

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

JUN 01 1992

LEASE NO.

GS-03B-10258

THIS LEASE, made and entered into this date by and between National Underground Storage

whose address is Branchton Road
P.O. Box 6
Boyers, PA 16020

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:

210,582 net usable square feet of office and related space,
seven (7) indoor parking places and 264 outside parking
places in the facility known as Boyers Mine, PA.

to be used for such purposes as may be determined by the General
Services Administration

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

See Lease Rider Para. 13 through See Lease Rider Para. 13, subject to termination
and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$ See Lease Rider Para. 13

at the rate of \$ See Lease Rider Para. 13 per Month in arrears.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to: National Underground Storage
Branchton Road, P.O. Box 6
Boyers, PA 16020

~~4. The Government may terminate this lease at any time by giving at least 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:
Five year renewal term at the same base rate as stipulated in
Paragraph 13 plus a percentage increase equal to the percentage
increase in the C.P.I. from the effective date of the lease to
the effective date of the renewal term.

provided notice be given in writing to the Lessor at least 90 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.

[Signature]
LESSOR

[Signature]
Government

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

- A. All services, maintenance, utilities, operations, alterations, and other considerations as set forth in this lease.

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

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

- A. Rider to Lease GS-03B-10258
- B. GSA Form 3517, General Clauses
- C. GSA Form 3518, Representations and Certifications
- D. Solicitation for Offers MPA90015
- E. Exhibits B, C, D, E, F, and Floorplans

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

None

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

LESSOR Nat	[Redacted]	prage
BY	[Redacted]	(Signature)
IN PRESENCE	[Redacted]	(Address)
UNITED STATES	[Redacted]	[Redacted], Allegheny Branch Contracting Officer (Official title)