

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE:

11/19/2010

LEASE No. GS-09B-02683

THIS LEASE, made and entered into this date between ARI CENTRAL, LP and DANARI CENTRAL, LLC

whose address is: 2600 North Central Avenue, Suite B-101  
Phoenix, AZ 85004-3050

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:  
15,498 rentable square feet (r.s.f.), yielding approximately 14,350 ANSI/BOMA Office Area square feet and related space located on the 16th Floor at the 2600 Tower, 2600 North Central Avenue, Phoenix, Arizona 85004-3050, together with forty-five (45) onsite, reserved and structured parking spaces, as depicted on the attached for the existing floor plans (Exhibit A) and site plan (Exhibit B) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION. The building floor plate is 16,392 rentable square feet, and the Lessor shall provide the 894 rentable square feet to the Government at no additional cost to allow full floor occupancy.
2. PARAGRAPH 2 IS INTENTIONALLY OMITTED.
3. PARAGRAPH 3 IS INTENTIONALLY OMITTED.
4. The Government may terminate this lease in whole or in part effective any time on or after the fifth (5<sup>th</sup>) year of this lease giving at least sixty (60) days' prior notice in writing to the Lessor. 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. PARAGRAPH 5 IS INTENTIONALLY OMITTED.

6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
- A. The parking space(s) described in Paragraph 1 and parking spaces required by local code.
  - 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 approved Design Intent Drawings; provided that the Government shall make payments for lump sum items identified in Paragraph 17 of the attachment sheets in the amounts specified therein. 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. 9AZ2008 and its attachments.
  - C. Adequate space for telecommunications antennae and transmission devices 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:
- a) The Solicitation For Offers Number 9AZ2008 (pages 1-50) (all references to SFO shall also refer to any Special Requirements and Amendments);
  - b) Special Requirements (pages 1-59);
  - c) Amendment Number 1 (pages 1), Amendment Number 2 (Pages 1);
  - d) GSA Form 3517 (pages 1-2, dated 11/05);
  - e) GSA Form 3518 (pages 1-7, dated 01/07);
  - f) Sheet no. 1-3 containing Paragraphs 9-26;
  - g) First generation Blue-Line Plan (Exhibit "A", pages 3);
  - h) Site Plan (Exhibit "B", page 1).
8. The following changes were made in this lease prior to its execution:
- Paragraphs 2, 3, and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 26 have been added.

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

LESSOR: ARI CENTRAL, L.P.

BY

(Signature)

(Signature)

LESSOR: DANARI CENTRAL, LLC

BY

(Signature)

(Signature)

IN PRESENCE OF:

(Signature)

(Address)

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

BY

JESSICA ESCOBEDO, CONTRACTING OFFICER, GSA