

EXHIBIT 7C

DUAL AGENCY DISCLOSURE STATEMENT (Acknowledgement and Consent)

GSA Regional CO: _____
Offeror: _____
Property Involved: _____

Dual Agency: The General Services Administration's, National Broker Contract, number _____, allows a brokerage firm under this GSA contract to represent both the Government, as tenant, and the owner in this real estate transaction as long as this is disclosed to both parties and both agree. This is known as dual agency. Under this GSA Contract, a brokerage firm may represent two clients whose interest are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client with the same skill and determination the dual agent may have if the brokerage firm represents only one client. Dual Agency under this GSA contract does not allow the same agent of the Brokerage Firm to represent both parties.

This statement discloses that _____ will be acting as
(Name of Brokerage)
Dual Agent in the contemplated transaction involving the named property.

It is understood and agreed by the parties, as a dual agent, the brokerage firm shall:

- Treat both clients honestly;
- Disclose latent, material defects to the Government, if known by the broker;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

It is also understood and agreed by the parties, as dual agent, the brokerage firm shall not:

- Disclose confidential information, or proprietary information having an adverse effect on one party's position in the transaction for so long as the information remains proprietary,
- Suggest or recommend specific terms, including price, or disclose the terms or price the Government is willing to accept or the owner is willing to offer;
- Engage in conduct contrary to the instructions of either party and may NOT act in a biased manner on behalf of one party.
- Shall not use any information obtained for any purpose other than for which the information was furnished.

Material Relationship: The brokerage firm acting as a dual agent in this contemplated transaction has a material relationship with both the Government and the owner. A material relationship would include any personal, family or business relationship with one or both of the parties.

Relationship to the Government is tenant representation bound by the terms and conditions of contract # _____

Relationship to the Landlord is _____

Compensation: The brokerage firm will be compensated per any contract agreement between the property owner and the broker agent as detailed in the SFO and reflected on the SF2 of the awarded lease.

Responsibilities of the Parties: The duties of the brokerage firm in a real estate transaction do not relieve the Government and Owner from the responsibility to protect their own interests. The Government and the Lessor are advised to carefully read all agreements to assure they adequately express their understanding of the lease transaction. The brokerage firm is qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

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Amendment 1 02/05/2010

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Government Non Disclosure requirements: The government requires complete confidentiality in all lease acquisition offers including non disclosure of the names of potential offerors. The dual agent brokerage firm, under this dual agency agreement, will be soliciting other competitive offers for the lease acquisition. Before the dual agent brokerage firm can solicit potential offerors information, they must disclose their dual agency relationship to all potential offerors and allow the offerors to acknowledge the dual agency before they provide any confidential information. By presenting this dual agency statement, potential offerors will be aware of the dual agency relationship, however, the dual agent brokerage firm cannot disclose the number, identity or rank of other offerors, or the content or evaluation of the other offerors proposals to the landlord in the dual agency relationship.

Duration of Dual Agency: The term of this Agreement shall commence when this document is executed by the Owner and the Government, and unless extended by written agreement of all parties, shall automatically terminate upon (a) receipt of Unsuccessful Offeror notification or (b) in the event of a Successful Offeror notification, this agreement will terminate upon occupancy of the government tenant.

By signing below, you acknowledge you have read and understand this form. You are giving your voluntary, informed consent to this dual agency. If you do not agree to the brokerage firm acting as dual agent, you are not required to consent to this agreement.

Owner's Signature **Date**

Notice and consent of dual agency to potential offers for Solicitation # _____

Potential Offerors Option:

By signing this Dual Agency Disclosure Statement you acknowledge:
_____ **Brokerage Firm will act as a Dual Agent under this transaction.**

I, _____, owner of the property located at _____ choose
not to participate in this transaction due to the dual agency.

I, _____, owner of the property located at _____ choose
to participate in this transaction regardless of the dual agency.

Owner's Signature **Date**

Government's Signature **Date**

Broker's Signature **Date**

Range of Gross Market Commissions
Metropolitaton Statistical Areas (MSAs) and Metro Divisions

Reg	Cities/Divisions	Low %	High %
1	1 Boston-Cambridge-Quincy, MA-NH Metropolitan Statistical Area		
2	5 Trenton-Ewing, NJ Metropolitan Statistical Area		
3	7 Providence-New Bedford-Fall River, RI-MA Metropolitan Statistical Area		
4	5 Ponce, PR Metropolitan Statistical Area		
5	9 Buffalo-Niagara Falls, NY Metropolitan Statistical Area		
6	4 New York-Northern New Jersey-Long Island, NY-NJ-PA Metropolitan Statistical Area		
7	2 Richmond, VA Metropolitan Statistical Area		
8	3 Pittsburgh, PA Metropolitan Statistical Area		
9	9 Virginia Beach-Norfolk-Newport News, VA-NC Metropolitan Statistical Area		
10	10 Baltimore-Towson, MD Metropolitan Statistical Area		
11	11 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metropolitan Statistical Area		
12	4 Macon, GA Metropolitan Statistical Area		
13	3 Tallahassee, FL Metropolitan Statistical Area		
14	8 Lexington-Fayette, KY Metropolitan Statistical Area		
15	9 Knoxville, TN Metropolitan Statistical Area		
16	3 Charleston-North Charleston, SC Metropolitan Statistical Area		
17	5 Orlando-Kissimmee, FL Metropolitan Statistical Area		
18	7 Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area		
19	4 Louisville/Jefferson County, KY-IN Metropolitan Statistical Area		
20	2 Jacksonville, FL Metropolitan Statistical Area		
21	3 Raleigh-Cary, NC Metropolitan Statistical Area		
22	5 Charlotte-Gastonia-Concord, NC-SC Metropolitan Statistical Area		
23	9 Memphis, TN-MS-AR Metropolitan Statistical Area		
24	2 Nashville-Davidson--Murfreesboro--Franklin, TN Metropolitan Statistical Area		
25	10 Atlanta-Sandy Springs-Marietta, GA Metropolitan Statistical Area		
26	6 Miami-Fort Lauderdale-Pompano Beach, FL Metropolitan Statistical Area		
27	7 Madison, WI Metropolitan Statistical Area		
28	6 Milwaukee-Waukesha-West Allis, WI Metropolitan Statistical Area		
29	7 Indianapolis-Carmel, IN Metropolitan Statistical Area		
30	3 Columbus, OH Metropolitan Statistical Area		
31	10 Cleveland-Elyria-Mentor, OH Metropolitan Statistical Area		
32	4 Cincinnati-Middletown, OH-KY-IN Metropolitan Statistical Area		
33	7 Minneapolis-St. Paul-Bloomington, MN-WI Metropolitan Statistical Area		
34	4 Detroit-Warren-Livonia, MI Metropolitan Statistical Area		
35	5 Chicago-Naperville-Joliet, IL-IN-WI Metropolitan Statistical Area		
36	8 Kansas City, MO-KS Metropolitan Statistical Area		
37	4 St. Louis, MO-IL Metropolitan Statistical Area		
38	8 New Orleans-Metairie-Kenner, LA Metropolitan Statistical Area		
39	4 Austin-Round Rock, TX Metropolitan Statistical Area		
40	4 Baton Rouge, LA Metropolitan Statistical Area		
41	9 El Paso, TX Metropolitan Statistical Area		
42	9 Albuquerque, NM Metropolitan Statistical Area		
43	5 Little Rock-North Little Rock-Conway, AR Metropolitan Statistical Area		
44	7 San Antonio, TX Metropolitan Statistical Area		
45	4 Houston-Sugar Land-Baytown, TX Metropolitan Statistical Area		
46	5 Dallas-Fort Worth-Arlington, TX Metropolitan Statistical Area		
47	7 Salt Lake City, UT Metropolitan Statistical Area		
48	9 Colorado Springs, CO Metropolitan Statistical Area		
49	9 Denver-Aurora, CO Metropolitan Statistical Area		
50	4 Tucson, AZ Metropolitan Statistical Area		
51	7 Honolulu, HI Metropolitan Statistical Area		
52	4 Fresno, CA Metropolitan Statistical Area		
53	4 Las Vegas-Paradise, NV Metropolitan Statistical Area		
54	4 Riverside-San Bernardino-Ontario, CA Metropolitan Statistical Area		
55	5 Phoenix-Mesa-Scottsdale, AZ Metropolitan Statistical Area		
56	4 San Diego-Carlsbad-San Marcos, CA Metropolitan Statistical Area		
57	9 San Francisco-Oakland-Fremont, CA Metropolitan Statistical Area		
58	4 Los Angeles-Long Beach-Santa Ana, CA Metropolitan Statistical Area		
59	5 Anchorage, AK Metropolitan Statistical Area		
60	7 Portland-Vancouver-Beaverton, OR-WA Metropolitan Statistical Area		
61	2 Seattle-Tacoma-Bellevue, WA Metropolitan Statistical Area		
62	2 Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Statistical Area		