

**U.S. GOVERNMENT
LEASE FOR REAL PROPERTY**

DATE OF LEASE

MAR 10 1992

LEASE NO.

GS-03B-20068

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

whose address is Seabat I, Limited Partnership
150 Boush Street, Suite 300
Norfolk, Virginia 23510

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 considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

A minimum of 278,000 and a maximum of 278,978 build-to-suit net usable square feet of office, laboratory, warehouse and related space, including in this footage an on-site, stand alone, child care center of a minimum of 5,000 net usable square feet. The Lessor's demising plans are hereinafter called Exhibits A-E. The leased premises is to be per the attached site plan, hereinafter called Exhibit F, a minimum of 23.5 acres, and located on a tract of land designated as Parcel 16, Harbour View Subdivision, which is located east of the I-664 interchange, off College Drive, and South and West of Streeter Creek, Suffolk, Virginia,

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 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 12)

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: Seabat I Limited Partnership
150 Boush Street, Suite 300
Norfolk, Virginia 23510

4. ~~The Government may terminate this lease at any time by giving at least _____ days' notice in writing to the Lessor and no rental shall accrue after the date of termination. Said notice shall be computed commencing with the day after the date of mailing.~~ **DELETE**

5. ~~This lease may be renewed at the option of the Government, for the following terms and at the following rentals.~~ **DELETE**

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

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

- A) All services, utilities, maintenance, operations and considerations as set forth in this lease.
- B) 1228 on-site parking space for Government employees. These spaces are to be paved, marked, striped, lighted, and maintained in accordance with the requirements as set forth in this lease.

NOTE: In the event of any conflict between the data/specifications shown on the Solicitation For Offers, Parts One and Two, as amended and herein incorporated, and the data/specifications shown in the attached Lessor's drawings (Exhibits A-F), the conflict shall always be resolved in favor of the Solicitation For Offers.

7. The following are attached and made part thereof:

- A) Rider to Lease GS-03B-20068, paragraph 9 to 16.
- B) General Clauses (GSA Form 3517, dated 8/90).
- C) Solicitation For Offers MVA90047, Parts I and II, dated January 7, 1991, as Amended by Amendments No. 1-8, and as edited as necessary for inclusion into a lease contract.
- D) Representations and Certifications (GSA Form 3518, dated 8/90).
- E. Supplementary Representations - Attachment to US Government Lease for Real Property, dated 9/16/91.
- F) Lessor's Site and Demising Drawings As Follows:

- Exhibit A: A-1, 1st Floor, Main Building, dated 27 March, 1991, revised 11 July 1991.
- Exhibit B: A-2, 1st Floor, Main Building Warehouse, dated 27 March 1991, revised 11 July 1991.
- Exhibit C: A-3, 2nd Floor, Main Building, dated 27 March 1991, revised 11 July 1991.
- Exhibit D: A-4, Elevations, dated 27 March 1991, revised 11 July 1991.
- Exhibit E: A-6, Child Care Center, dated 27 March 1991, revised 4 June 1991.
- Exhibit F: C-1, Site Plan, dated 28 July 1991, revised September 4, 1991.

8. 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: Seabat I Limited Partnership

Inc.

.....
(Signature)

150 Boush Street, Suite 300
Norfolk, Virginia 23510

.....
(Address)

.....
n, Shenandoah Branch, Norfolk Zone

.....
Contracting Officer

.....
(Official title)