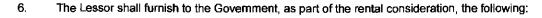
STANDARD FORM 2 **AUGUST 2009 EDITION** 

## **U.S. GOVERNMENT**

GENERAL SERVICES ADMINISTRATION FPR (41 CFR) 1-16.601	LEASE FOR REAL PROPERTY	
DATE OF LEASE AVO	rust 31 2010	LEASE NO. GS-03B-09488
THIS LEASE, made	and entered into this date by and betw	
whose address is	1000 Technology Drive Suite 8800 Fairmont, WV 26554-8827	
and whose interest i	in the property hereinafter described is	that of Owner.
hereinafter called th	ie Lessor, and the UNITED STATES O	F AMERICA, hereinafter called the Government:
	e parties hereto for the consideration hereby leases to the Government the fo	ereinafter mentioned, covenant and agree as follows: ollowing described premises:
space, IT/Comput Technology Park parking spaces or last pages of the V Lease Proposal Ir	ting space and related support space k Research Center, 1000 Galliher Drive, n the 3 <sup>rd</sup> floor of the parking garage, 10 Vertex Non-Profit Holdings, Inc. Techni	g approximately 45,896 ANSI/BOMA Office Area square feet of office ocated on the 3 <sup>rd</sup> and Lower Level Floors, at the I-79 Fairmont, WV 26554-8826 together with 100 Structured of of of which are reserved, as depicted on third and second to ical Proposal Narrative dated July 6, 2010, entitled all Submission to be used for such purposes as determined
2. TO HAVE AN	D TO HOLD the said premises with the	eir appurtenances for the term beginning on
See Lease Rider Pa	<u>aragraph 13 through See Lease Rider I</u>	Paragraph 13, subject to termination and renewal rights as may
be hereinafter set fo	orth.	
3. The Governme	ent shall pay the Lessor annual rent of	See Lease Rider Paragraph 13 at the rate of See Lease Rider
Paragraph 13 per	r month in arrears. Rent for a lesser pe	eriod shall be prorated. Rent checks shall be made payable to:
	1000	n-Profit Holdings, Inc. Technology Drive Suite 8800 nt, WV 26554-8827
4. The Gove	ernment may terminate this lease in wh	nole or in part effective at any time after the (Firm Term) full year
of occupancy by	giving at least days noti	ice in writing to the Lessor and no rental shall accrue after the
effective date of t	termination. Said notice shall be comp	uted commencing with the day after the date of mailing.
-{Number of Options	ay be renewed at the option of the Gove s} {Option Term}-year period(s) at the a grating cost escalations	ernment, for the following terms and at the following rentals:  annual rental of \$(\$per ABOA square foot),
provided notice I	be given in writing to the Lessor at lea	ast days before the end of the original lease
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.		



A. All services, utilities, maintenance, operations, and other considerations as set forth in this lease. The 3<sup>rd</sup> Floor Office Space is fully-serviced. The Space (Lower Level and portions of the 3<sup>rd</sup> Floor) is non-fully serviced.



A. Rider to Lease Contract No. GS-03B-09488 (6 pages). B. Solicitation for Offers No. 9WV2042 version "SFO NO. 9WV2042, 11/17/09; Finalized 7/14/2010; Includes Amendments 1-6" (77 pages). C. GSA Form 3517, "General Clauses" version dated November 2005 (33 pages). D. GSA Form 3518, "Representations and Certifications" version dated January 2007 (7 pages). E. "Program of Requirements, dated November 6, 2009 (89 pages). . "Final Concept Basis of Design, dated February 16, 2010. G. Tenant Improvement Lump Sum Price Proposal entitled "GSA Uniformat Level 2 and Uniformat Level 3, July 16, 2010" (11 pages). H. Wage Rates, General Decision Number: WV080002, 10/23/2009, State of West Virginia. I. Vertex Non-Profit Holdings, Inc. Technical Proposal Narrative dated July 6, 2010, entitled 1 Proposal In Response to SFO No. 9WV2042 Final Submission." J. Vertex Non-Profit Holdings, Inc. Technical Proposal Drawings dated July 6, 2010, entitled , Fairmont, West Virginia, Concept Desian." K. Form B: Request for Sensitive But Unclassified Document is hereby incorporated by reference. L. Small Business Subcontracting Plan dated December 31, 2009 is hereby incorporated by reference. 8. The following changes were made in this lease prior to its execution: All references to BE&K Building Group throughout the Lease shall be replaced with March-Westin Company, Inc. b have hereunto subscribed their names as of the date first above written. IN V LESS 1000 TECHNOLOGY DZIVE SVITE 8800 FAIRMIGNT, WV (Signature) (Address) GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE UNITED STATES OF AMERICA BY Contracting Officer

7.

The following are attached and made a part hereof: