

This Lease is made and entered into between

Landlord of 1 Clarks Hill, Framingham, Massachusetts, as specifically identified in attached Exhibit "N" titled "Owner - 1 Clarks Hill Framingham, MA"

("the Lessor"), whose principal place of business is 51 Sawyer Road Waltham, MA 02453-3448, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

1 Clarks Hill
Framingham, MA 01702-8172

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein.

LEASE TERM

To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

10 Years, 7 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA. The commencement date of this Lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

[Redacted Signature]

William F. Rand III

Manager

Date: 7/17/12

[Redacted Signature]

Richard T. Reynolds

Lease Contracting Officer

Date: 8/7/2012

WITNESSETH:

[Redacted Signature]

Name: Andrew J Nelson Sr

Title: Asst

Date: 7/17/12

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (AUG 2011)

The Premises are described as follows:

Office and Related Space: 9,770 rentable square feet (RSF), yielding 8,142 ANSI/BOMA Office Area (ABOA) square feet of office and related space based upon a Common Area Factor of 20%, located on the first floor and known as Suite 101, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

1.02 EXPRESS APPURTENANT RIGHTS (AUG 2011)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

A. **Parking:** 1 surface parking space reserved for the exclusive use of the Government plus an additional 35 open surface parking spaces on site for use by the Government as depicted on the plan attached hereto as Exhibit B. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. **Antennas, Satellite Dishes, and Related Transmission Devices:** Space located on the roof of the Building sufficient in size for the installation and placement of the telecommunications equipment as such may be described herein, together with the right to access the roof and use of, all building areas (e.g., chases, plenums) necessary for the use, operation and maintenance of such equipment at all times during the term of this Lease.

1.03 RENT AND OTHER CONSIDERATION (AUG 2011)

A. The Government shall pay the Lessor annual rent, payable monthly installments in arrears, at the following rates:

	Years 1 - 7		Years 8 - 10	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$ 147,233.90	\$ 15.07	\$ 174,980.70	\$ 17.91
Tenant Improvements Rental Rate ¹	\$ 71,428.62	\$ 7.31 ³	-	-
Operating Costs	\$ 78,160.00	\$ 8.00	\$ 96,136.80	\$ 9.84
Building Specific Security ²	\$ 0.00	\$ 0.00 ³	\$ 0.00	\$ 0.00 ³
Full Service Rate	\$ 296,822.52	\$ 30.38	\$ 271,117.50	\$ 27.75

¹The Tenant Improvements Allowance is amortized per paragraph 1.08.

²Building Specific Security Costs are amortized at a rate of N/A percent per annum over 7 years.

³Rates may be rounded.

B. Rent is subject to adjustment based upon a physical mutual measurement of the Space upon acceptance, not to exceed 8,142 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

C. Rent is subject to adjustment based upon the final Tenant Improvement (TI) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

D. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

E. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration.

F. The Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in "Paragraph 1.01 THE PREMISES" created herein;
2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;
3. Performance or satisfaction of all other obligations set forth in this Lease; and
4. All services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

1.04 INTENTIONALLY DELETED

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in parts, at any time effective after the firm term of this Lease by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

1.06 RENEWAL RIGHTS (AUG 2011)

This Lease may be renewed at the option of the Government for a term of [REDACTED] at the following rental rate(s):

	OPTION TERM [REDACTED]	
	ANNUAL RENT	ANNUAL RATE / RSF
SHELL TURNKEY RENTAL RATE	[REDACTED]	[REDACTED]
OPERATING COSTS	[REDACTED]	[REDACTED]

provided notice is given to the Lessor at least 180 days before the end of the original lease term, all other terms and conditions of this Lease, as same may have been amended, shall remain in force and effect during any renewal term.

1.07 DOCUMENTS INCORPORATED BY REFERENCE (AUG 2011)

The following documents are incorporated by reference, as though fully set forth herein:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S) - PROVIDED BY OFFEROR	1	A
PARKING PLAN(S) - PROVIDED BY OFFEROR	1	B
[REDACTED] - SPECIAL REQUIREMENTS	18	C
ADDITIONAL SECURITY REQUIREMENTS (SECTION 7 OF LEASE NO. LMA04718)	3	N/A
SPECIAL REQUIREMENTS FOR [REDACTED]	10	D
[REDACTED]	15	E
GSA FORM 1364B, PROPOSAL TO LEASE SPACE	4	F
GSA FORM 3516, SOLICITATION PROVISIONS	1	G
GSA FORM 3517B, GENERAL CLAUSES	33	H
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	9	I
GSA FORM 1217 LESSOR'S ANNUAL COST STATEMENT	2	J
GSA FORM 12000 FOR PRE-LEASE FIRE PROTECTION AND LIFE SAFETY EVALUATION	4	K
PRELEASE BUILDING SECURITY PLAN	6	L
FORM B - SENSITIVE BUT UNCLASSIFIED DOCUMENT NOTICE TO PROSPECTIVE BIDDERS OR OFFERORS	2	M
Owner - 1 Clarks Hill Framingham, MA	1	N

1.08 TENANT IMPROVEMENTS AND PRICING (STREAMLINED) (SEPT 2011)

TENANT IMPROVEMENT PRICING BASED ON TENANT IMPROVEMENT ALLOWANCE (TIA) (STREAMLINED) (JUL 2011)

The TIA is the amount that the Lessor shall make available for the Government to be used for the TI's. The Tenant Improvement Allowance (TIA) for purposes of this Lease is \$52.81 per ABOA SF. The TIA shall be provided by the Offeror as follows: \$25.00 per ABOA SF allowance amortized over the firm term of the lease at 0% interest, plus \$27.81 per ABOA SF allowance amortized over the firm term of the lease at 8% interest.

LESSOR:  GOVERNMENT: 

A. The Government, at its sole discretion, shall make all decisions as to the use of the TIA. The Government may use all or part of the TIA. The Government may return to the Lessor any unused portion of the TIA in exchange for a decrease in rent according to the agreed-upon amortization rate over the firm term.

B. The Government shall have the right to make lump sum payments for any or all work covered by the TIA. That part of the TIA amortized in the rent shall be reduced accordingly. At any time after occupancy and during the firm term of the Lease, the Government, at its sole discretion, may choose to pay lump sum for any part or all of the remaining unpaid amortized balance of the TIA. If the Government elects to make a lump sum payment for the TIA after occupancy, the payment of the TIA by the Government will result in a decrease in the rent according to the amortization rate over the firm term of the Lease.

C. If it is anticipated that the Government will spend more than the allowance identified above, the Government shall have the right to either

1. Reduce the TI requirements.
2. Pay lump sum for the overage upon completion and acceptance of the improvements.
3. Increase the rent according to the negotiated amortization rate over the firm term of the Lease.

1.09 INTENTIONALLY DELETED (STREAMLINED) (SEPT 2011)

1.10 TENANT IMPROVEMENT FEE SCHEDULE (AUG 2011)

For pricing TI costs as defined herein, the following rates shall apply for the initial build-out of the Space, and alterations of the Space subsequent to Acceptance:

	INITIAL BUILD-OUT	POST-ACCEPTANCE ALTERATIONS
Architect/Engineer Fees (per ABOA SF or % of Construction Costs)	\$ 1.00/ ABOA SF	\$ 1.00/ ABOA SF
Lessor's Project Management Fee (% of Tenant Improvement Allowance)	5%	5%

1.11 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (AUG 2011)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" clause of this lease is 9.58 percent. The percentage of occupancy is derived by dividing the total Government space of 9,770 RSF by the total building space of 101,907 rentable square feet.

1.12 INTENTIONALLY DELETED

1.13 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (AUG 2011)

In accordance with the section entitled "Adjustment for Vacant Premises" if the Government fails to occupy or vacates the entire Leased Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by \$3.00 per ABOA SF of space vacated by the Government.

1.14 HOURLY OVERTIME HVAC RATES (AUG 2011)

The following rates shall apply in the application of the clause titled "Overtime HVAC Usage:"

\$ 50.00 per hour for the entire space.

1.15 24-HOUR HVAC REQUIREMENT (APR 2011)

The Hourly Overtime HVAC rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the Premises, such services shall be provided by the Lessor at an annual rate of \$0.00 per ABOA SF of the area receiving the 24-hour HVAC. Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the Building at no additional charge.

1.16 ADDITIONAL BUILDING IMPROVEMENTS (AUG 2011)

In addition to construction of the TIs as required in this Lease, the Lessor shall be required to perform all necessary building improvements in order to meet the standards set forth in lease no. LME04718 and Request for Lease Proposals package no. 1MA2150. In addition, the Lessor shall:

DESIGN, CONSTRUCT AND INSTALL, AT THE LESSOR'S EXPENSE, A SEPARATE HANDICAP ACCESSIBLE ENTRANCE AND ASSOCIATED AREAS (RAMP, RAILINGS, ETC.) TO THE TENANT DEMISED AREA. THE ENTRANCE DOOR SHALL BE CLEARLY IDENTIFIED ON THE PROPOSED FLOOR PLAN OF THE SPACE ATTACHED HERETO AS EXHIBIT "A" TO THIS LEASE.