

**U.S. GOVERNMENT LEASE FOR REAL PROPERTY
(Short Form)**

1. LEASE NUMBER
LTX00339

PART I - OFFER (Offeror completes Section A, C and D; Government shall complete Section B)

NOTE: All offers are subject to the terms and conditions outlined in Lease LTX00339, SBA Supplemental Office Lease Requirements document, General Clauses (GSA Form 3517B), Representations and Certifications, Floorplans, scopes of work (Electrical and Security).

A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT

1. NAME AND ADDRESS OF BUILDING (Include nine-digit ZIP Code) One Valley View Place 2350 Valley View Lane Farmers Branch, TX 75234-5754	2. LOCATION(S) IN BUILDING		
	2a. FLOOR(S) <u>2-3-4</u>	2b. ROOM NUMBER(S) #200, #300, #400	2e. NUMBER OF PARKING SPACES OFFERED
	2c. SQ. FT. RENTABLE <u>42,400</u> ABOA <u>40,000</u> Common Area Factor <u>6.0%</u>	2d. TYPE <input checked="" type="checkbox"/> GENERAL OFFICE <input type="checkbox"/> WAREHOUSE <input type="checkbox"/> OTHER (Specify) _____	STRUCTURED <u>0</u> SURFACE <u>265</u> ANNUAL PARKING RATES (IF NOT INCLUDED IN RATES UNDER PART C BELOW) STRUCTURED <u>0</u> /space SURFACE <u>0</u> /space

B. TERM

3a. To Have and To Hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of 12 months, 60 days firm, subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, along with any applicable termination and renewal rights, shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

3b. This Lease may be renewed at the option of the Government for a term of 0 YEARS at the rental rate(s) set forth below, provided notice is given to the Lessor at least 0 days before the end of the original Lease term; all other terms and conditions of this Lease, as same may have been amended, shall remain in full force and effect during any renewal term.

C. RENTAL

4. Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. Rent for a period of less than a month shall be prorated. Rent shall not be adjusted for changes in real estate taxes or operating costs.

5a. AMOUNT OF ANNUAL RENT \$932,799.96	5b. RATE PER MONTH \$77,733.33		
RENTAL RATE BREAKDOWN	FIRM TERM (\$/RSF/YEAR)	NON-FIRM TERM (\$/RSF/YEAR)	RENEWAL TERM (\$/RSF/YEAR)
6. BUILDING SHELL RENT (INCL. REAL ESTATE TAXES)	6a. <u>\$15.00</u>	6b. Same as 6a	6c. [REDACTED]
7. OPERATING RENT	7a. <u>\$7.00</u>	7b. Same as 7a	7b. [REDACTED]
8. TURNKEY TENANT IMPROVEMENT RENT (See blocks 11 and 12 below for additional breakdown of cost and amortization rate)	8a. <u>N/A</u>	8b. <u>\$0.00</u>	8c. [REDACTED]
9. BUILDING SPECIFIC AMORTIZED CAPITAL (IF APPLICABLE)	9a. <u>N/A</u>	9b. <u>\$0.00</u>	9c. [REDACTED]
10. TOTAL RENT	10a. <u>\$22.00</u>	10b. <u>\$22.00</u>	10c. [REDACTED]
11. TENANT IMPROVEMENT COSTS To be paid by lump sum – Cost to be determined and memorialized in a subsequent lease amendment.		12. INTEREST RATE TO AMORTIZE TENANT IMPROVEMENTS <u>N/A</u>	
13. HVAC OVERTIME RATE PER HOUR \$0.00 (HVAC is included in Operating Rent for the hours from 6AM to 7PM, 7 days a week, except for the server room, which shall receive cooling at all times (24 hours a day, 365 days a year), as per the SBA Supplemental Office Lease Requirements paragraph 5.02 Heating and Air Conditioning, part G (attached to this lease), at no additional cost to the Government)		14. ADJUSTMENT FOR VACANT PREMISES RATE (\$/ABOA SF/YEAR) <u>N/A</u>	

D. OWNER IDENTIFICATION AND CERTIFICATION

15. RECORDED OWNER

15a. Name Thundering Herd, Inc.		15b. DUNS Number 02-149-3139	
15c. Address 2350 Valley View Lane Suite 600	15d. City Farmers Branch	15e. State TX	15f. ZIP + 4 75234-5754

16. BY SUBMITTING THIS OFFER, THE OFFEROR AGREES UPON ACCEPTANCE OF THIS PROPOSAL BY HEREIN SPECIFIED DATE, TO LEASE TO THE UNITED STATES OF AMERICA, THE PREMISES DESCRIBED, UPON THE TERMS AND CONDITIONS AS SPECIFIED HEREIN, IN FULL COMPLIANCE WITH AND ACCEPTANCE OF THE AFOREMENTIONED ATTACHMENTS AND EXHIBITS.

☒ I have read the SBA supplemental office lease requirements and attachments in its entirety and am requesting no deviations

17. OFFEROR'S INTEREST IN PROPERTY

☒ OWNER ☐ AUTHORIZED AGENT ☐ OTHER (Specify)

18. OFFEROR XX Check if same as Recorded Owner

18a. NAME M. Mansoor Ahsan	18b. ADDRESS 2350 Valley View Lane Suite 600	18c. CITY Farmers Branch	18d. STATE TX	18e. ZIP + 4 75234-5754
18f. Title President		18g. E-mail address ahsan@bridgefarmer.com		18h. Telephone Number 972-231-8800
18i. OFFEROR'S SIGNATURE 				18j. DATE SIGNED 11-21-17


PART II - AWARD (To be completed by Government)

1. Your offer is hereby accepted. This award consummates the lease which consists of the following attached documents: (a) this GSA Form 3626, (b) SBA Supplemental Office Lease Requirements, (c) GSA Form 3517B, General Clauses, (d) GSA Form 3518 Representations and Certifications, (e) Floor Plan delineating the Premises, (f) the following lessor requirements

Additional Requirements provided by the Lessor:

- A. A server/mechanical room that can rack mount 2 servers, a Cisco 4506 switch, two routers and a UPS (Uninterruptible Power Supply).
- B. A dedicated HVAC system or a standalone chiller that can keep the room at 69 degrees with 50% humidity 24/7. If a chiller is used then plumbing will be required to drain the condensation.
- C. Each cube/pod/workstation will need two (2) 110 volt electrical plugs to accommodate a docking station and 2 monitors
- D. Remove all furniture including cubicles and associated parts from floors 2, 3 and 4 immediately after lease award.
- F. Replace any missing ceiling tiles and fix and broken pipes immediately after lease award.
- G. Security Required: 600 entry cards to the building; Card readers to provide entry to floors 2, 3, and 4; program the elevators to provide access only for employees via card/code

2. THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT OF THE UNITED STATES OF AMERICA UNLESS SIGNED BELOW BY AUTHORIZED LEASE CONTRACTING OFFICER.

3a. NAME OF LEASE CONTRACTING OFFICER (Type or Print) Thomas Bell	3b. SIGNATURE OF LEASE CONTRACTING OFFICER 	3c. DATE 11-22-17
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