

OIL 2095

LEASE NO. GS-05B-18581

GSA FORM L-201A (01/11)
(For Security Level I & II Leases
Not Exceeding the Simplified Lease Acquisition Threshold)

THIS LEASE is made and entered into between

FOUR WILLIAMSBURG CENTER LAND TRUST

("the Lessor") 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.

The Lease Contracting Officer represents the United States General Services Administration as an agent with authority to enter into this Lease on behalf of the Government and to execute this document in his official capacity only and not as an individual.

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

The Lessor hereby leases to the Government the premises described in Sections I and II of the Form 1364A, Simplified Lease Proposal, attached hereto as Exhibit A, as further described on the floor plan attached hereto as Exhibit B ("the Premises"), together with the right to the use of the parking spaces and other areas described in said Section II of said Exhibit A, to have and to hold for a term of

10 YEARS, 5 YEARS FIRM

commencing on the date of acceptance of the Premises (as such date shall be established in accordance with Section 3 herein), subject to the terms and conditions set forth below.

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.

FOR THE LESSOR:

LeAnn Ozier
Name: LeAnn Ozier
Title: Trustee
Date: 5/10/2012

FOR THE GOVERNMENT:

Mark A. Montgomery
Mark A. Montgomery
Lease Contracting Officer
Date: May 30, 2012

WITNESSED BY:

Doug Daesh
Name: Doug Daesh
Title: Construction Manager
Date: 5-10-2012

SECTION 1 RENT AND OTHER TERMS

1.01 RENTAL CONSIDERATION (SIMPLIFIED LEASE) (JAN 2011)

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 in Line 10, Boxes 10D and 10F (and, if applicable, the corresponding boxes in Line 11) on Exhibit A, Section II, and the actual Rentable Area delivered for occupancy and use by the Government, subject to the limitations set forth in Section 3 of this 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 in Exhibit A and the Agency-Specific Requirements Package ("ASRP") attached hereto as Exhibit C, all taxes of any kind, and all operating costs. Unless a separate rate is specified in Line 16 of Exhibit A, rights to parking areas will be deemed to be included in the rent. Rent shall not be adjusted for changes in taxes or operating costs.

1.02 EARLY TERMINATION RIGHT (SIMPLIFIED LEASE) (JAN 2011)

The Government may terminate this Lease, in whole or in part, at any time after the Firm Term 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. This right of termination shall expire **120** days after the last day of the Firm Term.

1.03 RENEWAL OPTIONS (SIMPLIFIED LEASE) (JAN 2011)

This Lease may be renewed at the option of the Government for a term of **5 YEARS** at the rental rate(s) set forth in Exhibit A, Section II, Line 10, Box 10H (and, if applicable, Box 11H), provided notice is given to the Lessor at least **60 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.

1.04 DOCUMENTS INCORPORATED BY REFERENCE (SIMPLIFIED LEASE) (JAN 2011)

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

- Exhibit A, GSA Form 1364A, Simplified Lease Proposal in Response to RLP No. GS-05B-18581 (2 pages)
- Exhibit B, Floor Plan Delineating the Premises (1 page)
- Exhibit C, ASRP for GSA Federal Acquisition Service, Dated May 31, 2011. (21 pages)
- Exhibit D, GSA Form 3518A, Representations and Certifications (Rev. 1/07) (4 pages)
- Exhibit E, Amendments to RLP No. GS-05B-18581 (1 page)
- Exhibit F, Lender Non Disturbance of Tenant Letter (1 page)
- Exhibit G, Lender Loan Good Standing Letter (1 page)