hereto and made a part hereof.

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 10 OF THE RIDER.

3. The Government shall pay the Lessor annual rent of \$ _____
at the rate of \$ _____ per _____ in arrears.
Rent for a lesser period shall be prorated. Rent checks shall be made payable to: SEE PARAGRAPH 14 OF THE RIDER.

4. ~~The Government may terminate this lease at any time after the fifth (5) 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.~~

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.~~

INITIALS: SL & DJ
LESSOR GOVERNMENT

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

A. General building requirements in accordance with the following sections of this Lease:

1. Summary, Section 1.0;
2. Award Factors and Price Evaluation, Section 2.0;
3. How To Offer And Submittal Requirements 3.0;
4. Utilities, Services, And Lease Administration, Section 4.0;
5. Design, Construction, And Other Post Award Activities, Section 5.0;
6. General Architecture, Section 6.0;
7. Architectural Finishes, Section 7.0;
8. Mechanical, Electrical, Plumbing, Section 8.0;
9. Fire Protection, Life Safety, And Environmental Issues, Section 9.0;
10. Lease Security Standards, Section 10.0;
11. Special Requirements, Sections 11 through 14;
12. Attachments A through G to Special Requirements.

7. The following are attached and made a part hereof: SEE RIDER

8. ~~The following changes were made in this lease prior to its execution:~~

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

LESSOR Claremont Jersey City, LLC

BY _____

(Signature)

IN PRESENCE _____

1316 Madison Avenue, New York, NY 10128
(Address)

UNITED STATES OF AMERICA

BY _____

Contracting Officer

(Official title)

STANDARD FORM NO. 2
FEBRUARY 1985 EDITION

INITIALS: SL & PC
LESSOR GOVERNMENT