

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE

MAR 23 1990

LEASE NO

GS-11B-00082 ("Negotiated")

THIS LEASE, made and entered into this date by and between LASZLO N. TAUBER, M.D., & ASSOCIATES,  
A JOINT VENTURE PARTNERSHIP

whose address is 5110 RIDGEFIELD ROAD  
SUITE 404  
BETHESDA, MD 20816

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:

1,340,261 net usable square feet (nurf) of office, related and garage space, being the entire building, floors 1 through 18, with the exception of the cafeteria located on the 3rd floor and the commercial space located on the 5th floor, as identified on the attached floor plans, in the Parklawn Building, 5600 Fishers Lane, Rockville, Maryland 20857, plus parking lots A,B,C,D and E as identified in Exhibits 1 and 2 attached and made a part of this lease;

to be used for such purposes as will be designated by the General Services Admin.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on

.....August 1, 1990..... through .....July 31, 2010....., subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$..... SEE RIDER NO. 1.....

at the rate of \$..... SEE RIDER NO. 1..... per ..... SEE RIDER NO. 1..... in arrears.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to: Laszlo N. Tauber, M.D., & Associates, c/o Westwood Management, 5110 Ridgefield Road, Suite 404, Bethesda, Maryland 20816, after the 10th year of the lease term,

4. The Government may terminate this lease at any time by giving at least .....365..... days' notice in writing to the Lessor and 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. This lease may be renewed at the option of the Government for the following terms and at the following rates:~~

provided notice be given in writing to the Lessor at least ..... days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term.

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

- a. The Lessor will perform all renovations, improvements and requirements pursuant to Riders 1,2 and 3 of this lease and SFO. No. 88-036.
- b. The Lessor shall provide all maintenance and repair in accordance with SFO No. 88-036 and its attachments.
- c. The Lessor shall provide the supply, installation and replacement of light bulbs, tubes, ballasts and starters.
- d. The Government will be responsible for payment of utilities (electric, oil, gas and water), security and janitorial services.
- e. Certain items or conditions of this lease are "Accepted as Existing". The intent of this qualification is to give proper recognition to the fact that this lease is a succeeding lease and that the Government has found such items or conditions to be at least minimally acceptable with regard to the Government's continued occupancy of the space. However, if replacement of such items becomes necessary, throughout the term of the lease, such replacement will no longer be acceptable in the "As Existing" state, but must meet or exceed the applicable specifications as outlined in the basic terms of this lease.

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

~~The General Provisions and Restrictions (Standard Form 2 Attachment)~~

SFO No. 88-036	(44 pages)	Exhibits 1 and 2	Contract Clause -
GSA Form 3516	(5 pages)	List of Partners	Restrictions on Lobbying
GSA Form 3517	(24 pages)	Rider No. 1 (1 page)	(7 pages)
GSA Form 3518	(8 pages)	Rider No. 2 (6 pages)	
GSA Form 1217	(2 pages)	Rider No. 3 (2 pages)	
SFO Amendments	(1 page)	Floor Plans	(6 pages)

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

Paragraph 5 of this SF-2 has been deleted in its entirety.

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

LESSOR

LASZLO N. TAUBER, M.D., & ASSOCIATES, A JOINT VENTURE PARTNERSHIP

[Redacted signature area]

5110 Ridgelyfield Rd  
Bethesda, Md 20816

CONTRACTING OFFICER  
GSA, NCR, RED

(Official title)