

**U.S. GOVERNMENT
LEASE FOR REAL PROPERTY**

DATE OF LEASE

03 AUG 1988

LEASE NO.

GS-02B-22464

B/N 6440ZZ

THIS LEASE, made, and entered into this date by and between Able Empire Group, a partnership comprised of Abraham Hirschfeld, Elie Hirschfeld, Belz Associates, a Tennessee general partnership, and Belz Investment Company, Inc., a Tennessee Corporation.

whose address is 725 Fifth Ave.
New York, NY 10022

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 considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

See Attached Rider, Paragraph 11.

to be used for offices, [REDACTED] and maintenance space

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on

See Attached Rider, Paragraph 32 through subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$ See Attached Rider, Paragraph 13

at the rate of \$ per in arrears.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to: See Attached Rider, Paragraph 13.

4. The Government has certain rights of termination as set forth in the Attached Rider, Paragraph 16. Any notice thereunder 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:

See Attached Rider, Paragraph 15.

provided notice be given in writing to the Lessor at least 320 days before the end of the original lease term or the first renewal term; except as provided in Paragraph 15 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 Rider, paragraph 9.

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

~~The General Provisions and Instructions (Standard Form 2-A, _____ edition)~~

See Attached Rider, Paragraph 10.

8. Intentionally Omitted.

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

LESSOR

Able Empire Group

By

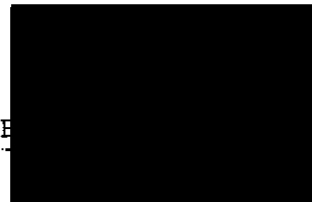
BY

IN

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BY

STANDA
FEBRUAR



(Signature)

(Address)

ADMINISTRATION

Contracting Officer
General Services Administration
(Official title)