

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE: NOV 22 2011

LEASE No. GS-11B-02330

THIS LEASE, made and entered into this date between **Steuart-Chase Investments, LLC**  
whose address is **5454 Wisconsin Avenue, Suite 1600**  
**Chevy Chase, MD 20815-6906**

and whose interest in the property hereinafter described is that of **OWNER**,

hereinafter called the LESSOR, and the **UNITED STATES OF AMERICA**, hereinafter called the Government.

**WITNESSETH:** The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

A total of 83,333 BOMA Rentable Square Feet (BRSF) equivalent to 83,333 BOMA Office Area Square Feet (ABOA SF) of warehouse and related space, consisting of the entire building, along with a fenced secured wareyard of approximately 55,000 SF, as shown in the floor plans and site map attached as Exhibits A and B, respectively, and made part hereof, in the building located at 15015 Farm Creek Drive, Woodbridge, VA; 22191-3553, with the following exception: **the Lessor and the Government acknowledge and agree that they have examined the boundaries of any adjacent floodplains, and that the Leased Premises as shown on and depicted in Exhibit B, does not include any property located in a 100-year floodplain.** Twelve (12) reserved parking spaces are included at no additional cost to the Government, as depicted in Exhibit B and made a part hereof.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a TEN (10) YEAR firm term commencing on July 1, 2011, and expiring on June 30, 2021.

3. The Government shall pay the Lessor annual rent of \$1,078,329.00 (**\$12.94/BRSF**) at the rate of \$89,860.75 per month in arrears. Rent for a lesser period shall be prorated. The Government shall pay interest for the period commencing July 1, 2011 in accordance with Paragraph 22 of the General Clauses (Prompt Payment). Rent checks shall be made payable to: Steuart-Chase Investments, LLC, 5454 Wisconsin Avenue, Suite 1600, Chevy Chase, MD 20815-6906, or in accordance with the provision on electronic payment of funds.

4. (Intentionally Deleted)

5. (Intentionally Deleted)

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

A. All services, improvements, alterations, repairs, maintenance, and utilities as defined by this lease.

B. The annual rent set forth in Paragraph 3 of this Standard Form 2 includes a \$7.01 per ABOA SF Tenant Improvement allowance, amortized at 0% over the initial firm term, which equals \$0.70 per ABOA SF, per year. The total amount of the Tenant Improvement allowance is \$584,164.33. The Government shall be entitled to utilize the Tenant Improvement allowance to pay for any improvements performed by the Lessor at the Government's expense. Use of a lesser amount shall be prorated. A mutually agreed upon Supplemental Lease Agreement will be executed upon the Government's acceptance of the Leased Premises that finalizes the rent using the final Tenant Improvement Allowance actually utilized.

C. Pursuant to SFO Paragraph 4.4, in the event that the Government vacates any portion of the leased premises the rent will be decreased by \$1.00 per ABOA SF for the vacated area.

D. Pursuant to SFO Paragraph 4.2, the Government's Percentage of Occupancy is 100% for tax purposes. The Real Estate Tax Base shall be determined in accordance with Paragraph 4.2(B)(7) of the SFO. If any tax credit is due to the Government as a result of the Lessor's appeal of the tax assessment during the lease term, the credit to the Government will be net of the Government's percentage of occupancy share of the Lessor's reasonable and actual out-of-pocket costs of the appeal.

E. The base amount for annual operating costs adjustments is \$86,220.00, which shall be adjusted annually by the CPI in accordance with Paragraph 4.3 of the SFO.