

LEASE NO. GS-11P-LDC12652

Standard Lease
GSA FORM L201C (September 2013)

This Lease is made and entered into between

CIM Urban REIT Properties III, L.P.

(Lessor), whose principal place of business is 6922 Hollywood Boulevard, Suite 900, Los Angeles, CA 90028-6129, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(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:

Lessor hereby leases to the Government **51,433** rentable square feet (RSF), yielding **43,493** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space ("the Premises") described herein, being a portion of the Property located at

800 North Capitol Street, NW, Washington, DC 20002

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning effective as of February 27, 2015 and continuing for a period of **10 years, consisting of 5 years firm and (1) [REDACTED]**

subject to termination and renewal rights as may be hereinafter set forth. ~~The commencement date of this Lease, along with any applicable termination and renewal rights, shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.~~

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

Name: Terry [REDACTED]

Title: Vice President [REDACTED]

CIM Urban REIT Properties III, L.P.

Date: 11/5/2014

FOR THE GOVERNMENT
[REDACTED]

Name: Sylvia [REDACTED]

Title: Lease Contracting Officer

General Services Administration, Public Buildings Service

Date: DEC 04 2014

WITNESS FOR LESSOR BY:

Name: FACHEL EARLE

Title: Contract Manager

Date: 11/5/14

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (JUN 2012)

The Premises are described as follows:

A. Office and Related Space: **51,433** rentable square feet (RSF), yielding **43,493** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the **entire third (3rd) and partial fourth (4th)** floor, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

B. Common Area Factor: The Common Area Factor (CAF) is established as **18.2558113%** percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

C. Condition of Premises: Building Shell items and conditions established in this Lease already exist and are accepted "as-existing" under this Lease, except for any specific corrections Lessor is required to make with respect to Fire and Life Safety and ABAAS deficiencies, if any. The Lessor represents that all Building Shell items in the offered space will be in "good repair and tenantable condition" at the time of Lease Commencement and the Government hereby determines that such items or conditions are acceptable with regard to the Government's continued occupancy of the space. Furthermore, the Lessor is to maintain (or replace, if necessary) such items or conditions so they may remain in "good repair and tenantable condition" throughout the term of this Lease as set forth in the Lease.

1.02 EXPRESS APPURTENANT RIGHTS (SEP 2013)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41, CFR, Part 102-74, Subpart C within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use the following:

A. Parking: **Zero (0)** parking spaces shall be, reserved for the exclusive use of the Government, of which **zero (0)** shall be structured/inside parking spaces, and **zero (0)** shall be surface/outside parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. Antennas, Satellite Dishes, and Related Transmission Devices: (1) Space located on the roof of the Building sufficient in size for the installation and placement of telecommunications equipment, (2) the right to access the roof of the Building, and (3) use of all Building areas (e.g., chases, plenums, etc.) necessary for the use, operation, and maintenance of such telecommunications equipment at all times during the term of this Lease. The Government's right to affix security, communications equipment, and antennae or similar equipment to the roof, parapet or building envelope shall be subject to space availability, code compliance, government approvals, and the rights of other tenants (if any), and shall not interfere with the Building's systems.

1.03 RENT AND OTHER CONSIDERATION (SEP 2013)

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

	FIRM TERM
	ANNUAL RENT
SHELL RENT ¹	\$1,393,480.79
TENANT IMPROVEMENTS RENT ²	N/A
OPERATING COSTS ³	\$ 456,210.71
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$130,479.00
PARKING ⁵	N/A
TOTAL ANNUAL RENT⁶	\$1,980,170.50

¹Shell rent calculation:

(Firm Term) **\$27.09** per RSF multiplied by **51,433** RSF

(Non Firm Term) ~~\$XX~~ per RSF multiplied by ~~XX~~ RSF

²The Tenant Improvement Allowance of ~~\$XX~~ is amortized at a rate of ~~X~~ percent per annum over ~~XX~~ years.

³Operating Costs rent calculation: **\$8.87** per RSF multiplied by **51,433** RSF

⁴Building Specific Amortized Capital (BSAC) of **\$652,395.00** [**\$15.00** per ABOA SF] are amortized at a rate of **0** percent per annum over **5** years

⁵Parking costs described under sub-paragraph H below

⁶The first nine (9) months of the lease term shall be abated in their entirety.




In instances where the Lessor amortizes either the TI or BSAC for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term.

B. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed XX ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

C. Rent is subject to adjustment based upon the final Tenant Improvement (TI) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

D. Rent is subject to adjustment based on the final Building Specific Amortized Capital (BSAC) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date. The Government reserves the right to offset any unused balance of BSAC via rent credit due to the Government.

E. 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.

F. Rent shall be paid to 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 (CCR), now the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered in SAM.

G. 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 the paragraph entitled "The Premises."

2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses.

3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

H. ~~Parking shall be provided at a rate of \$XX per parking space per month (structured/inside), and \$XX per parking space per month (surface/outside).~~

1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)

A. Jones Lang LaSalle Americas, Inc. (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [redacted] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [redacted] of the Commission will be payable to Jones Lang LaSalle Americas, Inc. with the remaining [redacted], which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 10 Rental Payment \$165,014.21 minus prorated Commission Credit of [redacted] equals [redacted] adjusted 10th Month's Rent.*

Month 11 Rental Payment \$165,014.21 minus prorated Commission Credit of [redacted] equals [redacted] adjusted 11th Month's Rent.*

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, at any time effective after the Firm Term of this Lease, by providing not less than XX days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

1.06 RENEWAL RIGHTS (SEP 2013)

This Lease may be renewed at the option of the Government for a term of [redacted] at the following rental rate(s):

	[redacted]	[redacted]
	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	[redacted]	[redacted]
OPERATING COSTS ¹	THE NEW BASE FOR THE OPERATING COSTS TO BE ADDED TO THE ABOVE SHELL ANNUAL RENT FOR THE RENEWAL OPTION SHALL BE RESET TO	

	INCLUDE THE LAST ADJUSTED AMOUNT OF OPERATING COSTS PRIOR TO EXPIRATION OF THE FIRM TERM OF THE LEASE [I.E. ADJUSTED OPERATING COSTS EFFECTIVE AS OF THE BEGINNING OF THE 5 TH YEAR].
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¹Base for Operating Costs for the Renewal Option shall be reset as the Base for the firm term plus accrued four (4) adjustments. First CPI adjustment for the Renewal option shall be due after one full year of the renewal term using the base index for that corresponding renewal year.

Provided written notice is given to the Lessor at least 270 days before the end of the original Lease term, all other terms and conditions of this Lease, as same may have been amended, shall remain in full force and effect during any renewal term.

1.07 DOCUMENTS INCORPORATED IN THE LEASE (SEP 2013)

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	No. OF PAGES	EXHIBIT
FLOOR PLANS	2	A
FACILITY SECURITY LEVEL 4 REQUIREMENTS	12	B
GSA FORM 1217, LESSOR'S COST STATEMENT	1	C
GSA FORM 3517B, GENERAL CLAUSES	47	D
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	10	E
GSA FORM 12000, PRELEASE FIRE PROTECTION AND LIFE SAFETY	13	F
RIDER #1 - FIRE PROTECTION AND LIFE SAFETY	5	G
LEASE AMENDMENT(S) ISSUED UNDER RLP AMENDMENT No. 1	1	H
UNIT PRICE LIST	3	I

1.08 TENANT IMPROVEMENT ALLOWANCE (AUG 2011)

The Tenant Improvement Allowance (TIA) for purposes of this Lease is \$0.00 per ABOA SF. The TIA is the amount that the Lessor shall make available for the Government to be used for TIs. This amount is amortized in the rent over the Firm Term of this Lease at an annual interest rate of 0 percent.

1.09 TENANT IMPROVEMENT RENTAL ADJUSTMENT (SEP 2013)

A. ~~The Government, at its sole discretion, shall make all decisions as to the use of the TIA. The Government may use all or part of the TIA. The Government may return to the Lessor any unused portion of the TIA in exchange for a decrease in rent according to the agreed upon amortization rate over the Firm Term.~~

B. ~~The Government may elect to make lump sum payments for any or all work covered by the TIA. That part of the TIA amortized in the rent shall be reduced accordingly. At any time after occupancy and during the Firm Term of the Lease, the Government, at its sole discretion, may elect to pay lump sum for any part or all of the remaining unpaid amortized balance of the TIA. If the Government elects to make a lump sum payment for the TIA after occupancy, the payment of the TIA by the Government will result in a decrease in the rent according to the amortization rate over the Firm Term of the Lease.~~

C. ~~If it is anticipated that the Government will spend more than the allowance identified above, the Government may elect to:~~

- ~~1. Reduce the TI requirements;~~
- ~~2. Pay lump sum for the overage upon substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph;~~
- ~~3. Negotiate an increase in the rent.~~

1.10 TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012)

For pricing TI (Tenant Improvements or Alterations) costs, the Architect/Engineer Fees and Lessor's Project Management Fee shall not exceed the following rates for any build-out of the Space.

	TENANT BUILD-OUT
ARCHITECT/ENGINEER FEES (\$ PER ABOA SF OR % OF TI CONSTRUCTION COSTS)	5%
LESSOR'S PROJECT MANAGEMENT FEE (% OF TI CONSTRUCTION COSTS)	5%

When applicable, Lessor's General Contractor fees and General Conditions shall be negotiated based on a project-by-project basis, to be established at the time of the project as being fair and reasonable, not to exceed 5% for the General Contractor fees and 5% for General Conditions.

1.11 BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012)

For purposes of this Lease, the Building Specific Amortized Capital (BSAC) is \$15.00 per ABOA SF. The Lessor will make the total BSAC amount available to the Government, which will use the funds for security related improvements. This amount is amortized in the rent over the Firm Term of this lease at an annual interest rate of 0 percent. Other than the BSAC provided in the Annual Rent, the Lessor shall only be responsible for the costs of those items expressly noted as "shell" in Exhibit B.

1.12 BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP 2013)

A. The Government, at its sole discretion, shall make all decisions about the use of the Building Specific Amortized Capital (BSAC). The Government may use all or part of the BSAC. The Government may return to the Lessor any unused portion of the BSAC in exchange for a decrease in rent (where applicable) according to the agreed-upon amortization rate over the Firm Term. The Government shall offset any unused balance of BSAC via rent credit due to the Government.

~~B. The Government may elect to make lump sum payments for any work covered by the BSAC. The part of the BSAC amortized in the rent shall be reduced accordingly. At any time after occupancy and during the Firm Term of the Lease, the Government, at its sole discretion, may elect to pay a lump sum for any part or all of the remaining unpaid amortized balance of the BSAC. If the Government elects to make a lump sum payment for the BSAC after occupancy, the payment of the BSAC by the Government will result in a decrease in the rent according to the amortization rate over the Firm Term of the Lease.~~

~~C. If it is anticipated that the Government will spend more than the BSAC identified above, the Government may elect to:~~

- ~~1. Reduce the security countermeasure requirements;~~
- ~~2. Pay a lump sum for the amount overage upon substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph; or~~
- ~~3. Negotiate an increase in the rent.~~

1.13 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 16.345 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 51,433 RSF by the total Building space of 314,664 RSF.

1.14 REAL ESTATE TAX BASE (SEP 2013)

The Real Estate Tax Base is defined in the "Real Estate Tax Adjustment" paragraph of the Lease. Tax adjustments shall not occur until the tax year following lease commencement has passed.

1.15 OPERATING COST BASE (SEP 2013)

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be \$8.87 per RSF (\$456,210.71/annum). This base is inclusive of fees for daytime cleaning.

1.16 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013)

In accordance with the paragraph entitled "Adjustment for Vacant Premises," if the Government fails to occupy or vacates the entire or any portion of the Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by \$2.32 per ABOA SF of Space vacated by the Government.

1.17 HOURLY OVERTIME HVAC RATES (AUG 2011)

The following rates shall apply in the application of the paragraph titled "Overtime HVAC Usage:"

- \$55.00 per hour per floor per zone
- The building is zoned East and West with two (2) zones per floor
- Additional floors of the same zone are \$20.00 per hour.

1.18 24-HOUR HVAC REQUIREMENT (APR 2011)

The hourly overtime HVAC rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the Premises, such services shall be provided by the Lessor at an annual rate of TBD per ABOA SF of the area receiving the 24-hour HVAC. Notwithstanding the foregoing, Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the Building at no additional charge.

1.19 BUILDING IMPROVEMENTS (SEP 2012)

Before the Government accepts the Space, the Lessor shall complete the following additional Building improvements:

- A. Rider #1: Fire Protection and Life Safety

1.20 HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (MAR 2012)

If the Lessor is a qualified HUBZone small business concern (SBC) that did not waive the price evaluation preference then as required by 13 C.F.R. 126.700, the HUBZone SBC must spend at least 50% of the cost of the contract incurred for personnel on its own employees or employees of other qualified HUBZone SBC's and must meet the performance of the work requirements for subcontracting in 13 C.F.R. § 125.6(c). If the Lessor is a HUBZone joint venture, the aggregate of the qualified HUBZone SBC's to the joint venture, not each concern separately, must perform the applicable percentage of work required by this clause.