

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

11/5/09

LEASE NO.

GS-05B-18274

THIS LEASE, made and entered into this date by and between New Grass, LLC

whose address is 405 S. Mission Street
Mt. Pleasant, Michigan 48858

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 consideration hereinafter mentioned, covenant and agree as follows:

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

20,412 rentable square feet of office space located in a building to be constructed to the Government's specifications as outlined in the SFO, located on Lots 3 and 4 of Tallgrass Commons, otherwise known as 4636 E. Broomfield Road, in Mt. Pleasant, Michigan 48858, yielding 18,637 usable square feet.

One hundred seven (107) on-site surface parking spaces are included at no additional cost to the Government.

Said premises to be used for such purposes as determined by the General Services Administration.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on or about October 1, 2010 through August 10, 2020, subject to any renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor rent as follows:

TERM	ANNUAL RENT	MONTHLY RENT	RATE/RSF	RATE/USF
Years 1 - 10	\$430,897.32	\$35,908.11	\$21.11	\$23.12

CPI and tax escalations continue throughout the term of the lease.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

New Grass, LLC
405 S. Mission Street
Mt. Pleasant, Michigan 48858

4. The term of this lease shall be for ten (10) years firm, () years firm with () days written cancellation notice anytime on or after . No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
5. ~~This lease may be renewed at the option of the Government, for the following terms and at the following rentals: provided notice be given in writing to the Lessor at least days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.~~
6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
- A. All services, utilities, maintenance and other operations as set forth elsewhere in this lease.
- B. All responsibilities and obligations as defined in the Solicitation for Offers Number GS-05B-18274 and other attachments to the Lease referenced in Paragraph 7 of this SF-2 form.

7. The following are attached and made a part hereof:

U.S. Government Lease For Real Property, Standard Form 2 – 2 pages
Attachment A (Paragraphs 9 – 29) – 3 Pages
Solicitation for Offers (SFO No. GS-05B-18274 dated July 14, 2009) — 54 Pages
General Requirements of Social Security Administration Shell Space (dated April 16, 2009) – 11 Pages
Ti/Shell Guide – 4 Pages
SFO Amendment No. 1 – 1 Page
SFO Amendment No. 2 – 1 Page
Form 3517B, General Clauses (Rev 11/05) — 33 Pages
Form 3518, Representations and Certifications (Rev 1/07) — 7 Pages
Exhibit A, Floor Plan — 1 Page
Exhibit B, Site Plan – 1 Page - **SUBJECT TO LOCAL JURISDICTION APPROVAL**

8. The following changes were made in this lease prior to execution:

Paragraph 5 was deleted in its entirety without substitution.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

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LESSOR NEW GRASS, LLC

BY

[Signature]
(Signature)

(Signature)

IN PRESENCE OF:

[Signature]
(Signature of Witness)

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

[Signature]
GERALD KOSMAN – Contracting Officer