

LEASE NO. GS-03P-LPA12180

Simplified Lease
GSA FORM L201A (September 2013)

This Lease is made and entered into between

Szeles Real Estate Development Company, L.P.

(Lessor), whose principal place of business address is 2405 Park Drive, Harrisburg, Pennsylvania 17110-9303,

and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(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

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

Rossmoyne Corporate Center, 4999 Louise Drive, Mechanicsburg, Pennsylvania 17055 6907

and more fully described in Section 1, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA

LEASE TERM

April 10, 2015

April 9, 2025

To have and to hold, for the term commencing on ~~April 16, 2015~~ and continuing through ~~April 15, 2025~~ inclusive. The Government may terminate this lease, in whole or in part, at any time on or after April 10, 2020 by giving at least 60 days notice in writing to the Lessor. No rent shall accrue after the date/commencing with the day after the date of mailing

[Redacted Signature]

[Redacted Signature]

Title: PROXCEBWL

Lease Contracting Officer

Entity Name: SZELES REAL ESTATE DEVELOPMENT COMPANY, L.P.

General Services Administration, Public Buildings Service

Date: 3-6-2015

Date: 3/18/15

[Redacted Signature]

Title: PROXCEBWL

Date: 3-6-2015

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SIMPLIFIED) (SEP 2013)

The Premises are as described under Exhibit A, Simplified Lease Proposal, GSA Form 1364A.

1.02 EXPRESS APPURTENANT RIGHTS (SIMPLIFIED) (JUN 2012)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41, CFR, Part 102-74, Subpart C, within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use parking as described under Block 16 of Exhibit A, Simplified Lease Proposal, GSA Form 1364A. 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.

1.03 RENTAL CONSIDERATION FOR SIMPLIFIED LEASES (SEP 2013)

In consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Lessor's other obligations set forth herein, the Government shall pay the Lessor annual rent to be computed using the rental rate(s) specified on Exhibit A, GSA Form 1364A and the actual ANSI BOMA Office Area (ABOA) delivered for occupancy and use by the Government, not to exceed the amount of ABOA square footage stated in the Lease. Payment shall be made monthly in arrears. Rent for a lesser period shall be prorated. Rent shall be paid by Electronic Funds Transfer to an account to be designated by Lessor. Rent shall be inclusive of all costs incurred by the Lessor for the construction of Building shell and Tenant Improvements (TIs) specified in the Lease, including those described on Exhibit A, GSA Form 1364A and the Agency Specific Requirements (ASR) attached hereto, all taxes of any kind, and all operating costs. Unless a separate rate is specified on Exhibit A, GSA Form 1364A, rights to parking areas will be deemed included in the rent.

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT*	\$22,980.00*	\$28,342.00
OPERATING COSTS*	\$ 10,724.00	\$ 10,724.00
TI'S - SPECIFIC AMORTIZED CAPITAL**	\$855.36	\$ 0.00
PARKING	INCLUDED IN SHELL RENT	INCLUDED IN SHELL RENT
TOTAL ANNUAL RENT	\$34,559.36	\$39,066.00

* Shell Rent calculation: \$15.00 per RSF multiplied by 1,532 RSF. The Shell rent steps to \$16.50 per RSF at Year 0.
 ** Depreciation of calculation: \$7.00 per RSF multiplied by 1,532 RSF.
 *** Specific Amortized Capital (SAC) of \$3,600 are amortized at a rate of 7 percent per annum over 5 years.

1.04 BROKER COMMISSION AND COMMISSION CREDIT (SIMPLIFIED) (JUN 2012) INTENTIONALLY DELETED

1.05 TERMINATION RIGHTS (SIMPLIFIED) (JUN 2012)

The Government may terminate this Lease, in whole or in part, after the Firm Term of this Lease by providing not less than 60 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. The Government must provide termination notice no later than 120 days after the last day of the Firm Term.

1.06 RENEWAL RIGHTS (SIMPLIFIED) (APR 2011) INTENTIONALLY DELETED

1.07 DOCUMENTS INCORPORATED IN THE LEASE (SIMPLIFIED) (SEP 2013)

The following documents are as attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
Simplified Lease Proposal (GSA Form 1364A)	2	A
Security Requirements	1	B
Representations and Certifications (GSA Form 3518A)	7	C

1.08 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (SIMPLIFIED) (SEP 2013)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease, is 2.66 percent.

1.09 OPERATING COST BASE (SEP 2013)

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be \$7.00 per RSF (\$10,724/annum).

1.10 BUILDING IMPROVEMENTS (SEP 2012)

Before the Government accepts the Space, the Lessor shall complete the following additional Building Improvements:

- a. In addition, the base rent is the cost of Mean cleaning the existing carpets and repainting the entire office space. Paint selection must be coordinated with the tenant agency.
- b. The Lessor must complete all recommendations indicated in the Fire Alarm Report, dated 2/13/2015, provided by SimplexGrinnell within 30 working days of lease award. Written notification must be provided to the Lease Contracting Officer at the completion of work.

1.11 HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (SIMPLIFIED) (MAR 2012)

If the Lessor is a qualified HUBZone small business concern (SBC) that did not waive the price evaluation preference then as required by 13 C.F.R. 126.700, the HUBZone SBC must spend at least 50% of the cost of the contract incurred for personnel on its own employees or employees of other qualified HUBZone SBC's and must meet the performance of the work requirements for subcontracting in 13 C.F.R. § 126.6(c). If the Lessor is a HUBZone joint venture, the aggregate of the qualified HUBZone SBC's to the joint venture, not each concern separately, must perform the applicable percentage of work required by this clause.

If the Lessor is a HUBZone small business concern (SBC) that did not waive the price evaluation preference, the Lessor shall provide a certification within 10 days after Lease award to the LCO (or representative designated by the LCO) that the Lessor was an eligible HUBZone SBC on the date of award. If it is determined within 20 days after award that a HUBZone SBC Offeror that has been awarded the Lease was not an eligible HUBZone SBC at the time of award, and the HUBZone SBC Lessor failed to provide the LCO with information regarding a change to its HUBZone eligibility prior to award, then the Lease shall be subject, at the LCO's discretion, to termination, and the Government will be relieved of all obligations to the Lessor in such an event and not be liable to the Lessor for any costs, claims, or damages of any nature whatsoever.