

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE:

7/27/2010

LEASE No. GS-09B-02614 Building No. AZ8214

THIS LEASE, made and entered into this date between High Range SV1, LLC,

whose address is: 4300 N. Miller Road, Suite 153
Scottsdale, Arizona 85251-3619

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: **23,390** rentable square feet (RSF), yielding approximately 20,339 ANSI/BOMA Office Area square feet and related space located on the first floor at **354 South Hwy 92, Sierra Vista, AZ 85635-3645**, together with ninety-four (94) on-site surface parking spaces, to be used for such purposes as determined by the General Services Administration, as depicted in the attached (Exhibits A & B) (the "Premises").

2. PARAGRAPH 2 IS INTENTIONALLY OMITTED..

3. PARAGRAPH 3 IS INTENTIONALLY OMITTED.

4. PARAGRAPH 4 IS INTENTIONALLY OMITTED.

5. PARAGRAPH 5 IS INTENTIONALLY OMITTED.

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

A. As part of the SFO parking requirement, the lessor shall provide a minimum of ninety (94) on-site parking spaces, to be used for such purposes as solely determined by the General Services Administration based on the local Sierra Vista, Arizona local parking code-ratio of 4 spaces for every 1,000 rentable square feet of Government-demised area, as depicted in the attached (Exhibit B).

B. All labor, materials, equipment, design, professional fees, permit fees, inspection fees, utilities, construction drawings (including, without limitation, plans and specifications), construction costs and services and all other similar costs and expenses associated with making the space, common areas, and related facilities ready for occupancy in accordance with the requirements of this lease and the Government's final construction drawings. Rent is subject to adjustment in accordance with Paragraph 3.3, "Tenant Improvement Rental Adjustment" of the SFO. All cost associated with services, utilities, maintenance, repair, replacement, inspections, improvements and other requirements as required by the Solicitation For Offers No. 8AZ2133 and its attachments.

C. Adequate space for telecommunications antennae and transmission devises in accordance with Paragraph entitled, "Telecommunications: Local Exchange Access," of the Solicitation for Offers.

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

All terms, conditions, and obligations of the Lessor and the Government as set forth in the following:

The Solicitation For Offers Number 8AZ2133 (pages 1-51) (all references to SFO shall also refer to any Special Requirements and Amendments);

GSA Form 3517;

GSA Form 3518;

Site Plan (Exhibit "A");

Parking Plan (Exhibit "B")

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

Paragraphs 9 through 31 (Sheets 1 thru 8) have been added.

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

LESSOR: **High Range SV1, LLC**

BY

(Signature)

(Signature)

IN PRESENCE OF:

(Signature)

(Address)

UNITED STATES OF AMERICA: **GENERAL SERVICES ADMINISTRATION, Public Buildings Service:**

BY

CONTRACTING OFFICER, GSA