STANDARD FORM 2 FEBRUARY 1985 EDITION GENERAL SERVICES ADMINISTRATION FPR (41 CFR) 1-16.601

U.S. GOVERNMENT LEASE FOR REAL PROPERTY

Décembre 15,2009

LEASE NO GS-058-17726

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

whose address is

22600 Hall Road, Suite 100

Clinton Township, Michigan 48036-1171

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:

13,299 rentable square feet of office space located on the 1st floor at 22600 Hall Road, Clinton Township, Michigan 48036-1171, yielding 12,142 usable square feet.

Said premises to be used for such purposes as determined by the General Services Administration.

- TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on or about <u>June 1, 2010</u> through <u>May 31, 2020</u>, subject to any renewal rights as may be hereinafter set forth.
- 3. The Government shall pay the Lessor rent as follows:

TERM	ANNUAL RENT	MONTHLY RENT	RATE/RSF	RATE/USF
Years 1 - 5	\$302,249.53	\$25,187.46	\$22.73	\$25.08
Years 6 - 10	\$190,574.67	\$15,881.22	\$14.33	\$15.88

CPI and tax escalations continue throughout the term of the lease.

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

KD Development 22600 Hall Road Clinton Township, Michigan 48036-1172

- 4. The term of this lease shall be for ten (10) years, five (5) years firm with sixty (60) days written cancellation notice anytime on or after the fifth (5th) lease year. 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 Lesser 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
- 6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
 - A. All cleaning, services, utilities, maintenance and other operations as set forth elsewhere in this lease. This is a fully serviced lease.
 - B. All responsibilities and obligations as defined in the Solicitation for Offers Number GS-05B-17726 and other attachments to the Lease referenced in Paragraph 7 of this SF-2 form.

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

U.S. Government Lease For Real Property, Standard Form 2 – 2 pages
U.S. Government Lease For Real Property, Standard Form 2, Attachment A (Paragraphs 9-30) – 3 pages
Solicitation for Offers (SFO No. GS-05B-17726 dated 11/01/2006) — 38 Pages
Attachment No. 1, Lease Costs Breakdown Summary – 1 page
Form 3517A, General Clauses (Rev 11/05) — 2 Pages
Form 3518, Representations and Certifications (Rev 1/07) — 7 Pages
Form 3516 – Solicitation Provisions – 6 pages

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

Paragraph 5 was deleted in its entirety without substitution.

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

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UNITED STATES OF AMERICA

GENERAL SERVICES ADMINISTRATION

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STANDARD FORM 2 FEBRUARY 1965 EDITION

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APPROVED BY GSA / IRMS 12-89

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