

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

March 16, 1973

LEASE NO

GS-03-B-6460

THIS LEASE, made and entered into this date by and between Robert C. Hunt, William B. Huffman, James C. May, Douglas L. Williams, Paul E. Muehlenbein, Robert G. Hunt, David W. Warner, and Leased Housing Developers, Inc., a corporation, all doing business as a General Partnership known as

whose address is Leased Housing Developers Company
2450 South Tibbs Avenue
Indianapolis, Indiana 46206

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:

246,653 net usable square feet of space being the entire building known as the [REDACTED] Building located at 200 Third Street, Parkersburg, West Virginia, and 10 outside parking spaces located directly behind the cafeteria and adjacent to the loading dock area,

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

October 21, 1974 through October 20, 1994, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$ 1,164,202.08 subject to Tax & Operating Cost Escal-
at the rate of \$ 97,016.84 per month/ation provided in Lease Rider No. 1 in arrears.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to: Leased Housing Developers Co., P. O. Box 128 Indianapolis, Indiana 46206
on or after 10/21/94

4. The Government may terminate this lease at any time by giving at least 90 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:

Two (2) renewal options of five (5) years each; both renewal options being at an annual rental of \$1,573,646.04, plus whatever tax and operating costs adjustments had been made during the initial term,

provided notice be given in writing to the Lessor at least 90 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:

Services and maintenance provided for in Schedules B and C of the Solicitation for Offers No. 211, and those changes, deletions or clarifications as noted in the attached Lease Rider No. 1.

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

- A. The General Provisions and Instructions (Standard Form 2-A, May 1970 edition).
- B. Lessor's offer dated November 15, 1972, as revised by letter dated February 7, 1973.
- C. Government's award letter dated March 16, 1973, as amended by letter dated December 9, 1974.
- D. Lease Rider Number 1.
- E. Solicitation for Offers No. 211 dated October 3, 1972.

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 WILLIAM B. HUFFMAN, Managing partner

[Redacted signature area]

[Redacted signature area]

[Redacted signature area]

P.O. Box 128, INDIANAPOLIS, 46206
(Address)

UNITED STATES OF AMERICA

BY [Redacted signature area]

EDWARD M. KIDWELL
Contracting Officer
(Official title)