

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

1/23/09

LEASE NO.

GS-03B-09314

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

105 Franklin Associates

whose address is

C/O Faison & Associates, LLC
121 West Trade St., 27th Floor
Charlotte, NC 28202

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:

3,691 rentable square feet of office and related space yielding 3,137 ANSI/BOMA square feet for the [REDACTED]
[REDACTED] located at the Thomas B. Mason Building, 105 Franklin Road, Roanoke, VA 24011 with 3 structured parking spaces.

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 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 See Rider Paragraph 11 in arrears.

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

105 Franklin Associates, 10 Jefferson Street, 1200 Wachovia Tower, Roanoke, VA 24011

4. This lease may be renewed at the option of the Government, for the following terms and at the following rentals:

N/A

provided notice be given in writing to the Lessor at least 90 days before the end of the original lease 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.

5. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
- A. All services, utilities, maintenance, operations, and other considerations as set forth in this lease.
 - B. This Lease No. GS-03B-09314 consists of 50 pages

6. The following are attached and made a part hereof:
- A. Rider to Lease No. GS-03B-09314 (being Paragraphs 8 through 14)
 - B. Solicitation for Offers 3VA0052 (now Lease No. GS-03B-09314)
 - C. General Clauses (GSA Form 3517 rev 11/05)
 - D. Representations and Certifications (GSA 3518 rev 1/07)
 - E. Lessor Technical Proposal dated 10/16/08 (incorporated herein by ref.)

7. 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

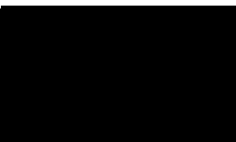
105 Franklin Associates

BY SEE ATTACHMENT XX
(Signature) (Signature)

IN PRESENCE OF:

XX SEE ATTACHED SIGNATURE PAGE
(Signature) (Address)

UNITED STATES OF AMERICA GSA, PBS, Allegheny Service Center

BY  Contracting Officer
(Official title)

Handwritten initials/signature

[attached to page 2
U.S. Government Supplement Lease Agreement No. 1 to
U.S. Government Lease for Real Property GS-03B-09314]

LESSOR:

105 FRANKLIN ASSOCIATES, a Virginia general partnership

By: Faison E [REDACTED]
By: [REDACTED]
Name: [REDACTED]
Title Chairman

By: Faison Roanoke Office Limited Partnership,
its General Partner

By: Faison E [REDACTED] rtner
By: [REDACTED]
Name: [REDACTED]
Title Chairman

Address:

105 Franklin Associates
c/o Faison & Associates, LLC
121 West Trade Street, 27th Floor
Charlotte, NC 28202

[Handwritten signature]