STANDARD FORM 2 AUGUST 2009 EDITION GENERAL SERVICES ADMINISTRATION FPR (41 CFR) 1-16.601

U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

10/01/2012

LEASE NO.

GS-03B-12055

THIS LEASE, made and entered into this date by and between AT CHARLES BALTIMORE, LLC

whose address is

c/o Cornerstone Real Estate Advisors, LLC 180 Glastonbury Blvd, Suite 200

Glastonbury, CT 06033-4439

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:

 A total of 21,622 Rentable Square Feet (RSF) (yielding 19,800 BOMA Office Area Square Feet (BOASF)) located on the 11th floor of the building located at 100 South Charles Street, Tower One, Baltimore, MD 21201-2725 to be used for such office and related purposes, together with 43 reserved parking spaces as depicted in Exhibits A and B attached.
- 2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on July 16, 2012 through July 15, 2022, 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 12 at the rate of See Lease Rider Paragraph 12 per month in arrears. Rent for partial months shall be prorated. Rent checks shall be made payable to:

AT Charles Baltimore, LLC c/o Cornerstone Real Estate Advisors, LLC 180 Glastonbury Blvd, Suite 200 Glastonbury, CT 06033-4439

- 4. The Government may terminate this lease in whole or in part effective at any time after the tenth (5th) full year of occupancy by giving at least 180 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. In the event of a partial termination, the terminated portion of the space must meet the following conditions: 1) it shall have a proportionate share of window line, 2) it shall be separately demised by the Government with the floor renovated to provide a multi-tenant corridor, and 3) it must meet code requirements for separate occupancy.
- 5. INTENTIONALLY DELETED

On It

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6. The Lessor shall furnish to the Government, as part of the retail consideration, the following: A. All services, utilities, maintenance, operations, and other considerations as set forth in this lease. Additionally, within 90-days of lease award, Lessor shall be responsible for performing a building-wide, complete testing and air balancing of the ventilation system. B. Studley, Inc. (Broker) is the authorized real estate Broker representing GSA in occonection with this Lesse transaction. The total amount of the Commission of the commission, will be payable to Studiey, Jac. with the remaining and the Commission of the Commission will be payable to Studiey. Jac. with the remaining and the Commission of the Commission of the Studies of the Commission will be payable to Studiey. Jac. with the remaining and the Commission of the Commission of the Studies of the Commission of the Commission of the Studies of the Commission of the Commi		
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