

This Lease is made and entered into between

Lessor's Name: Government Properties Income Trust LLC, a Delaware limited liability company

("the Lessor"), whose principal place of business is: 255 Washington St., Suite 300, Newton, MA 02458-1634 and whose interest in the Property described herein is that of Fee Owner, 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.

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

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

**5045 East Butler Avenue
Fresno, CA 93727-5136**

and more fully described in Section 1 and Exhibit A & B, together with rights to the use of parking and other areas as set forth herein.


To Have and To Hold the said Premises with their appurtenances for the term beginning December 1, 2011 and continuing for a period of

Ten Years, Firm

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by the General Services Administration.

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:



David M. Blackman

President and Chief Operating Officer

Date: 11/1/2011

FOR THE GOVERNMENT:

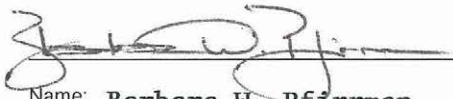


Megan Stefani

Lease Contracting Officer

Date: 11/21/11

WITNESSED BY:



Name: **Barbara W. Pfirrmann**

Title: **Assitant General Counsel**

11/1/2011

Date: _____

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SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES—SUCCEEDING (APR 2011)

The Government accepts the leased premises and tenant improvements in their current existing condition.

The Premises are described as follows:

Office and Related Space: **531,976** rentable square feet (RSF), yielding **456,087** ANSI/BOMA Office Area (ABOA) square feet (sq. ft.) of office and related space (based upon a Common Area Factor of **16.639 percent**), located on the **1st** floor(s) of the Building, as depicted on the floor plan(s) attached hereto as Exhibit **A**.

1.02 EXPRESS APPURTENANT RIGHTS (APR 2011)

The Government shall have the exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

- A. Parking: **2,641** parking spaces as depicted on the plan attached hereto as Exhibit **B** of which **0** shall be structured inside spaces reserved for the exclusive use of the Government, **0** shall be inside parking spaces, and **2,641** shall be surface parking spaces.
- B. Antennae, Satellite Dishes and Related Transmission Devices: Space located on the roof of the Building sufficient in size for the installation and placement of the telecommunications equipment as such may be described herein, together with the right to access the roof and use of, all building areas (e.g., chases, plenums) necessary for the use, operation and maintenance of such equipment at all times during the term of this Lease.

1.03 RENT AND OTHER CONSIDERATION—SUCCEEDING (APR 2011)

- A. The Government shall pay the Lessor net annual rent payable monthly in arrears at the following rates:

	YEARS 1 - 10	
	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	\$8,383,941.76	\$15.76
OPERATING RATE	\$0	\$0
TOTAL SERVICE RATE	\$8,383,941.76	\$15.76

- B. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.
- C. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration.
- D. The Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:
1. The leasehold interest in the Property described in Paragraph 1.01, "The Premises," created herein.
 2. Performance or satisfaction of all other obligations set forth in this Lease.

1.04 TERMINATION RIGHT (APR 2011)

1.05 RENEWAL RIGHTS (APR 2011)

1.06 DOCUMENTS INCORPORATED BY REFERENCE

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

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	1	A
SITE/PARKING PLAN	1	B
GSA FORM 3517B GENERAL CLAUSES	33	
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	7	

- 1.07 ~~PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (APR 2011)~~
- 1.08 ~~OPERATING COST BASE (APR 2011)~~
- 1.09 ~~RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (APR 2011)~~
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