

STANDARD FORM 2  
FEBRUARY 1965 EDITION  
GENERAL SERVICES  
ADMINISTRATION  
FPR (41 CFR) 1-16.601

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE

LEASE NO. **GS-02B-23807**

12-17-10

THIS LEASE, made and entered into this date by and between G.O.P.-3, LLC

whose address is c/o Mountain Development Corporation  
100 Delawanna Avenue, Suite 100  
Clifton, NJ 07014-1069

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:

A total of 10,937 rentable square feet (RSF) which yields 9,078 ANSI/BOMA Office Area Square Feet (ABOASF) of office, special purpose and related space comprising a portion of the second floor of the building located at 3 Garret Mountain Plaza, West Paterson, NJ 07424. Included in the rent at no additional cost to the Government are two (2) indoor, onsite parking spaces and forty five (45) secured, outdoor, onsite parking spaces for the Government's exclusive use.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on November 16, 2010 and continuing through November 15, 2015, subject to termination and renewal rights as may be hereinafter set forth.

~~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 8 OF LEASE RIDER

4. The Government may terminate this lease at any time AFTER November 15, 2013 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.~~

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

SEE ATTACHED.

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

LESSOR **G.O.P.-3, LLC**

*D.V. M... CORP. AGENT*

BY

*DIRECTOR OF OPERATIONS*

(Title)

*100 DELAWANNA AVENUE  
CLIFTON, NJ 07014*

(Address)

UNITED STATES OF AMERICA **GENERAL SERVICES ADMINISTRATION**

BY

**Contracting Officer**

(Official Title)