STANDARD FORM 2
FEBRUARY 1965 EDITION
GENERAL SERVICES
ADMINISTRATION
FPR (41CFR) 1D16.601

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE: January 12, 2010 | LEASE No. GS-09B-02401

THIS LEASE, made and entered into this date between B of A Plaza, LP

whose address is: **15601 Dallas Parkway, Suite 600**
Addison, Texas 75001

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:
12,847 rentable square feet (r.s.f.), yielding approximately 11,064 ANSI/BOMA Office Area square feet and related space located on the 10th Floor at 300 South 4th Street, Las Vegas, NV, 89101-6040, together with two (2) onsite structured parking spaces, as depicted on the attached floor plan (Exhibit A) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

2. PARAGRAPH 2 IS INTENTIONALLY OMITTED

3. PARAGRAPH 3 IS INTENTIONALLY OMITTED

4. PARAGRAPH 4 IS INTENTIONALLY OMITTED

5. PARAGRAPH 5 IS INTENTIONALLY OMITTED

EXCEPTION TO SF2 APPROVED

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.

   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. 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. GS-09B-02401 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 GS-09B-02401 (pages 1-45) (all references to SFO shall also refer to any Special Requirements and Amendments);

   b) Amendment Number 1 (pages 1-41), entitled [redacted]

   c) GSA Form 3517B (pages 1-33);

   d) GSA Form 3518 (pages 1-7);

   e) Sheet no. 1 containing Paragraphs 9-18;

   f) Sheet no. 2 containing Paragraphs 19-23;

   g) Floor Plan (Exhibit "A", page 1);

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

   Paragraphs 2, 3, 4, and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 23 have been added.

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

LESSOR: BOFA PLAZA L.P., A DELAWARE LIMITED PARTNERSHIP

BY BOFA GP, LLC, ITS GENERAL PARTNER

(Signature) (Signature) ROBERT H. THOMAS, JR.
VICE PRESIDENT

IN PRESENCE OF:

Joe Hinkson
(Signature)

[redacted]
(Address)

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

BY Susan Dinsmore
CONTRACTING OFFICER, GSA