

This Lease is made and entered into between

TNHYIF REIV ECHO, LLC

("the Lessor"), whose principal place of business is **44 S. Broadway, 10th Floor, White Plains, NY 10601-4411**, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

10 W. Broad Street, Columbus, OH 43215-0000

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein.

LEASE TERM

To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the space as required by this Lease and continuing for a period of

Ten (10) Years, Five (5) Years Firm,

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA. The commencement date of this Lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Lease Amendment upon completion and acceptance of the space by the Government as described in paragraph 7.05 herein.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FC [Redacted]
Name: [Redacted]

Title: *Principal - Authorized Signor*

[Redacted Signature Area]

Name: *Daniel Guerra*
Title: *Associate*

FOR THE GOVERNMENT: [Redacted]
CHRISTOPHER BONFIGLIO

Lease Contracting Officer ("LCO")

Date: *May 22, 2012*

ORIGINAL

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SUCCEEDING) (SEPT 2011)

Unless otherwise noted, the Government accepts the leased premises and tenant improvements in their current existing condition, with the following exceptions further outlined more thoroughly in this lease. These exceptions include, but are not limited to, security improvements, Fire Protection and Life Safety requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. The Lessor shall be responsible for continuing obligations for cleaning, janitorial, maintenance, repair, etc. as set forth in the lease paragraphs and attached General Clauses.

The Premises are described as follows:

Office and Related Space: 1,595 rentable square feet (RSF), yielding 1,370 ANSI/BOMA Office Area (ABOA) square feet of office and related space based upon a Common Area Factor of 16.4% (rounded), located on the 4th floor(s) and known as Suite(s) 490, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

1.02 EXPRESS APPURTENANT RIGHTS (SEPT 2011)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

A. Parking: ~~XX parking spaces as depicted on the plan attached hereto as Exhibit XX of which XX shall be structured inside spaces reserved for the exclusive use of the Government, XX shall be inside parking spaces, and XX shall be surface parking spaces.~~ In addition, The Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property. PART OF THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED

B. Antennas, Satellite Dishes, and Related Transmission Devices: ~~Space located on the roof of the Building sufficient in size for the installation and placement of the telecommunications equipment as such may be described herein, together with the right to access the roof and use of, all building areas (e.g., chases, plenums) necessary for the use, operation and maintenance of such equipment at all times during the term of this Lease.~~ INTENTIONALLY DELETED

1.03 RENT AND OTHER CONSIDERATION (SUCCEEDING) (SEPT 2011)

A. The Government shall pay the Lessor annual rent, payable monthly in arrears, at the following rates:

	Years 1 through 5		Years 6 through 10	
	Annual Rent	Annual Rate/RSF	Annual Rent	Annual Rate/RSF
Shell Rent	\$24,171.60	\$15.15 ³	\$28,516.00	\$17.88 ³
Tenant Improvements rent ¹	\$ 2,505.53	\$1.57 ³	\$ 0.00	\$0.00
Operating Costs	\$ 11,359.00	\$7.12 ³	\$ 11,359.00	\$7.12 ³
Building Specific Security ²	\$ 1,043.97	\$0.65 ³	\$ 0.00	\$0.00
Total Annual Rent	\$39,080.10	\$24.50 ³	\$39,875.00	\$25.00

¹The Tenant Improvements of \$10,800 are amortized at a rate of six (6) percent per annum over five (5) years.

²Building Specific Security Costs of \$4,500.00 are amortized at a rate of six (6) percent per annum over five (5) years.

³Rates may be rounded.

B. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

C. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration. – LESSOR AND PAYEE ARE THE SAME ENTITY

D. The Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in "Paragraph 1.01 The Premises" created herein;

2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;
3. Performance or satisfaction of all other obligations set forth in this Lease; and
4. All services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

E. ~~Parking shall be provided at a rate of \$XX per parking space per month (Structure), and \$XX per parking space per month (Surface).~~
 INTENTIONALLY DELETED

1.04 THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED.

1.05 TERMINATION RIGHTS (SUCCEEDING) (SEPT 2011)

The Government may terminate this Lease, in whole or in parts, at any time effective after the firm term of this lease by providing not less than ninety (90) days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

1.06 THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED

1.07 DOCUMENTS INCORPORATED BY REFERENCE (SEPT 2011)

The following documents are incorporated by reference, as though fully set forth herein:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	1	A
GSA FORM 3517C GENERAL CLAUSES	33	B
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	7	C

1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT (SUCCEEDING) (SEPT 2011)

The Government shall have the right to make lump sum payments for any or all work covered by the Tenant Improvement (TI) scope. That portion of the rental payments attributable to amortization of the TIs shall be reduced accordingly. At any time after occupancy and during the firm term of the Lease, the Government, at its sole discretion, may choose to pay lump sum for any part or all of the remaining principal balance of the TIs. If the Government elects to make a lump sum payment for the TIs after occupancy, the payment by the Government will result in a decrease in the rent according to the amortization rate over the remaining firm term of the Lease.

1.09 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (SEPT 2011)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is .3914 percent (rounded). The percentage of occupancy is derived by dividing the total Government space of 1,595 RSF by the total building space of 407,472 rentable square feet. In accordance with paragraph 2.06 titled "REAL ESTATE TAX ADJUSTMENT (SEPT 2011)" the Tax Base shall be established after the first full Tax Year following the commencement of the Lease term. If the Real Estate Taxes for that Tax Year are not based upon a Full Assessment of the Property, then the Real Estate Tax Base shall be the Unadjusted Real Estate Taxes for the Property for the first full Tax Year for which the Real Estate Taxes are based upon a Full Assessment.

1.10 OPERATING COST BASE (SEPT 2011)

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$11,359.00/annum (approximately \$7.12 per rentable sq. ft).

1.11 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEPT 2011)

In accordance with the section entitled "Adjustment for Vacant Premises" if the Government fails to occupy or vacates the entire or any portion of the Leased Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by \$1.50 per ABOA sq. ft. of space vacated by the Government.

1.12 HOURLY OVERTIME HVAC RATES (SEPT 2011)

The following rates shall apply in the application of the clause titled "Overtime HVAC Usage:"

\$ 30.00 per hour for the entire floor.

1.13 THIS PARAGRAPH HAS BEEN INTENTIONALLY DELETED

1.14 ADDITIONAL BUILDING IMPROVEMENTS (SEPT 2011)

In addition to construction of the Tenant Improvements as required in this Lease, the Lessor shall be required to complete the following additional building improvements (e.g., Fire Protection and Life Safety, Seismic, Handicap Accessibility, and Energy Efficiency) prior to acceptance of the Space:

- A. Lessor shall provide one (1) male/female ABAAS handicap accessible restroom on the fourth (4th) floor
- B. Lessor shall provide ABAAS handicap accessible water fountains on the fourth (4th) floor as required in paragraph 3.31 of the Lease
- C. Lessor shall install Shatter Resistant Window Protection to all exterior windows within the suite as required in paragraph 7.04 of the Lease
- D. Lessor certifies that the building has achieved an unofficial score of 75 from the ENERGY STAR Portfolio Manager website and has provided supporting documentation to GSA. As required in paragraph 3.10 of the Lease, Lessor shall earn the ENERGY STAR label for the building not later than one (1) year after the Lease award date.