

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE

LEASE NO.

11-B-30083

"Neg"

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

SSMC IV Limited Partnership, A Maryland Limited Partnership

whose address is c/o Foulger-Pratt Development, Inc.  
1355 Piccard Drive  
Rockville, MD 20850

INITIALS

Lessor Govt.

and whose interest in the property hereinafter described is that of **OWNER**

CF 2008

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:

281,909 square feet of WBR net rentable office space located  
at 1305 East-West Highway, Silver Spring, Maryland 20910, known  
as Silver Spring Metro Center IV and more particularly described  
in paragraph 1 of the Lease Addendum.

INITIALS

Lessor Govt.

CF 2008

to be used for *such purposes as designated by the General Services  
Administration in accordance with this lease.*

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

*May 6, 1993* through *May 5, 2013*, subject to termination  
and renewal rights as may be hereinafter set forth.

INITIALS

Lessor Govt.

CF 2008

3. The Government shall pay the Lessor annual rent pursuant to paragraph 2 of the lease  
addendum, monthly, in arrears.

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

SSMC IV Limited Partnership, a Maryland Limited Partnership

~~1. The Government may terminate this lease at any time by giving at least \_\_\_\_\_ 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 rentals:

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.

~~Said notice shall be computed commencing with the day after the date of mailing.~~

INITIALS

Lessor Govt.

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

- A. All services, utilities exclusive of separately metered electricity, repairs, and maintenance as defined in SFO #86-070, and all attachments referenced in Paragraph 7 below.

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

~~The General Provisions and Instructions (Standard Form 2DA - edition)~~

- A) SFO #86-070
- B) GSA Form 3517
- C) GSA Form 3518
- D) Lease Addendum
- E) Rider I to Lease Addendum (Unit Costs)
- F) Rider II to Lease Addendum (Site Plan)
- G) Exhibit "C" of the Purchase Contract
- H) Exhibit "D" of the Purchase Contract
- I) Exhibit "E" of the Purchase Contract
- J) Exhibit "F" of the Purchase Contract

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

Paragraphs 4 and 5 on the front of Standard Form (SF) 2 have been deleted in their entirety.

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

LESSOR SSMC IV LIMITED PARTNERSHIP, a Maryland Limited Partnership  
By: SSMC IV INVESTMENTS, INC., a Maryland Corporation, General Partner

BY

IN PR

(Signature)

(Address)

UNITED STATES

BY

Rob

Contracting Officer

(Official title)

INITIALS

Lessor Govt.