

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE

February 16, 2010

LEASE NO.

GS-03B-90321

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

JRA Development Group, Inc.

whose address is

123 36<sup>th</sup> Street  
Pittsburgh, PA 15201-1921

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 **10,669 ANSI/BOMA office area square feet** (ABOA) and related space (yielding approximately **13,078 rentable square feet**) on the first floor and second floors (shown on the attached floorplan labeled "Exhibit A") at a two-story building located on Eisenhower Boulevard (see Exhibit A), in Johnstown, PA 15904-3257, together with 36 surface parking spaces. The first floor shall consist of **5,127 ABOA square feet** (yielding approximately **6,539 RSF**) of space and the second floor shall consist of **5,542 ABOA square feet** (yielding approximately **6,539 RSF**)

to be used for such purposes as determined by the Government.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on see Rider Paragraph 11 through see Rider Paragraph 11 subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of see Rider Paragraph 11 at the rate of see Rider Paragraph 11 per month in arrears.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

JRA Development Group, Inc.  
123 36<sup>th</sup> Street  
Pittsburgh, PA 15201-1921

4. Paragraph 4 is Intentionally Omitted

5. Paragraph 5 is Intentionally Omitted

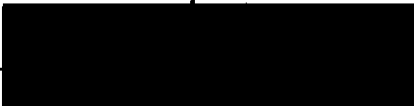
Lessor  Government JAM

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6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
  - a. All alterations and installations in accordance with the Design Intent Drawings
  - b. All miscellaneous requirements outlined in Section 3 of the Lease
  - c. All architectural requirements outlined in Section 4 of the Lease
  - d. All architectural finish requirements outlined in Section 5 of the Lease
  - e. All mechanical, electrical, and plumbing requirements outlined in Section 6 of the Lease
  - f. All services, utilities, and maintenance requirements outlined in Section 7 of the Lease
  - g. All safety and environmental management requirements outlined in Section 8 of the Lease
  - h. All lease security standards requirements outlined in Section 9 of the Lease
  - i. All special requirements outlined in Section 10 of the Lease
  
7. The following are attached and made a part hereof:
  - a. Exhibit A – Site and floorplan
  - b. Exhibit B – Building design
  - c. Exhibit C – Design Narrative and LEED Construction Scorecard
  - d. Rider Paragraph 8 – 15
  - e. Solicitation for Offers 7PA2007
  - f. GSA Form 3517B, General Clauses
  - g. GSA Form 3518, Representations and Certifications


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

LESSOR **JRA Development Group, Inc**

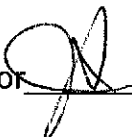
BY  \_\_\_\_\_  
 (Signature)

IN PRESENCE OF:  
 \_\_\_\_\_  
 \_\_\_\_\_

UNITED STATES OF AMERICA **GENERAL SERVICES ADMINISTRATION**

B'  \_\_\_\_\_  
 Contracting Officer  
 (Official title)

STANDARD FORM 2  
 FEBRUARY 1965 EDITION

Lessor  Government SAM