

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

December 1, 2011

LEASE NO.

GS-05B-18689

THIS LEASE, made and entered into this date by and between

Village Communities, LLC  
470 Olde Worthington Road  
Suite 100  
Westerville, Ohio 43082-8986

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 2,485 net rentable of office and related space which yields 2,226 ANSI/BOMA office usable space to be use for such purposes as determined by General Services Administration. The building is located at 100 Old Wilson Bridge Road Worthington, Ohio.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on January 17, 2011 through January 16, 2014, subject to termination and renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent of \$46,146.45/rsf at the rate of \$3,845.53 per month in arrears years 1-3. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Village Communities, LLC  
470 Olde Worthington Road suite 101  
Westerville, Ohio 43082-8986

4. Triangle Commercial Properties, LLC is Village Communities Management Company.
5. The Government may terminate this lease at any time in whole or in part on or after January 16, 2012, by giving at least 30 DAYS NOTICE days 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.
6. ~~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~~

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

ALL SERVICES, UTILITIES, MAINTENANCE, AND SPACE IMPROVEMENTS AS SPECIFIED IN THE SOLICITATION FOR OFFERS GS-05B-18689.

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

~~The General Provisions and Instructions (Standard Form 2 - A \_\_\_\_\_ edition).~~  
SF2

Drawing depicting the space  
GSA Form 3626  
Amendments No. 1 and 2  
Document Security Form  
Pre-Lease Security Form  
Pre-Lease Fire and Life Safety Form  
GSA Form 3517  
GSA Form 3518

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

The date of this lease, February 7, 2011, is the date this contract was formed as a results of the Government's acceptance of the Lessor's Best and Final Offer dated January 6, 2011 submitted by the Lessor under SFO GS-05B-18689. This lease reflects the terms and conditions for the accepted Best and Final Offer.

10. The effective date of January 17, 2011, in Paragraph 2 of the SF-2 is the effective date. If the actual date beneficial occupancy by the Government is different from January 17, 2011, then the actual effective date will be established by Supplemental Lease Agreement.

11. It is mutually agreed that the Lessor will provide everything called for in the Solicitation For Offers, and these costs will be amortized in the rental rate.

12 It is agreed by all parties hereto that all terms and conditions of this lease as expressly contained herein represents the total obligations of the Lessor and the Government. Any agreements, written or oral, between the Lessor and the Government subsequent to execution of this lease are not applicable or binding. This lease agreement may be amended only by written Supplement Lease agreement.

13. The Contracting Officer represents the General Services Administration as agent with authority to enter into the lease on behalf of the Government and executes these documents in his/her official capacity only and not as an individual.

14. It is mutually agreed to that paragraphs 4.2-tax adjustments and 4.3-operating costs are deleted in their entirety.

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

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(Signature)

IN PRESENCE OF

470 Old Washington Rd Suite 100 Westerville OH 43082  
(Address)

9. United

General Services Administration

BY:

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Contracting Officer