

LEASE NO. GS-01P-LRI04876

Standard Lease
GSA FORM L201C (October 2012)

This Lease is made and entered into between

380 Westminster Street, LLC

(Lessor), whose principal place of business is 30 Broad Street, 35th Floor, New York, NY 10004-2304 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

The Federal Center, 380 Westminister Street, Providence, Rhode Island 02903-3246

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

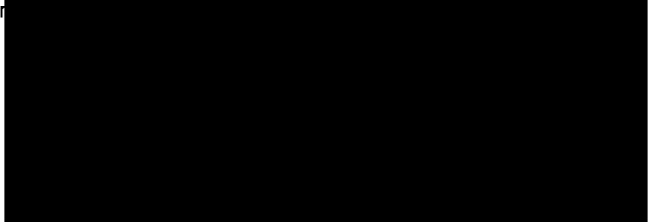
LEASE TERM

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

12 Years, 7 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, along with any applicable termination and renewal rights, shall be more specifically 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



Title: Authorized Representative
Entity Name: 380 Westminister Street, LLC
Date: 5-29-14

General Services Administration, Public Buildings Service
Date: July 21, 2014



Title: ORCAUTIA AUSTIN
Date: 5-29-2014

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.

LESSOR: [Signature] GOVERNMENT: [Signature]

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (JUN 2012)

The Premises are described as follows:

- A. Office and Related Space: 75,625 rentable square feet (RSF), yielding 66,323 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1st (7,720 ABOA / 8,257 RSF), 2nd (23,269 ABOA / 26,879 RSF) and 3rd (23,476 ABOA / 26,941 RSF) and 4th (11,858 ABOA / 13,548 RSF) floors of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.
- B. Common Area Factor: The Common Area Factor (CAF) is established as 14 percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

1.02 EXPRESS APPURTENANT RIGHTS (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 the following:

- A. Parking: Ten (10) parking spaces to be specifically determined and depicted on a parking plan as referenced in narrative hereto as Exhibit B, reserved for the exclusive use of the Government, of which eight (8) shall be structured/inside parking spaces, and two (2) spaces that shall be located on-site or adjacent to the offered property, on street grade level, identified as handicapped spaces, and reserved exclusively for use by [redacted] visitors. 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 (SEP 2012)

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

	FIRM TERM (YEARS 1-7)	NON FIRM TERM (YEARS 8-12)
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$910,812.05	\$ 910,812.05
TENANT IMPROVEMENTS RENT ²	\$272,494.20	\$ 272,494.20
OPERATING COSTS ³	\$595,075.00	\$ 595,075.00
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$1,831.25	\$1,831.25
TOTAL ANNUAL RENT	\$1,780,212.50	\$1,780,212.50

¹Shell rent (Firm Term) calculation: \$12.0438 per RSF multiplied by 75,625 RSF
²The Tenant Improvement Allowance of \$3,269,930.40 is amortized at a rate of 0 percent per annum over 12 years.
³Operating Costs rent calculation: \$7.868760 per RSF multiplied by 75,625 RSF
⁴Building Specific Amortized Capital (BSAC) of \$21,975.00 are amortized at a rate of 0 percent per annum over 12 years

The first 3 months (total value \$445,053.125) of full service rent (including shell rent, amortized cost of tenant improvement allowance and cost of services) in Year 1 of the lease have been abated.

In instances where the Lessor amortizes either the TI or Building Specific Amortized Capital for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term.

- B. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 69,300 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 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 (CCR). If the payee is different from the Lessor, both payee and Lessor must be registered in CCR.

F. 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 the paragraph entitled "The Premises."

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 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.

G. Parking shall be provided at no charge to the Government.

1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)

DTZ Americas, Inc. (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [REDACTED] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission will be payable to DTZ Americas, Inc. with the remaining [REDACTED] which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

A. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

The first 3 months (total value \$445,053.125) of full service rent (including shell rent, amortized cost of tenant improvement allowance and cost of services) in Year 1 of the lease have been abated.

Month 4 Rental Payment \$148,351.04 minus prorated Commission Credit [REDACTED] equals [REDACTED] adjusted 4th Month's Rent.*

Month 5 Rental Payment \$148,351.04 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 5th Month's Rent.*

Month 6 Rental Payment \$148,351.04 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 6th Month's Rent.*

Month 7 Rental Payment \$148,351.04 minus prorated Commission Credit [REDACTED] equals [REDACTED] adjusted 7th Month's Rent.*

* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, at any time effective 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.

1.06 RENEWAL RIGHTS (AUG 2011)

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

	OPTION TERM, YEARS [REDACTED]	
	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	[REDACTED]	[REDACTED]
OPERATING COSTS	[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 IN THE LEASE (SEP 2012)

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

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	4	A
PARKING NARRATIVE - PLAN WITH DESIGNATED SPACES TO BE DEVELOPED AND ATTACHED TO LEASE AMENDMENT	1	B
SECURITY REQUIREMENTS FOR ISC [REDACTED] FACILITY	5	C
SECURITY UNIT PRICE LIST	2	D
GSA FORM 3517B GENERAL CLAUSES	46	E
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	10	F
SMALL BUSINESS SUBCONTRACTING PLAN	12	G
AMENDMENTS NO. 1, NO. 2 AND NO. 3 TO RLP No. 1RI2006	3	H
ATTACHMENT A: [REDACTED] - SPACE PROGRAMMING/REQUIREMENTS	2	I
ATTACHMENT B: PROVIDENCE REGIONAL OFFICE REQUIREMENTS	2	J
ATTACHMENT C: [REDACTED] REGIONAL OFFICE WORKSTATION POWER GUIDELINE 5-5-2011	4	K
ATTACHMENT D: [REDACTED] CABLE PLANT DESCRIPTION 9-21-2010	4	L
ATTACHMENT E: [REDACTED] REGIONAL OFFICE COMPUTER ROOM DESIGN GUIDE 7-10-2006	23	M
THE FEDERAL CENTER COMMON AREA RENOVATION PLAN	24	N
PROPOSED PROJECT PHASING PLAN	1	O

1.08 TENANT IMPROVEMENT ALLOWANCE (AUG 2011)

The Tenant Improvement Allowance (TIA) for purposes of this lease is **\$3,269,930.40**. The TIA is the amount that the Lessor shall make available for the Government to be used for TIs. This amount is amortized in the rent over **twelve (12) years** of this Lease at an annual interest rate of **0 percent**.

1.09 TENANT IMPROVEMENT RENTAL ADJUSTMENT (AUG 2011)

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 may elect 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 elect 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 substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph;
3. Negotiate an increase in the rent.

1.10 TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012)

For pricing TI costs, the following rates shall apply for the initial build-out of the Space.

	INITIAL BUILD-OUT
ARCHITECT/ENGINEER FEES (\$ PER ABOA SF OR % OF TI CONSTRUCTION COSTS)	\$2.50/ABOA
LESSOR'S PROJECT MANAGEMENT FEE (% OF TI CONSTRUCTION COSTS)	5%

1.11 BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012) INTENTIONALLY DELETED

1.12 BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP 2012) INTENTIONALLY DELETED

1.13 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)

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 **50.24 percent**. The Percentage of Occupancy is derived by dividing the total Government Space of **75,625 RSF** by the total Building space of **150,524 RSF**.

1.14 REAL ESTATE TAX BASE (JUN 2012)

The Real Estate Tax Base, as defined in the "Real Estate Tax Adjustment" paragraph of the Lease is **\$374,462.84**.

1.15 OPERATING COST BASE (AUG 2011)

The parties agree that for the purpose of applying the paragraph titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be **\$7.86879** per RSF (**\$595,075.00/annum**).

1.16 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (JUN 2012)

In accordance with the paragraph entitled "Adjustment for Vacant Premises," if the Government fails to occupy or vacates the entire or any portion of the 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 **\$2.25** per ABOA SF of Space vacated by the Government.

1.17 HOURLY OVERTIME HVAC RATES (AUG 2011)

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

\$35.00 per hour per floor

1.18 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. Notwithstanding the foregoing, 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.

1.19 BUILDING IMPROVEMENTS (SEP 2012)

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

- A. New warm lit shell building shall be provided by the Lessor. The new warm lit shell condition shall include but not limited to ceiling grid, ceiling tiles, lighting and HVAC. Lessor shall provide a complete redesign of all space to be occupied by VBA, regardless of current tenancy.
- B. Building common area renovations as identified in August 28, 2013 offer clarification letter and the attachment (Exhibit O) to this lease contract shall be coordinated with the Government and completed concurrently with the Tenant Improvements. All common area renovations shall be completed no later than six (6) months following completion of Tenant Improvements. Renovations include, but are not limited to, updating of the main building lobby, all base building restrooms and all common hallways including new flooring, re-painted walls, new lighting and new ceilings. New tile, lighting and partitions shall be installed in the restrooms as well as automatic on-off and flush valves.
- C. Construction work will be phased and a final construction plan and schedule shall be developed upon execution of this contract. Proposed Phasing Plan (Exhibit P) is attached to this lease contract.
- D. Security upgrades and all Fire/Life Safety deficiencies identified by the Government shall be completed prior to occupancy at Lessor cost, no additional cost to the Government.

1.20 ~~HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (MAR 2012)~~ INTENTIONALLY DELETED