

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

6/15/10

LEASE NO
GS-05B-18385

THIS LEASE, made and entered into this date by and between **Ford Motor Land Development Corporation**

whose address is 330 Town Center Drive, Suite 1100
Dearborn, Michigan 48126-2711

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:

A total of 17,416 rentable square feet (RSF) of office and related space, which yields 15,010 ANSI/BOMA Office Area square feet (USF) of space on the 4th floor (Suite 451) of 6 Parklane Boulevard in Dearborn, Michigan 48126-2618, to be used for such purposes as determined by the Government. Included in the rent at no additional cost to the Government are eleven (11) reserved on-site surface parking spaces for exclusive use of Government employees and patrons.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of ten (10) years, five (5) years firm, beginning on the date of Substantial Completion of the Premises, as defined in the GSA Form 3517B attached hereto. Notwithstanding any provision to the contrary in the Solicitation For Offers attached to the lease, the Lessor shall substantially complete the Premises not later than October 29, 2010. Time is of the essence. Upon acceptance of the Premises by the Government, the Lessor and the Government shall enter into a Supplemental Lease Agreement setting forth the actual lease commencement date. The term of this lease is subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$315,055.44 (\$18.09/RSF or \$20.99/USF) at the rate of \$26,254.62 per month in arrears for years 1-10. Rent for a lesser period of time shall be prorated. Rent checks shall be made payable to:

Ford Motor Land Development Corporation

Dearborn, Michigan 48126-2711

4. The Government may terminate this lease at any time after the 5th year of the lease term by giving at least ninety (90) days' notice to the Lessor, and 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. Those facilities, services, supplies, utilities, maintenance and other operations as set forth elsewhere in this lease. **THIS IS A FULLY SERVICED LEASE**
 - B. All responsibilities and obligations as defined in the Solicitation for Offers Number GS-05B-18385 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:

Attachment A (Paragraphs 9 – 34) – 4 Pages
Solicitation for Offers (SFO No. GS-05B-18385 dated November 2, 2009) — 51 Pages
SFO Amendment No. 1 – 13 Pages
SFO Amendment No. 2 – 1 Page
SFO Amendment No. 3 – 1 Page
SFO Amendment No. 4 (revised) – 1 Page
SFO Amendment No. 5 – 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
LEED 2009 for Commercial Interiors, Project Checklist -1 Page
Davis Bacon Act Wage Determination – 25 Pages
Small Business Subcontracting Plan – 10 Pages
Construction Schedule - 3 Pages
Unit Price List – 2 Pages

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

Paragraph 5 was deleted in its entirety without substitution.

The Requirement for LEED-CI Certified stating that the Lessor must achieve Indoor Environmental Quality: Credit 2: Increased Ventilation, as set forth in section 3.4 paragraph A, part 8, subpart a. vi. of the SFO is hereby deleted.

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

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LESSOR FORD MOTOR LAND DEVELOPMENT CORPORATION

BY

(Signature)

(Signature)

IN PRESENCE OF

(Signature of Witness)

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

Cheryl Excellent

Contracting Officer

(Official title)