

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE

OCT 18 2012

LEASE NO.

GS-03B-12064

THIS LEASE, made and entered into this date by and between CBL-One Oyster Point, LLC

2030 Hamilton Place Boulevard  
whose address is Chattanooga, TN 37421-6038

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:

10,528 Rentable Square Feet yielding approximately 9,400 ANSI/BOMA Office Area square feet and related space located on the Second Floor, at One Oyster Point, 827 Diligence Drive, Newport News, VA 23606-4212, together with two (2) free reserved surface parking spaces, as depicted on Exhibit #2 (attached)

to be used for such purposes as 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 Paragraph 13 through See Lease Rider Paragraph 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 Paragraph 13 at the rate of See Lease Rider Paragraph 13 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

CBL-One Oyster Point LLC  
2030 Hamilton Place, Boulevard  
Chattanooga, TN 37421-6038

4. The Government may terminate this lease in whole or in part effective at any time after the fifth (5<sup>th</sup>) full year of occupancy by giving at least sixty (60) 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:  
[REDACTED] period at the annual rental of \$ [REDACTED] per Rentable square foot - Shell at [REDACTED] per rsf and Operating Rent at [REDACTED] per rsf), plus accrued operating cost escalations

provided notice be given in writing to the Lessor at least 120 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.

LEASE NO. GS-03B-12064

INITIALS:

AS  
LESSOR

JSJ  
&  
GOV'T

6. 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.

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

A. Rider to Lease GS-03B-12064

B. Solicitation for Offers # 9VA2496

C. Design Guide

D. Amendments #1 and #2

E. GSA Form 3517, "General Clauses" version dated July 2008

F. GSA Form 3518, "Representations and Certifications" version dated March 2012

G. Floor Plan [Exhibit #1]

H. Parking Plan [Exhibit #2]

8. The following changes were made in this lease prior to its execution: None

This lease contains 127 pages

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

Management, Inc., its managing agent

2030 Hamilton Place Blvd, Suite 500  
Chattanooga TN 37421

2030 Hamilton Place Blvd, Suite 500  
Chattanooga TN 37421

(Signature)

(Address)

Chattanooga TN 37421

UNITED STATES OF AMERICA

GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE

Lease Contracting Officer

(Official title)