

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

8/5/2010

LEASE NO. GS-03B-09473

THIS LEASE, made and entered into this date by and between

Bayswater Corporation

whose address is

**12070 Old Line Centre, Suite 303
Waldorf, MD 20602-3535**

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 consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

Approximately 10,741 ANS/BOMA Office Area square feet (USF) of office and related space, which yields 11,172 rentable square feet (RSF) of space located at the John Hanson Business Center, 339 Busch's Frontage Road, Annapolis, MD 21409-5543 to be used for such purposes as may be determined by the U.S. General Services Administration. Included in the rent at no additional cost to the Government are 15 reserved parking spaces for the general use of Government employees and patrons. These parking spaces shall be located in the adjacent surface parking lot for the building.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on See Lease Rider Paragraph 10 through See Lease Rider Paragraph 10, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$See Lease Rider Paragraph 10 at the rate of \$See Lease Rider Paragraph 10 per month in arrears.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

**Bayswater Corporation
12070 Old Line Centre, Suite 303
Waldorf, MD 20602-3535**

4. The Government may terminate this lease in whole or in part at any time after the fifth full year of occupancy by giving at least 90 calendar 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.

INITIALS:

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LESSOR

& GO
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5. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
- A. Those facilities, services, supplies, utilities, and maintenance in accordance with SFO 9MD2190 dated September 11, 2009.
 - B. Build out in accordance with standards set forth in SFO 9MD2190 dated September 11, 2009, and the Government's design intent drawings. Government space plans shall be developed subsequent to award. All tenant alterations to be completed by the lease effective date identified in Lease Rider Paragraph 10.
 - C. Deviations to the approved design intent drawings will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.
6. The following are attached and made a part hereof:
- A. Rider to Lease GS-03B-09473
 - B. Solicitation for Offers 9MD2190 dated September 11, 2009
 - C. GSA Form 3517 entitled GENERAL CLAUSES (Rev. [11/05])
 - D. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. [1/07])

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

LESSOR: _____

BY _____ (Signature)

ADDRESSEE: _____ (Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION, PBS, South Service Center

BY _____ Contracting Officer (Official title)

STANDARD FORM 2
FEBRUARY 1965 EDITION

INITIALS: TB & YB
LESSOR GOVT