

This Lease is made and entered into between

Lessor's Name NRFC Sub Investor II, LLC

("the Lessor"), whose principal place of business is 399 Park Ave FL 18, New York, NY, 10022-4614, 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

2222 West 2300 South, Salt Lake City, UT 84106

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.

To Have and To Hold the said Premises with their appurtenances, to be used for such purposes as determined by the General Services Administration, for the term beginning May 1, 2012, and continuing for a period of

through April 30, 2017,

subject to the Government's right to terminate this Lease, in whole or in part, at any time effective after April 30, 2015, by providing not less than 120 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.

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.

FO
[Redacted Signature]

Name: **Executive Vice President**
Date: 4/25/12

[Redacted Signature]

Lease Contracting Officer
Date: May 15, 2012

WITNESSED BY:

[Redacted Signature]

Name: **Michelle Montenegro**
Title: **Executive Assistant**
Date: 4/25/12

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES—SUCCEEDING (APR 2011)

Unless otherwise noted, the Government has accepted the leased premises and tenant improvements (including, without limitation, the existing HVAC and ventilating equipment and systems [recognizing that some of the HVAC equipment in the film vault is not concealed], occupancy sensors and/or scheduling controls, ceiling tiles, lighting [except as set forth in Paragraph 3.24 A.], and toilet rooms exhaust fans) 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, National Fire Protection Association (NFPA) requirements, ABAAS compliance, as well as compliance with all federal, state, and local law, regulations, and ordinances. The Lessor shall be responsible for continuing obligations for, but not limited to, cleaning, janitorial, maintenance, repair, etc. as set in the below Lease paragraphs and attached General Clauses.

The Premises are described as follows:

Office and Related Space: 117,563 rentable square feet (RSF), yielding 112,271 ANSI/BOMA Office Area (ABOA) square feet (sq. ft.) of office and related space (based upon a Common Area Factor of 4.70469 percent, located on the First & Second floor(s) and known as Suite(s) _____ of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

1.02 EXPRESS APPURTENANT RIGHTS (APR 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: 247 parking spaces as depicted on the plan attached hereto as Exhibit A of which 0 shall be structured inside spaces reserved for the exclusive use of the Government, 0 shall be inside parking spaces, and 247 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.

B. Antennae, 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.

1.03 RENT AND OTHER CONSIDERATION—SUCCEEDING (APR 2011)

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

	ANNUAL RATES	
Shell Rental Rate	\$1,691,587.67	\$14.38
Tenant Improvements Rental Rate*	\$00.00	\$00.00
Operating Costs	\$900,455.98	\$7.66
Building Specific Security Costs	\$00.00	\$00.00
FULL SERVICE RATE	\$2,592,043.65	\$22.05

B. 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.

C. 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.
4. All services, utilities, maintenance required for the proper operation of the Property, the Building, and the Leased 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. ~~The Government shall be responsible for paying the cost of electric directly to the utility provider. The Lessor shall ensure that such utilities are separately~~

metered. The Lessor shall provide and install as part of shell rent, separate meters for utilities. Sub-meters are not acceptable. The Lessor shall furnish in writing to the Contracting Officer, prior to occupancy by the Government, a record of the meter numbers and verification that the meters measure Government usage only. Provision is not permissible. In addition, an automatic control system shall be provided to assure compliance with heating and air-conditioning requirements.

D. Parking shall be provided at a rate of \$00.00 per parking space per month (Structure), and \$00.00 per parking space per month (Surface).

1.04 BROKER COMMISSION AND COMMISSION CREDIT (APR 2011)

Jones Lang LaSalle Americas, Inc. ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to Jones Lang LaSalle Americas, Inc. with the remaining [REDACTED] which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest period practicable.

Notwithstanding the "Rent and Other Considerations" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$216,003.84 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.

Month 2 Rental Payment \$216,003.84 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.

1.05 DOCUMENTS INCORPORATED BY REFERENCE

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

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
Floor Plan(s)	2	A
Parking Plan(s)	1	B
GSA Form 3517B General Clauses	33	C
GSA Form 3516, Representations and Certifications	7	D
Small Business Subcontracting Plan		E
Meter Numbers	2	F

1.06 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (APR 2011)

The Government's Percentage of Occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is 100 percent. The percentage of occupancy is derived by dividing the total Government space of 117,553 rentable square feet by the total building space of 117,553 rentable square feet.

1.07 OPERATING COST BASE (APR 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 \$7.88 per rentable sq. ft.

1.08 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (APR 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 \$00.00 per ABOA sq. ft. of space vacated by the Government.

1.09 ADDITIONAL BUILDING IMPROVEMENTS (APR 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/Life Safety, Seismic, and Energy Efficiency) prior to acceptance of the Space:

- A. _____
- B. _____
- C. _____